

Appendix 1A - Broad Chalke Parish Site Assessments Desktop Assessment
Summer 2019

	1 Mount Sorrel Meadow	2 Mascall's Meadow, South Street	3 Burrough's Field, High Road	4 Knighton Road, Western End (south)	5 Manor Farm Road (SW corner of SHELAA 3338)	6 Knighton Road, Eastern End (SHELAA 3306)	7 Church Bottom (SHELAA 3212)	8 Bury Orchard (SHELAA 3213)	9 Land at Manor Farm (SHELAA 3216)	10 Adjacent to Village School (SHELAA 3338)	11 High Lane Overlooking Water Meadows (SHELAA 3340)	12 Kings Old Rectory (SHELAA S/2007/2499)	13 Knighton Road Western End (north) (SHELAA 3339)
Assessed by	BCNP Steering Group, top up information by Place Studio	BCNP Steering Group, top up information by Place Studio	BCNP Steering Group, top up information by Place Studio	BCNP Steering Group, top up information by Place Studio	BCNP Steering Group, top up information by Place Studio	Place Studio	Place Studio	Place Studio	Place Studio	Place Studio	Place Studio	Place Studio	Place Studio
Neighbourhood Area	Broad Chalke Parish	Broad Chalke Parish	Broad Chalke Parish	Broad Chalke Parish	Broad Chalke Parish	Broad Chalke Parish	Broad Chalke Parish	Broad Chalke Parish	Broad Chalke Parish	Broad Chalke Parish	Broad Chalke Parish	Broad Chalke Parish	Broad Chalke Parish
Gross area (hectares)	0.8ha	0.7ha	1.2ha	0.5ha	0.3ha	0.5ha	2ha	0.6ha	1.7ha	2.5ha	0.1ha	0.5ha	0.2ha
Current/recent uses	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Partially residential, and open grazing farmland	Residual planned landscape in old village centre	Open meadow	Open field	Open field	Open field	Rectory and associated buildings	Open field
Site Planning History	See separate Appendix 1B	See separate Appendix 1B	See separate Appendix 1B	See separate Appendix 1B	See separate Appendix 1B	See separate Appendix 1B	See separate Appendix 1B	See separate Appendix 1B	See separate Appendix 1B	See separate Appendix 1B	See separate Appendix 1B	See separate Appendix 1B	See separate Appendix 1B
General location in relation to the settlement	Removed from Settlement Boundary	Outside of but adjacent to Settlement Boundary	Removed from Settlement Boundary	Outside of but adjacent to Settlement Boundary	Outside of, but adjacent to Settlement Boundary	Some of the site lies within the Settlement Boundary, southern part of site lies outside	Outside of, but adjacent to, Settlement Boundary	Outside of, but adjacent to, Settlement Boundary	Outside of, but adjacent to, Settlement Boundary	Outside of, but adjacent to, Settlement Boundary	Outside of, but adjacent to, Settlement Boundary	Within Settlement Boundary	Outside of, but adjacent to, Settlement Boundary
DESIGNATIONS & KNOWN CONSTRAINTS													
Is the site already allocated for any particular use in the Wiltshire Core Strategy or any emerging development plans for Wiltshire?	No	No	No	No	No	No	No	No	No	No	No	No	No
Agricultural Land Grade DEFRA Data available online (based on pre-1988 mapping. No up to date information available)	Grade 3	Grade 3	Grade 3	Grade 1	Grade 1	Grade 1	Grade 3	Grade 3	Majority Grade 1, possibly some Grade 3	Partially Grade 1 & 3	Grade 3	Grade 3	Grade 1
Is all or part of the site a Site of Special Scientific Interest (SSSI) or Site of Nature Conservation Interest (SNCI)	No	No	No	No	No	No	No	No	No	No	No	No	No
Are there SSSIs or SNCIs nearby? See Local Plan Policy Map	No	No	No	No	No	No	No	No	No	No	No	No	No
Where does the site sit in terms of ecology in Broad Chalke? Local Broad Chalke NDP Evidence Base	N/A	County Wildlife Site (River) nearby to the north	N/A	N/A	N/A	County Wildlife Site (River) nearby to the south east	N/A	N/A	County Wildlife Site (River) nearby to the north	County Wildlife Site (River) along the north of the site	N/A	County Wildlife Site (River) nearby to the north	N/A
Is all or part of the site within or near to a Conservation Area? See Local Plan Policy Map	Within Conservation Area	Within Conservation Area	Within Conservation Area	Outside of Conservation Area	Outside of Conservation Area	Outside of Conservation Area	Within Conservation Area	Within Conservation Area	Southern boundary adjacent to Conservation Area boundary	Outside of Conservation Area	Within Conservation Area	Within Conservation Area	Outside of Conservation Area
Any Listed Buildings on site, or nearby? See Wiltshire HER Record YES NO	Mount Sorrel Cottage (Grade II listed) approx. 70m south of site	Mascalls and Granary and Mascalls (Grade II listed) approx. 70m north of site	No	No	No	No	No	No	Manor Farmhouse and Walls (Grade II Listed) to the north east of site. Bury Orchard Ditch (Scheduled Monument) immediately adjacent site to the north	No	No	Kings Old Rectory building in Grade II* Listed	No
