

Broad Hinton & Winterbourne Bassett Neighbourhood Plan

Site Options and Assessment 2023 – Final Report

Prepared for: Broad Hinton & Winterbourne Bassett
Parish Council (the 'Qualifying Body')

August 2023

Quality information

Prepared by	Checked by	Verified by	Approved by
Lauren Ielden Senior Planner	Tim Fearn Principal Planner	Una McGaughrin Associate Director	Una McGaughrin Associate Director

Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	26.05.23	Draft Report	UM	Una McGaughrin	Associate Director
V2	12.06.23	Draft Report following QB review	UM	Una McGaughrin	Associate Director
V3	02.08.23	Final Report	UM	Una McGaughrin	Associate Director

Prepared for:

**Prepared for: Broad Hinton & Winterbourne Bassett Parish Council (the
'Qualifying Body')**

AECOM Limited
Aldgate Tower
2 Lemn Street
London E1 8FA
United Kingdom
aecom.com

© 2023 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

1. Executive Summary	5
2. Introduction	6
Local context.....	6
The Neighbourhood Plan	7
3. Policy Context.....	9
National Planning Policy Framework (Revised in July 2021).....	10
Wiltshire Core Strategy (adopted in 2015)	12
Wiltshire Housing Site Allocations Plan (adopted in 2020)	17
Wiltshire and Swindon Minerals Core Strategy (adopted in 2009)	17
Wiltshire and Swindon Waste Core Strategy (adopted in 2009).....	17
Kennet Local Plan – saved policies (adopted in 2004)	17
Emerging Wiltshire Local Plan (Issues and Options Consultation January – March 2021).....	18
Other policy considerations.....	18
North Wessex AONB Housing Position Statement	18
Task 1: Site Identification.....	20
Task 2: Site Assessment and Review	20
Task 3: Consolidation of Results.....	21
Task 4: Indicative Development Capacity	21
4. Site Details	23
Position on Housing and Renewables in the AONB.....	25
Housing.....	25
Renewables	25
5. Site Assessment Results	28
6. Conclusions	57
Affordable Housing	57
Next Steps	57
Appendix A: Individual Site Assessments	59

Figures

Figure 1: Broad Hinton, Winterbourne Bassett and Uffcott neighbourhood area (source: Wiltshire Council)	8
Figure 2: Sites identified for assessment.....	27
Figure 3: Site suitability map (RAG).....	56

Tables

Table 1: AECOM Indicative Housing Density Calculation	22
Table 2: Sites identified for assessment	23
Table 3: Site Assessment Summary	29

1. Executive Summary

The Broad Hinton Neighbourhood Plan, which will cover the whole of the combined Broad Hinton and Winterbourne Bassett parish, is being prepared in the context of the adopted Wiltshire Core Strategy and the emerging Local Plan Review. Broad Hinton is located approximately 7 miles south west of Swindon, and the neighbourhood area was designated in November 2021.

The neighbourhood area covers the village of Broad Hinton and smaller villages of Winterbourne Bassett and Uffcott. The entire neighbourhood area falls within the North Wessex Area of Outstanding Natural Beauty (AONB). The historic core of Broad Hinton is covered by a Conservation Area which includes the St Peter Ad Vincula Church of England and an area west of Summers Lane.

Broad Hinton Parish Council is seeking to identify suitable sites for residential allocation in the Neighbourhood Plan to meet the housing requirement of 25 homes, as set out in the emerging Wiltshire Local Plan. The Parish Council also wish to explore opportunities to allocate sites for community uses and renewable energy projects. This report assesses 25 sites within the neighbourhood area, which have been identified through the Strategic Housing and Economic Land Availability Assessment (SHELAA), Neighbourhood Plan Call for Sites process and by the community. Two sites were discounted on the basis that they had no further development potential. The remaining 23 sites have been assessed for their suitability for residential, community-uses and renewable energy uses.

The report concludes that six sites are potentially suitable for allocation in the Neighbourhood Plan, subject to the mitigation of identified constraints. These sites are:

- B1: The Manor House Paddock, Broad Hinton
- B2: Land North of Broad Hinton, Broad Hinton
- B3: M4 Trade Centre A4361, Broad Hinton
- B6: Land at Norborne Farm, Broad Hinton
- B8: Pitches End green area, Broad Hinton
- B14: Land behind The Crown, Broad Hinton

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with Wiltshire Council, landowners and the community to explore options for site allocations in the Neighbourhood Plan which best meet the objectives of the Neighbourhood Plan and the development needs of the neighbourhood area.

2. Introduction

- 2.1 AECOM has been commissioned to undertake an independent site assessment for the Broad Hinton & Winterbourne Bassett Neighbourhood Plan on behalf of Broad Hinton & Winterbourne Bassett Parish Council (BHWBPC). The Technical Support was agreed with BHWBPC and the Department for Levelling Up, Housing and Communities (DLUHC) in January 2023 as part of the national Neighbourhood Planning Programme led by Locality.
- 2.2 The site assessment will assess sites to establish which are suitable, available and likely to be viable for development taking into consideration the policies of the adopted Development Plan and national policy and therefore which are appropriate candidates for allocation in the Neighbourhood Plan.
- 2.3 It is important that the site process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

It is intended to inform the next stage - site selection - which would involve wider consultation with landowners, residents and the Local Planning Authority. The report is also intended to help the Steering Group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

Local context

- 2.4 The Broad Hinton and Winterbourne Bassett neighbourhood area lies south west of Swindon in the Wiltshire Council unitary authority area. The neighbourhood area includes the settlements of Broad Hinton, Winterbourne Bassett and Uffcott. Core Policy 14 of the Wiltshire Core Strategy (Marlborough Community Area) defines Broad Hinton as a 'large village' and Winterbourne Bassett as a 'small village', with Uffcott undefined within the policy. Core Policy 14 further states that the housing requirement over the period 2006-2026 for the Marlborough Community Area is 920 units, with Marlborough to provide 680 homes of that requirement. Other settlements in the community area are to deliver the remaining 240 units. Wiltshire Council is currently preparing a Local Plan Review. Once adopted, the Local Plan Review will form part of the development plan and will provide a spatial framework and associated planning policies and site allocations to deliver the Council's strategic priorities up to 2036.
- 2.5 The neighbourhood area falls within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and contains two sections of ancient woodland, including Richardsons Wood and Stanmore Copse. The neighbourhood area falls within the Marlborough Downs, characterised by its largely open and undulating landscape. Land rises steeply along the south eastern boundary of the neighbourhood area. The northern boundary of the neighbourhood area is adjacent to the Bincknoll Dip Woods Site of Special Scientific Interest (SSSI). Land west of Summers Lane incorporating the St

Peter Ad Vincula Church of England is designated as the Broad Hinton Conservation Area. The Conservation Area includes a cluster of listed buildings.