Any Recorded Archaeology? Wiltshire HER Record YES NO	MW165511 nearby to the east	MW165530 nearby to the north	SU02NW404 nearby to the south	No	No	No	SU02NW624 nearby to the east	MW165536 nearby / on site	SU02NW402 possibly on site	MW165562 possibly on site	MW165531 nearby	SU02NW402 nearby	No
Public Rights of Way on site? Use Parish Online/OS Map YES NO	Yes, footpath BROA42 along western boundary	No	Yes, bridleway BROA30 along northern boundary	No	No	No	No	No	No	Yes, footpath BROA28 along northern boundary	No	No	No
Public Rights of Way near site?	No	No	No	No	No	No	Yes, bridleway BRO6 nearby to the east	Yes, bridleway nearby to the south east	Yes, footpath BROA27 nearby to the north	No	Yes, footpath BROA18 nearby to the south	No	No
Flood Risk on site? Environment Agency data online	Part of the site lies within Flood Zones 2 & 3	Part of the site lies within Flood Zones 2 & 3	Possible south west corner lies within Flood Zone 3	None	None	None	None	None	None	None	Northern part of the site lies within Flood Zone 3	None	None

Any surface water issues?	Medium / low flood risk from surface water on part of the site.	Low flood risk from surface water along southern boundary of site	No	No	No	No	No	Low / medium / high flood risk from surface water on part of the site	Low flood risk from surface water at eastern edge of site	Some low flood risk from surface water on part of site	Low / medium flood risk from surface water on north part of site	No	No	No
Any known contamination on site? Local knowledge or historic maps	Possible - watercress beds adjacent	None known	None known	None known	None known	None known	None known	None known	None known	None known	None known	None known	None known	None known
Any Tree Preservation Orders on the site? LPA hold info	No	No	No	No	No	No	No	No	No	No	No	No	No	No, though TPOs adjacent to the site to the north east
Is the site isolated from the edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHELAA site that is?	Yes	No, adjacent to settlement boundary	Yes	No, adjacent to settlement boundary	No, adjacent to settlement boundary	No, adjacent to settlement boundary	No, adjacent to settlement boundary	No, adjacent to settlement boundary	No, adjacent to settlement boundary	No, adjacent to settlement boundary	No, southern boundary of site adjacent to settlement boundary	No, adjacent to settlement boundary	No, within settlement boundary	No, adjacent to settlement boundary
Is the site near to or does it include one of the proposed Broad Chalke Important Green Spaces? Local Broad Chalke NDP Evidence Base	No	No	No	No	No	No	Near to Important Green Space D - Bam Orchard (across road to the south)	Yes - includes Important Green Space D - Bam Orchard	No	No	No	Yes - includes Important Green Space A - Water Meadows	No	Near to Important Green Space C - Recreation Ground (north west of site)
Which Broad Chalke Parish settlement character area (CA) does the site sit with/about? Local Broad Chalke NDP Evidence Base	Character Area 1	Character Area 3	Outside of Character Areas	Character Area 6	Character Area 6	Character Area 6	Abutting Character Area 4	Character Area 4	Abutting Character Area 6	Abutting Character Area 6	Character Area 1	Character Area 4	Character Area 6	
Is the site within an AoNB? Wiltshire Local Plan Policies Map	Within AoNB	Within AoNB	Within AoNB	Within AoNB	Within AoNB	Within AoNB	Within AoNB	Within AoNB	Within AoNB	Within AoNB	Within AoNB	Within AoNB	Within AoNB	Within AoNB
Is the site visible in any of the key views identified for Broad Chalke? Local Broad Chalke NDP Evidence Base	View 1	Possible View 1	Possible View 4	Within line of View 7 towards Knighton Hill	No	No	No	View 6	No	No	No	No	Possible - View 6	No
What Landscape Character Area(s) applies to the site? Wiltshire Landscape Character Assessment	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley	5B: Lower Avon Chalk River Valley
INITIAL ACCESS ASSESSMENT														
What is the distance and Quality of Walking and Cycling Routes to Local Facilities Distances from site centre in metres														
Community Hub / Shop / PO	At other end of village - 1.5 km on busy road, no pathway	At other end of village - 1.3km on busy road, no pathway	Within walking distance (400m) via unmade public footpath north of site linking with Tank Lane (would need improvement for frequent use)	900m on quiet road / Causeway Path*	900m on quiet road or public footpath / Causeway*	1.2km along main roads	750m along main roads	650m along main roads	700m, partially along PROW to north of site	1km, partially along PROW BROA27	690m along main roads	620m along main roads	900m on quiet road / Causeway Path*	