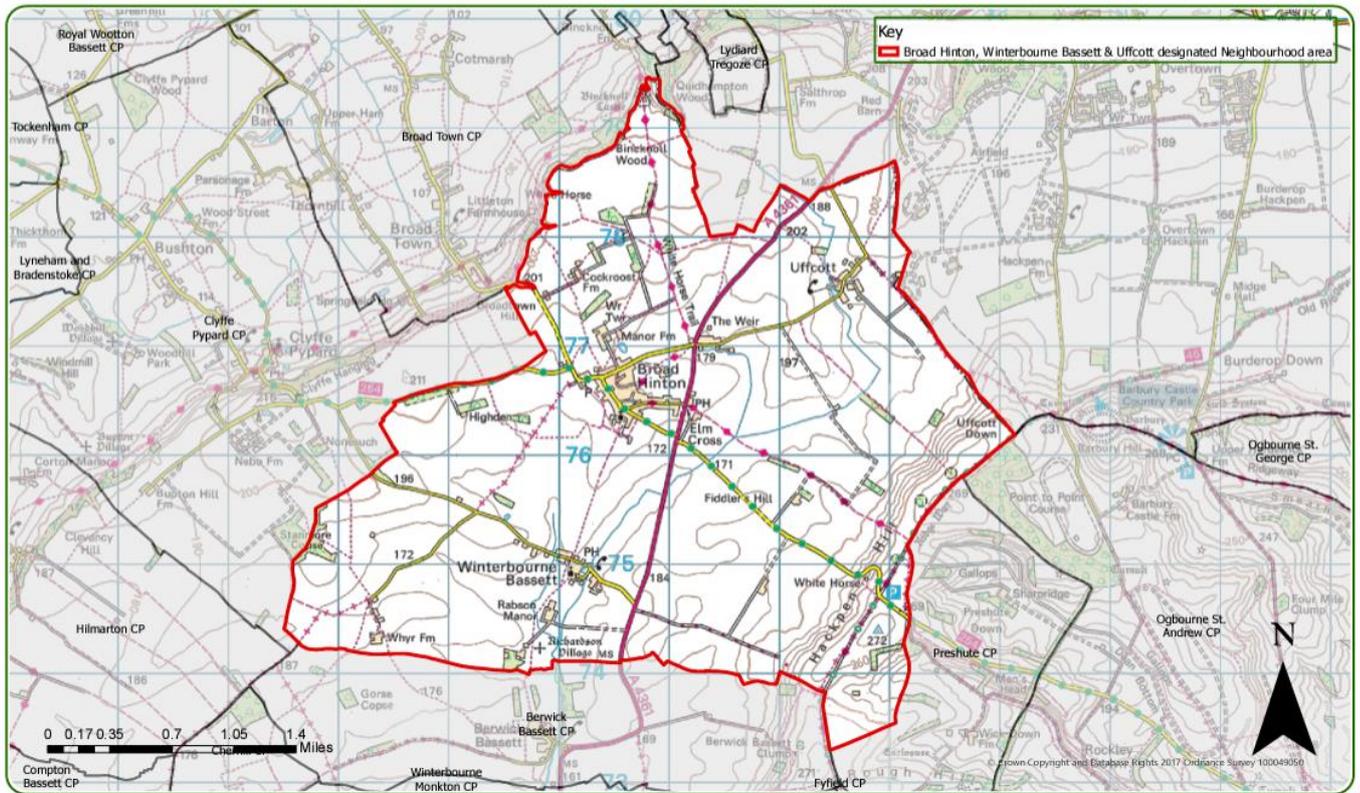
- 2.6 Local amenities are generally confined to the villages of Broad Hinton and Winterbourne Bassett, which offer services and facilities including St Peter Ad Vincula Church of England, Broad Hinton Village Hall, the White Horse Cricket Club, Broad Hinton Garage, Novo Auto, La Strada Restaurant and Bar, St Katherine & St Peter's Church, The Crown Inn and The Winterbourne.

The Neighbourhood Plan

- 2.7 The designated neighbourhood area aligns with the combined Broad Hinton and Winterbourne Bassett parish boundary and is shown in **Figure 1**. Wiltshire Council formally approved the application for the designation of the Broad Hinton, Winterbourne Bassett and Uffcott Neighbourhood Area in November 2021.
- 2.8 A Neighbourhood Plan Steering Group was formally set up by the Parish Council in 2022 to oversee and manage the strategic management of the Neighbourhood Plan for Broad Hinton, Winterbourne Bassett and Uffcott. Once formally adopted, the Broad Hinton, Winterbourne Bassett and Uffcott Neighbourhood Plan, alongside the Wiltshire Core Strategy and Wiltshire Housing Site Allocations Plan (until formally replaced by the Wiltshire Local Plan), Minerals Core Strategy and Waste Core Strategy will form the Development Plan and will be a material consideration when making decisions on planning applications within the neighbourhood area.
- 2.9 The Steering Group wishes to identify suitable sites to allocate for residential uses within the Neighbourhood Plan. The emerging Local Plan¹ has set a baseline indicative housing requirement of 25 homes in Broad Hinton over the period 2016-2036. Neither Winterbourne Bassett nor Uffcott have been given a housing requirement. The Steering Group are exploring options for suitable sites to meet this requirement.
- 2.10 In addition, the Steering Group are looking for suitable sites for a potential community hub to include uses such as workspace for small businesses, meeting rooms, a shop and café. They are also exploring the option of introducing small scale energy generation as a community project.
- 2.11 The focus of the report is on land suitable for residential development to meet the housing requirement but it also considers the potential for a community hub and energy generation. Site proformas and the summary table in this report provide three sets of conclusions per site for each of the land uses considered.

¹ https://www.wiltshire.gov.uk/media/5624/Empowering-Rural-Communities/pdf/WLP_Empowering_Rural_Communities_FINAL__28-01-2021_.pdf?m=637474434248530000

Figure 1: Broad Hinton, Winterbourne Bassett and Uffcott neighbourhood area
(source: Wiltshire Council)



3. Policy Context

- 3.1 All Neighbourhood Development Plan policies, including allocations, must be in general conformity with the strategic policies of the adopted Local Plan and should have regard to emerging Local Plan policies. A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 3.2 National policy is set out in the National Planning Policy Framework (Revised in July 2021) and is supported by the Planning Practice Guidance (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in Local and Neighbourhood Plans.
- 3.3 At the local level, the relevant development plan documents for the Broad Hinton, Winterbourne Bassett and Uffcott neighbourhood area include:
- Wiltshire Core Strategy (adopted in 2015)
 - Wiltshire Housing Site Allocations Plan (adopted in 2020)
 - Wiltshire and Swindon Minerals Core Strategy (adopted in 2009)
 - Wiltshire and Swindon Waste Core Strategy (adopted in 2009)
 - Kennet Local Plan (saved policies, adopted 2004)
 - Emerging Wiltshire Local Plan (anticipated adoption in 2024)
- 3.4 Once adopted, the emerging Wiltshire Local Plan will be the development plan (along with any made neighbourhood plan) against which decisions on planning applications are made.
- 3.5 A number of other policy sources and evidence base documents have also been reviewed in order to understand the context for potential site allocations, including the North Wessex AONB Housing Position Statement², the North Wessex AONB Renewable Energy Position Statement³, Wiltshire Strategic Housing and Employment Land Availability Assessment (SHELAA)⁴ and accompanying Appendix 5.8 for the Marlborough Community Area⁵, Wiltshire Infrastructure Delivery Plan 3⁶ and accompanying Appendix 1: Marlborough

² <https://www.northwessexdowns.org.uk/wp-content/uploads/2021/11/ApprovedHousingPositionStatmentOctober2012.pdf>

³ <https://www.northwessexdowns.org.uk/wp-content/uploads/2021/11/ApprovedRenewableEnergyPositionStatementOctober2012.pdf>

⁴ <https://www.wiltshire.gov.uk/media/699/Strategic-Housing-and-Employment-Land-Availability-Assessment-Methodology-July-2017/pdf/shelaa-2017-aug-methodology.pdf?m=637103733385870000>

⁵ <https://www.wiltshire.gov.uk/media/707/Wiltshire-SHELAA-Appendix-5-8-Marlborough-Community-Area/pdf/shelaa-2017-appendix-5.8-marlborough.pdf?m=637103739633300000>

⁶ https://www.wiltshire.gov.uk/media/7780/Infrastructure-Delivery-Plan-3-December-2016/pdf/Infrastructure_Delivery_Plan_3_December_2016.pdf?m=637758737176230000

Community Area⁷, Wiltshire Council Level 1 Strategic Flood Risk Assessment⁸ and the Wiltshire Landscape Character Assessment⁹.

- 3.6 The section below highlights the relevant policies of the documents that are relevant to this Site Options and Assessment Report.

National Planning Policy Framework (Revised in July 2021)

- 3.7 The National Planning Policy Framework (NPPF)¹⁵ sets out the Government's planning policies and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 3.8 **Paragraph 8** highlights that achieving sustainable development means that the planning system has three overarching objectives; an economic objective, a social objective, and an environmental objective.
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 3.9 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.10 **Paragraph 29** further states that neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.
- 3.11 **Paragraph 69** states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built

⁷ https://www.wiltshire.gov.uk/media/7772/IDP3-Marlborough-Community-Area/pdf/IDP3_Marlborough_Community_Area.pdf?m=637758737146570000

⁸ https://www.wiltshire.gov.uk/media/5691/Strategic-Flood-Risk-Assessment-Level-1/pdf/Wiltshire_Council_Level_1_SFRA_v5.0.pdf?m=637459765054370000

⁹ <https://www.wiltshire.gov.uk/planning-landscape-conservation>

out relatively quickly. Furthermore, **paragraph 70** highlights that neighbourhood planning groups should also consider the opportunities for allocating small and medium sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.

- 3.12 **Paragraph 156** states that local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.
- 3.13 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future risk).
- 3.14 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. **Footnote 58** suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer- quality land should be preferred to those of a high quality.
- 3.15 **Paragraph 176** states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads¹⁰. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- 3.16 **Paragraph 177** stipulates that, when considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development¹¹ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:
- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
 - b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
 - c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
- 3.17 **Paragraph 179** seeks to protect and enhance biodiversity and geodiversity through the plan-making process. In particular, plans should promote the conservation, restoration and enhancement of priority habitats, ecological

¹⁰ English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters.

¹¹ For the purposes of paragraphs 176 and 177, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gain for biodiversity.

- 3.18 **Paragraph 180** requires local planning authorities to apply a list of principles in relation to biodiversity and geodiversity when determining planning applications. Principle (A) states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 3.19 **Paragraph 189** explains that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage. These assets are an irreplaceable resource and should be considered in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 3.20 **Paragraph 199** states that great weight should be given to the assets' conservation when considering the impact of a proposed development on the significance of a designated heritage assets, irrespective of whether any potential harm amounts to substantial harm total loss or less than substantial harm to its significance. **Paragraph 200** explains that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm to or loss of Grade II listed buildings should be exceptional.
- 3.21 **Paragraph 201** states that local planning authorities should refuse consent where a proposed development will lead to substantial harm to a designated heritage asset, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the criteria set out apply.

Wiltshire Core Strategy (adopted in 2015)

- 3.22 **Core Policy 1: Settlement Strategy** identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. In relation to the neighbourhood area, Broad Hinton is defined as a 'larger village' and Winterbourne Bassett is considered a 'smaller village'. Large Villages are defined as settlements with a limited range of employment, services and facilities. Small Villages have a low level of services and facilities, and 43 few employment opportunities. Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.
- 3.23 **Core Policy 2: Delivery Strategy** seeks to deliver development in the most sustainable manner by making provision for at least 178ha of new employment land and 42,000 homes. Core Policy 2 adds that there is a minimum housing requirement of 5,940 homes to be delivered over the plan period in the East Wiltshire HMA.
- 3.24 Core Policy 2 adds that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large

Villages. At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i. Respects the existing character and form of the settlement
- ii. Does not elongate the village or impose development in sensitive landscape areas
- iii. Does not consolidate an existing sporadic loose knit areas of development related to the settlement.