Primary School	At other end of village - 1.7 km on busy road, no pathway	At other end of village - 1.5 km on busy road, no pathway	A circuitous route (1.1 km) across the river	Just across the road - 100m	Adjacent - 100m	850m along main road	700m along main roads	590m along main roads	200m, just across Howgare Road	340m along Howgare Road	1.6km along main roads	900m along main roads	100m	
Recreation Ground / Sports Centre	At other end of village - 1.6 km on busy road, no pathway	At other end of village - 1.4km on busy road, no pathway	A circuitous route (1.0 km) across the river	Just across the road - 100m	Just opposite - 100m	350m along Knighton Road	480m along main roads	390m along main road	500m along main roads	650m along Howgare Road	1.4km along main roads	690m, along main roads	100m	
Playground	At other end of village - 1.6 km on busy road, no pathway	At other end of village - 1.4km on busy road, no pathway	A circuitous route (1.0 km) across the river	Just across the road - 100m	Just across recreation field - 200m	350m along Knighton Road	320m along Newtown	220m along main road	350m along main road	490m along Howgare Road	1.3km along main roads	420m along main roads	100m	
Bus Stop	Adjacent to site	Nearby - 200m	Within walking distance (400m) via unmade public footpath north of site linking with Tank Lane (would need improvement for frequent use).	Opposite Community Hub - 900m on quiet road / Causeway Path*	Opposite Community Hub - 900m	450m to Knighton Road bus stop / 250m to BC First School Stop (this would be through Bury Orchard)	300m along Newtown to Knighton Road bus stop	220m along main road to Knighton Road bus stop	350m to Knighton Road bus stop	200m to Long Bridge bus stop	630m along PROW BROA 18 to the south of site	90m along South Street, services to Shafesbury	Opposite Community Hub - 900m on quiet road / Causeway Path*	

Surgery	At other end of village 1.5 km on busy road, no pathway	- At other end of village 1.3km on busy road, no pathway	- Within walking distance (600m) along unmade public footpath (would need improvement for frequent use) to Tank Lane and then North Street	On High Road – 900m on quiet road / Causeway Path*	On High Road - 900m on quiet road / Causeway Path*	1.2km along main roads	790m along main roads	680m along main roads	750m partially along PROW to the north of site	1.1km, partially along PROW BROA27	630m along PROW BROA 18 to the south of site	550m, partially along PROW BROA25 northwards	On High Road – 900m on quiet road / Causeway Path*
Village Hall	At other end of village 1.3km on busy road, no pathway	- At other end of village 1.1km on busy road, no highway	- Across the river (900 m)	In old village centre – 600m on quiet road	In old village centre - 600m on quiet road	880m along main roads	490m along main roads	390m along main roads	560m, partially along PROW to the north of site	840m, partially along PROW BROA27	900m, partially along PROWs BROA18 and BROA23 southwards to South Street	130m, near to the site across South Street	In old village centre – 600m on quiet road
Village Pub	At other end of village 1.5 km on busy road, no pathway	- At other end of village 1.3km on busy road, no pathway	- Within walking distance (500m) via unmade public footpath north of site linking with Tank Lane (would need improvement for frequent use)	800m on quiet road / Causeway Path*	800m on quiet road / Causeway Path*	1.1km along main roads	710m along main roads	630m along main roads	680m, partially along PROW that runs to north of site	1km, partially along PROW BROA27	610m, partially along PROW BROA 18 to the south of the site	450m, partially along PROW BROA25 northwards	800m on quiet road / Causeway Path*
Village Church	At other end of village 1.3km on busy road, no pathway	- At other end of village 1.1km on busy road, no highway	- Across the river (800 m)	In old village centre – 600m on quiet road	In old village centre - 600m on quiet road	870m along main roads	480m along main roads	370m along main roads	530m, partially along PROW to the north of site	880m, partially along PROW BROA27	950m, partially along PROWs BROA18 and BROA23 southwards to South Street	Approx 200m eastwards along South Street	In old village centre – 600m on quiet road