3.25 Core Policy 3: Infrastructure Requirements states that all new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development. In ensuring the timely delivery of infrastructure, development proposals must demonstrate that full regard has been paid to the council's Infrastructure Delivery Plan and Schedule and all other relevant policies of this plan. Joint working with adjoining authorities will be encouraged to ensure that wider strategic infrastructure requirements are appropriately addressed. In the event of competing demands for infrastructure provision, developer contributions will be sought in the following order of priority:

1. Essential infrastructure
2. Place-shaping infrastructure

3.26 Core Policy 14: Spatial Strategy for the Marlborough Community Area notes that development in the Marlborough Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

3.27 The policy adds that over the plan period (2006 to 2026), approximately 920 new homes will be provided of which about 680 should occur at Marlborough, including land identified to the west of Salisbury Road for strategic growth. Approximately 240 homes will be provided in the rest of the Community Area. Growth in the Marlborough Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

3.28 Core Policy 42: Standalone Renewable Energy Installations states that proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:

- iv. The landscape, particularly in and around AONBs
- v. The Western Wiltshire Green Belt
- vi. The New Forest National Park
- vii. Biodiversity
- viii. The historic environment including the Stonehenge and Avebury World Heritage Site and its setting

- ix. Use of the local transport network
- x. Residential amenity, including noise, odour, visual amenity and safety
- xi. Best and Most Versatile agricultural land.

3.29 Applicants will not be required to justify the overall need for renewable energy development, either in a national or local context.

3.30 Core Policy 43: Providing Affordable Homes states that on sites of five or more dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone and at least 40% (net) will be provided on sites within the 40% affordable housing zone. It is noted that the neighbourhood area falls within the 40% affordable housing zone.

3.31 Core Policy 44: Rural Exceptions Sites stipulates the following: at settlements defined as Local Service Centres, Large and Small Villages (Core Policy 1), and those not identified within the settlement strategy, a proactive approach to the provision of affordable housing will be sought in conjunction with parish councils and working with local communities and other parties. This exception to policy allows housing for local need to be permitted, solely for affordable housing, provided that:

- xii. the proposal has clear support from the local community
- xiii. the housing is being delivered to meet an identified and genuine local need
- xiv. the proposal is within, adjoining or well related to the existing settlement
- xv. environmental and landscape considerations will not be compromised
- xvi. the proposal consists of 10 dwellings or fewer
- xvii. employment and services are accessible from the site
- xviii. its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement
- xix. the affordable housing provided under this policy will always be available for defined local needs, both initially and on subsequent change of occupant.

3.32 Core Policy 45: Meeting Wiltshire's housing needs states that new housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities. Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source. In relation to affordable housing, other sources of credible evidence include the council's housing register and local needs surveys.

3.33 Core Policy 48: Supporting Rural Life states that dwellings required to meet the employment needs of rural areas Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large

Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.

3.34 Core Policy 49: Protection of Rural Services and Community Facilities

stipulates that proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be supported.

Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted. In order for such proposals to be supported, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be demonstrated that all preferable options have been exhausted will a change of use to a non-community use be considered. This marketing plan will, at the very minimum:

- i. be undertaken for at least six months
- ii. be as open and as flexible as possible with respect to alternative community use
- iii. establish appropriate prices, reflecting local market value, for the sale or lease of the site or building, which reflect the current or new community use, condition of the premises and the location of the site
- iv. demonstrate the marketing has taken into account the hierarchy of preferred uses stated above
- v. clearly record all the marketing undertaken and details of respondents, in a manner capable of verification
- vi. provide details of any advertisements including date of publication and periods of advertisement
- vii. offer the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility
- viii. demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.

3.35 Core Policy 50: Biodiversity and Geodiversity states sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided

- ii. are reduced as far as possible
- iii. are outweighed by other planning considerations in the public interest
- iv. where appropriate compensation measures can be secured through planning obligations or agreements. Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

3.36 Core Policy 51: Landscape stipulates that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- ii. The locally distinctive character of settlements and their landscape settings.
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- iv. Visually sensitive skylines, soils, geological and topographical features.
- v. Landscape features of cultural, historic and heritage value.
- vi. Important views and visual amenity.
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
- viii. Landscape functions including places to live, work, relax and recreate.
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

3.37 Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas.

3.38 Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

3.39 Core Policy 58 Ensuring the conservation of the historic environment states that development should protect, conserve and where possible enhance the historic environment. Designation of a conservation area, listed building, or

scheduled ancient monument does not preclude the possibility of new development and the council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations. Such alterations will only be acceptable where they are consistent with the conservation of a heritage asset's significance. Consequently, it is expected that development will be of the highest standard to maintain and enhance the quality of the area or buildings and be sensitive to its character and appearance. In considering applications for new development in such areas, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context.

3.40 Core Policy 67 Flood Risk notes that development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice. All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Wiltshire Housing Site Allocations Plan (adopted in 2020)

3.41 It should be noted that the Wiltshire Housing Site Allocation Plan sets out the housing delivery strategy and housing site allocations across Wiltshire.

3.42 The Wiltshire Housing Site Allocation Plan does not include any housing site allocations within the neighbourhood area.

Wiltshire and Swindon Minerals Core Strategy (adopted in 2009)

3.43 As per the Mineral Core Strategy Key Diagram, the neighbourhood area falls within an Airfield Safeguarding Area, which relates to **Policy MCS10 Strategic Approach to Restoration and After-Use of Minerals Sites**.

3.44 **Policy MCS10** states that the restoration, after-care management and future after-use of mineral sites will be primary considerations in the process of planning for all new minerals development in Wiltshire and Swindon. Proposals for the restoration and management of mineral workings should be addressed at the earliest opportunity within the planning process. Restoration schemes must be designed to prevent increased risks associated with flooding and / or bird strike and should include long-term environmental enhancement, in accordance with the Wiltshire, Swindon and Cotswold Water Park Biodiversity Action Plans and the South West Nature Map where appropriate.

Wiltshire and Swindon Waste Core Strategy (adopted in 2009)

3.45 The Wiltshire and Swindon Waste Core Strategy contains no policies of direct relevance to this site assessment.

Kennet Local Plan – saved policies (adopted in 2004)

3.46 **Policy TR17 Existing Outdoor Sport and Recreation Facilities** states that development of existing outdoor sport and recreational space for other uses

within the Limits of Development of towns and villages, as identified on the Inset Maps, will only be permitted where it can be demonstrated that:

- i. the development of a small part of the existing facility provides improvements to the remaining facilities and provides for their greater use; or
- ii. a suitable alternative site, of comparable size and facilities, is provided in an acceptable location; or
- iii. the proposal is for an alternative recreational or community use of benefit to local residents. In this case the overall recreational value of the open space available to local residents must be maintained.

Emerging Wiltshire Local Plan (Issues and Options Consultation January – March 2021)

3.47 The emerging Wiltshire Local Plan, which provides the strategy for development in Wiltshire up to 2038, underwent an 'Issues and Options' public consultation in January – March 2021. Consultation material included proposals for the scale and distribution of housing and employment growth across Wiltshire. At the time of writing, a draft Local Plan is yet to be published. It is anticipated that the emerging Wiltshire Local Plan will be adopted in 2024.

3.48 Of relevance to the neighbourhood area, the emerging Local Plan has set a baseline indicative housing requirement of 25 homes in Broad Hinton over the period 2016-2036¹². However, the Plan period has since been extended to 2038 and therefore the indicative housing requirement may be subject to change. Other settlements within the neighbourhood area have not been provided with an indicative housing requirement.

Other policy considerations

North Wessex AONB Housing Position Statement

3.49 The North Wessex AONB Housing Position Statement sets out the AONB Unit's position on new housing within, or likely to affect, the North Wessex Downs AONB or its setting. The purpose of the Position Statement is to guide policy makers, to assist in the preparation of planning applications and to assist in the decision making process.

3.50 **Paragraph 14** of the Position Statement states that use of previously developed land within built-up areas inside the AONB (provided it is consistent with landscape and settlement character policies and protects essential services and employment) is likely to be acceptable, and a modest level of housing supply within the AONB is therefore quite normal and desirable and can contribute to the continuing viability of these settlements. Open land within settlements that is important to their character and setting should not normally be developed.

3.51 In relation to secondary service villages, **paragraph 19** notes that the North Wessex Downs AONB considers that secondary service villages (beyond Marlborough, Hungerford, Lambourn, Pewsey and Pangbourne) should not

¹² https://www.wiltshire.gov.uk/media/5624/Empowering-Rural-Communities/pdf/WLP_Empowering_Rural_Communities_FINAL__28-01-2021_.pdf?m=637474434248530000

normally include any housing allocations that result in greenfield urban expansion, unless they clearly meet identified local needs and again, they are not in conflict with the primary aims of AONB 5 designation. There may also be scope where appropriate in secondary service villages for infill, redevelopment and exception sites for affordable homes. There may occasionally also be larger redevelopment opportunities, for example at former defence establishments on the edge of villages. These sites could be considered for housing where properly examined through the Local Plan process; where landscape enhancement is secured; where of a suitable scale; where an appropriate level of affordable housing and rural employment space is provided; where the schemes are of the highest quality of design; where sustainability and traffic generation through commuting is considered; and where all other environmental matters are addressed.

- 3.52 **Paragraph 256** adds that only on the edges of Marlborough, Hungerford, Lambourn, Pewsey, and Pangbourne and where found appropriate in terms of AONB impact and where all other planning issues have been resolved will the allocation of greenfield land be supported for new open market housing development. In a far more limited role, small scale housing sites within or on the edges of the secondary larger villages, will only be supported for allocation where again sites have been found to be appropriate in terms of AONB impact and where all other planning issues have been resolved. The provision of affordable homes through exception site policies could also be possible in these locations, where need has been demonstrated and landscape and environmental harm can be minimised. Housing may also be delivered through the Neighbourhood Plan process, in addition to that allocated by Local Authorities, though such provision should still be in general conformity with any Core Strategy and again be appropriate in terms of AONB impact and all other environmental considerations. It should also be noted that some constituent Local Authorities that make up the AONB have no larger or secondary larger villages at all within the AONB.
- 3.53 North Wessex AONB Renewable Energy Position sets out the AONB Unit's position on renewable energy projects within, or likely to affect, the North Wessex Downs AONB or its setting. The purpose of the Position Statement is to guide policy makers, to assist in the preparation of planning applications and to assist in the decision making process.
- 3.54 **Paragraphs 14 and 15** state that the AONB supports solar and photovoltaic (PV) provision at a local microgeneration scale. Proposals for installations within Conservation Areas, on Listed Buildings or within the World Heritage Site of Avebury should always seek guidance from local authorities as this form of microgeneration may be constrained on heritage grounds". In terms of large scale solar/PV farms (where sites above 1 hectare are to come forward), the AONB considers paragraph 116 of the NPPF as being relevant as this would be considered to be major development. The NPPF at paragraph 116 states (as noted above) that planning permission should be refused for major developments in designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. If schemes above 1 ha are forthcoming based on exceptional circumstances, then the North Wessex Downs AONB will use a criteria based approach, considering firstly why such a major project needs to be located within the AONB. If sufficient

reason is given as to why a site within the AONB has to be developed for PV then sites on or around existing buildings and previously developed land should be considered first as stated above. Other options have been explored and if greenfield sites are to be considered then this should be on a criteria-led basis.

Methodology

3.55 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are the Housing and Economic Land Availability Assessment (March 2015)¹³, Neighbourhood Planning (updated February 2018)¹⁴ and Locality's Neighbourhood Planning Site Assessment Toolkit¹⁵. These all support assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable for housing, community uses or renewable energy projects. In this context, the methodology for identifying, appraising and reviewing sites is presented below.

Task 1: Site Identification

3.56 The first task is to identify which sites should be considered as part of the assessment.

3.57 For the Broad Hinton, Winterbourne Bassett and Uffcott Neighbourhood Plan, this included:

- sites identified within the Wiltshire Strategic Housing and Employment Land Availability Assessment (SHELAA);
- sites that have come forward through a neighbourhood level call for sites process; and
- sites identified by the local community.

3.58 A total of 25 sites were identified from the three sources listed above.

Task 2: Site Assessment and Review

3.59 All sites were assessed using a site assessment proforma, aligned with the Government's National Planning Practice Guidance and the Locality Site Assessment Toolkit. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria. All completed proformas are presented in **Appendix A** of this report. Where applicable, site evaluations were supplemented with information from the Wiltshire Strategic Housing and Employment Land Availability Assessment (SHELAA). Additional suitability assessments based on development constraints and visual observations were undertaken to determine whether sites may be suitable for community buildings or renewable energy projects. Individual site conclusions for these alternative uses are also presented in Appendix A within the proformas.

3.60 The proforma assessment uses a combination of published data sources and site surveys, which took place in April 2023. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources

¹³ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹⁴ Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

¹⁵ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

including Google Maps/Streetview, MAGIC maps and Local Authority data in order to judge whether a site is suitable for the use proposed. The site visit allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

Task 3: Consolidation of Results

- 3.61 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate for allocation for housing in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no or very few constraints and are thus appropriate as site allocations, 'amber' for sites which are potentially suitable if constraints can be resolved and 'red' for sites which are not considered currently to be suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. whether or not the site is suitable, available and achievable for a proposed use.
- 3.62 As noted above, separate assessment summaries which conclude whether each site is suitable for community uses and/or renewable energy projects are included as part of the proformas at Appendix A.

Task 4: Indicative Development Capacity

- 3.63 Where sites were previously included in the Wiltshire SHELAA, the indicative development capacity shown in these documents has been used as a starting point, unless more updated information has been submitted. If site promoters have put forward an indicative development capacity, this has been used as appropriate.
- 3.64 Where a site was neither included in previous evidence base documents and the landowner or developer did not submit a capacity figure, based on development density of recently allocated and permitted sites, an indicative density figure of 42 dph has been used. This density figure derives from the average density across all site size classes within the East Housing Market Area (HMA) of the Wiltshire SHELAA¹⁶ (as based on completed/commenced permissions). Table 1 below shows how the net density is calculated for sites within different contexts. For smaller sites where a density would result in a less meaningful figure, a professional judgement has been used to estimate capacity.
- 3.65 The indicative densities and capacities stated for each site in this assessment should however be considered as a starting point only and are only relevant if the entire site was developed. Different densities than suggested in this report may be appropriate to apply to the sites in the Neighbourhood Area (resulting in different capacities) based on site specific circumstances (such as for example the characteristics of the individual site location).

¹⁶

<https://cms.wiltshire.gov.uk/documents/s149098/SHELAA01StrategicHousingandEconomicLandAvailabilityAssessmentSHELAAMethodology.pdf>

Table 1: AECOM Indicative Housing Density Calculation

Site Area (Hectares)	Developable area (gross to net site area)	Density (dwellings per hectare)
Up to 0.4 Ha	90%	42
0.4 to 2 Ha	80%	42
2 Ha to 10 Ha	75%	42

4. Site Details

4.1 This chapter sets out the sites identified for assessment. **Table 2** lists all identified sites from the Wiltshire SHELAA, the Broad Hinton Neighbourhood Plan Call for Sites and the community identified sites. Sites B4 (St Peters House, Broad Hinton) and W1 (36 High Street, Winterbourne Bassett) were not assessed as they were deemed to have no further capacity for development. **Figure 2** shows all sites identified for assessment.

Table 2: Sites identified for assessment

Site Ref.	Site Name	Site Size (ha)	Source	Planning History
B1	The Manor House Paddock, Broad Hinton	0.79	SHELAA 2017, identified by community	No relevant planning history
B2	Land North of Broad Hinton, Broad Hinton	4.6	SHELAA 2017, Call for Sites, identified by community	No relevant planning history
B3	M4 Trade Centre A4361, Broad Hinton	0.31	SHELAA 2017, identified by community	15/00136/FUL: Erection of three detached dwellings. Approved with conditions March 2015.
B4	St Peters House, Broad Hinton	0.34	SHELAA 2017	Multiple approved applications for extending and converting the existing property. Not assessed.
B5	Field by Elm Cross bounded by Summers Lane and A4361, Broad Hinton	3.24	Call for Sites, identified by community	No relevant planning history
B6	Land at Norborne Farm, Broad Hinton	2.94	Call for Sites, Identified by community	No relevant planning history
B7	Land at the side of the church, Broad Hinton	0.46	Identified by community	No relevant planning history
B8	Pitchens End green area, Broad Hinton	0.22	Identified by community	No relevant planning history
B9	Weir Farm Yard Site, Broad Hinton	1.02	Call for Sites	No relevant planning history
B10	Weir Paddock Site, Broad Hinton	0.77	Call for Sites, identified by community	No relevant planning history
B11	Main Road Paddock Site, Broad Hinton	0.78	Call for Sites, identified by community	No relevant planning history
B12	Main Road Site, Broad Hinton	0.42	Call for Sites	No relevant planning history
B13	Vize Lane Entrance, Broad Hinton	14.18	Identified by community	No relevant planning history

Site Ref.	Site Name	Site Size (ha)	Source	Planning History
B14	Land behind The Crown, Broad Hinton	0.28	Identified by community	No relevant planning history
B15	Land North of Yew Tree Lane, Broad Hinton	30.67	Identified by community	No relevant planning history
B16	Land South of Yew Tree Lane by A4361, Broad Hinton	19.77	Identified by community	No relevant planning history
B17	Land South of Summers Lane, Broad Hinton	10.27	Identified by community	No relevant planning history
U1	Uffcott New Cottages Site, Uffcott	0.22	Call for Sites	No relevant planning history
U2	Uffcott Farm Site, Uffcott	0.28	Call for Sites	18/10560/FUL: Change of Use from equestrian land to domestic curtilage and construction of a tennis court and removal of existing swimming pool and dome. Approved February 2019
U3	Uffcott Paddock Site, Uffcott	0.16	Call for Sites	K/17314/O: Single detached house. Refused May 1991. Officer's Report not available. Justification for refusal unknown
W1	36 High Street, Winterbourne Bassett	0.40	SHELAA 2017	15/12796/FUL: Erection of replacement dwelling, relocation of garage and associated landscaping. Change of use of agricultural land to residential use. Approved in February 2016. Not assessed.
W2	Land North of 36 High Street, Winterbourne Bassett	10.5	SHELAA 2017	No relevant planning history
W3	Bowmans Paddock, Winterbourne Bassett	0.75	Call for Sites, identified by the community	No relevant planning history
W4	Brook Furlong, Winterbourne Bassett	1.0	Call for Sites, identified by the community	No relevant planning history
W5	Piggery Field, Winterbourne Bassett	0.22	Call for Sites, identified by the community	PL/2021/09801: Change of use of land and erection of a detached dwelling with associated access & landscaping. Refused May 2022. Appeal allowed with conditions March 2023. 21/00584/FUL: Erection of three dwellings and associated access & landscaping. Refused April 2021.

Position on Housing and Renewables in the AONB

4.2 The entire neighbourhood area falls within the North Wessex Downs AONB and is therefore subject to the requirements and guidance set out by the North Wessex Downs AONB Board. The following guidance sets out the Board's respective positions on housing and renewable energy provision within the AONB.

Housing

- 4.3 Of relevance to this assessment, the North Wessex Downs AONB Housing Position Statement¹⁷ states that the 'release of greenfield land for housing allocations will always need specific justification because of the AONB'. The Statement adds that 'in many cases loss of countryside on the edges of the main AONB settlements will not be consistent with the primary purpose for AONB designation [...] however, there may be some exceptions, where landscape impact and loss of character would be minimal' and that 'in those cases the AONB unit will consider greenfield releases of housing sites acceptable on the edges of the main settlements of Marlborough, Hungerford, Lambourn, Pewsey, and Pangbourne', however 'there may also be a more limited role for small scale housing sites within or on the edges of the secondary larger villages'.
- 4.4 For ease of reference, Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village' Winterbourne Bassett as a 'smaller village' and Uffcott as 'undefined'.
- 4.5 The above highlights that housing provision in Winterbourne Bassett and Uffcott is unsuitable on AONB grounds, whereas there may be a limited role for new housing provision on the edges of Broad Hinton.

Renewables

- 4.6 Of relevance to this assessment, the North Wessex Downs Renewable Energy Position Statement¹⁸ states the following: With respect to wind energy, paragraphs 9-13 of the Position Statement state that there is a presumption against wind energy developments in the AONB at and above 25m in height and locations outside the AONB where they would affect its setting (including public enjoyment of the landscape). The statement adds that "additionally wind turbine development below 25m in height (unless very well located, for example a single turbine in a less exposed location and screened in some way) may also be considered unacceptable".
- 4.7 With regard to solar (microgeneration), paragraph 14 "supports solar and photovoltaic (PV) provision at a local microgeneration scale. Proposals for installations within Conservation Areas, on Listed Buildings or within the World Heritage Site of Avebury should always seek guidance from local authorities as this form of microgeneration may be constrained on heritage grounds".

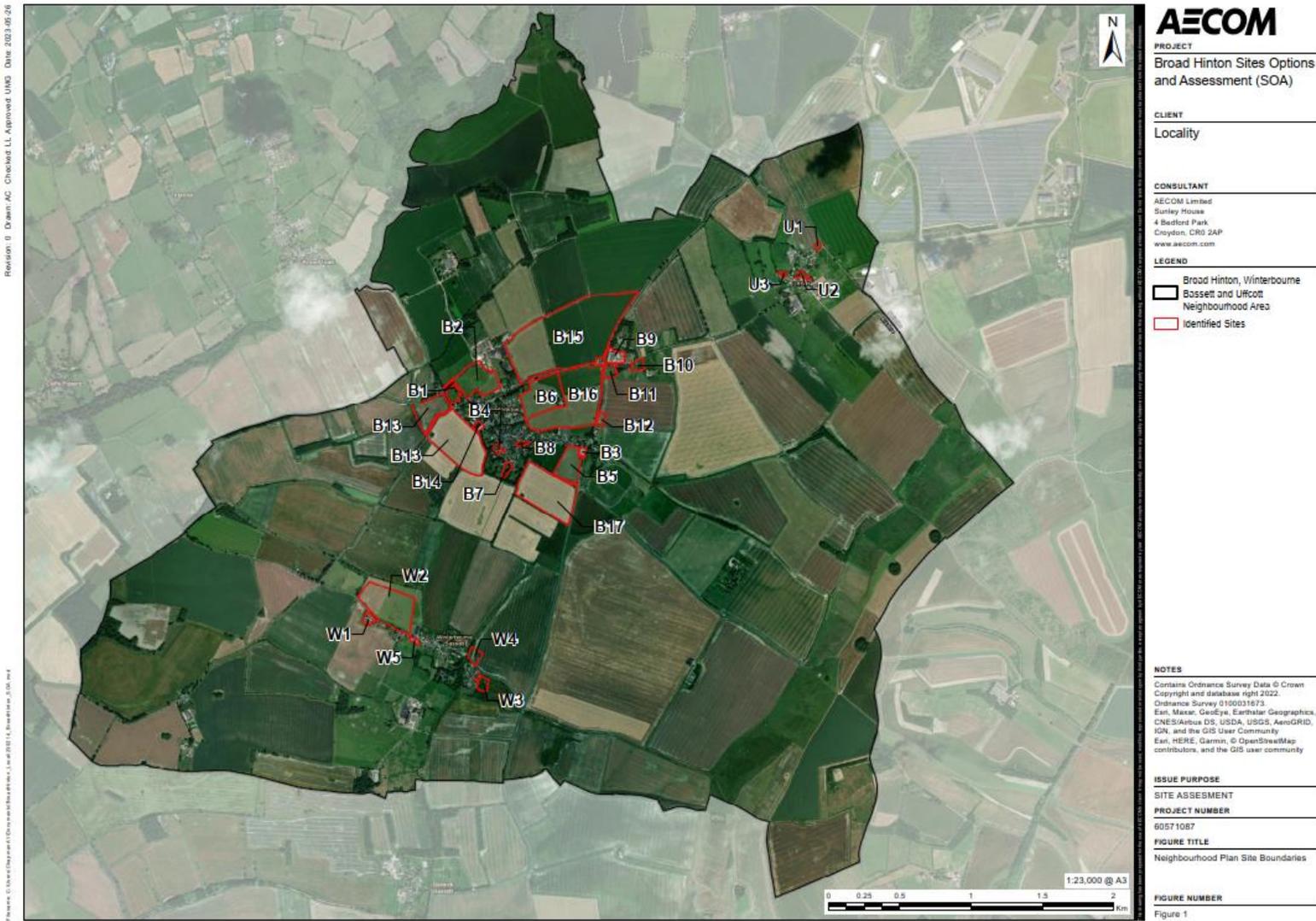
¹⁷ <https://www.northwessexdowns.org.uk/wp-content/uploads/2021/11/ApprovedHousingPositionStatementOctober2012.pdf>

¹⁸ <https://www.northwessexdowns.org.uk/wp-content/uploads/2021/11/ApprovedRenewableEnergyPositionStatementOctober2012.pdf>

4.8 In relation to solar/PV farms, the Position Statement states that states that “If a more substantial free standing proposal were to come forward (above 1 hectare in area) the AONB considers paragraph 116 of the NPPF as being relevant as this would be considered to be major development. The NPPF at paragraph 116 states (as noted above) that planning permission should be refused for major developments in designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. If schemes above 1 ha are forthcoming based on exceptional circumstances, then the North Wessex Downs AONB will use a criteria based approach, considering firstly why such a major project needs to be located within the AONB. If sufficient reason is given as to why a site within the AONB has to be developed for PV then sites on or around existing buildings and previously developed land should be considered first as stated above. other options have been explored and if greenfield sites are to be considered then this should be on a criteria-led basis. These criteria include:

- that solar / PV farms should not result in the loss of the best agricultural land (Grades 1,2 3a) or land of ecological value;
- that sites are visually very well contained by hedgerows and trees;
- that no new access or power cables need to be constructed above ground to serve the site and that equipment and fencing on the site is also well designed, sympathetic to the setting and screened;
- that existing contours are used without the need for site levelling; that consent is given on a temporary basis of 25 years so the equipment can be removed if no longer required (if the land has been restored to grassland then subsequent reversion back to arable should be discouraged);
- that measures are taken within the site to improve ecology in line with local BAP/LNP objectives; consideration given to grazing options, agricultural production and sward management of land between and around the PV arrays; to improve boundary landscaping where required in accordance with the AONB Management Plan and agree suitable management of the land e.g. through grazing; and
- a clear commitment to community gain, this may come in the form of free or discounted energy to a local public building where applicable, so the local AONB community can also benefit from the proposal (as is already offered by some PV providers in line with Government guidance)

Figure 2: Sites identified for assessment



5. Site Assessment Results

- 5.1 **Table 3** provides the assessment results of all 25 sites identified through the neighbourhood-scale 'Call for Sites', community identified sites and the Wiltshire SHELAA. Overall, six sites were deemed suitable or potentially suitable for development. The table provides a 'traffic light rating' for each site, which includes three separate suitability ratings indicating whether the site is appropriate for allocation for housing, renewable energy projects or community uses in the Neighbourhood Plan. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan and Green indicates the site is appropriate for allocation. Amber indicates the site is less suitable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 5.2 The summary table should be read alongside the completed proformas and review forms presented in **Appendix A**.
- 5.3 A plan illustrating the assessment ratings is shown in **Figure 3**.
- 5.4 In terms of bringing forward affordable housing under a rural exception policy, a Neighbourhood Plan would not normally allocate rural exception sites as these are intended to be exceptions to policy, but instead could identify the site under a rural exception policy or set out criteria under which rural exception sites could come forward. Of the 19 sites deemed unsuitable for development, the northern part of Site W3 (Bowmans Paddock) may be considered further as a potential 'rural exception' site as it fulfils the criteria set out in Core Policy 44 (Rural Exceptions Sites) within the Core Strategy, provided such a proposal has support from the local community

Table 3: Site Assessment Summary

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
B1	The Manor House Paddock, Broad Hinton	0.79	50 dwellings or community buildings / projects	Amber: The site is potentially suitable, available and achievable		<p>Suitable: Yes. No suitability constraints.</p> <p>Available: Unknown</p> <p>Achievable: Yes (Residential)</p> <p>Deliverable: No</p> <p>Capacity 50</p> <p>Developable: In medium-term</p> <p>Residential uses: The site is a relatively compact and well-contained greenfield site adjacent to the existing settlement boundary of Broad Hinton. The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via a private drive off the B4041 which is visible on approach to the village. There is potential to provide a more appropriate vehicular access further along the boundary with improved visibility, requiring the removal of mature vegetation. The availability of the site is currently unknown and would need to be confirmed if it were to be considered further. The site is a considerable distance from local centre/shop, train station and secondary school. It is adjacent to the grade II listed Manor Farmhouse and associated barn. Any development in this location would need to be sensitively designed to mitigate any adverse impacts on the Grade II listed building. The site has limited intervisibility with the surrounding landscape setting due to its dense tree line boundary and has minimal valued landscape features on site. As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB designation would not prevent development, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village' and landscape impact would be low due to its level of enclosure and lack of existing landscape features. If availability of the site is confirmed, the site may be appropriate for allocation for in the Neighbourhood Plan. The site therefore may be suitable for development, subject to the identified constraints being resolved or mitigated.</p> <p>Community uses:</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>The site may be suitable for community uses as it is adjacent to the built-up area of Broad Hinton and is in close proximity to residential areas and other services and facilities. Despite this, adequate access may be difficult to achieve as its current access is close to a sharp bend along the B4041.</p> <p>Renewable energy uses: The site may be suitable for some limited micro-scale renewable energy uses as it is adjacent to the built-up area and is well screened by the existing tree line boundary, therefore potential visual amenity impacts on the surrounding landscape would be sufficiently mitigated.</p>
B2	Land North of Broad Hinton, Broad Hinton	4.6	148 dwellings in SHELAA – 54 dwellings proposed on masterplan and community facilities /projects	Amber: The site is potentially suitable, available and achievable	<p>Suitable: Yes. No suitability constraints.</p> <p>Available: Yes</p> <p>Achievable: Yes (Residential)</p> <p>Deliverable: Yes</p> <p>Capacity 148</p> <p>Developable: In short-term</p>	<p>Residential uses: The site is a well-contained greenfield site with the eastern side used as a cricket club, adjacent to the existing settlement boundary of Broad Hinton. The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via Manor Lane, however this is via a rural track and would require significant improvements to enable safe access to/from the site. Alternative access via a new lane off the B4041 linked to the north west of the site could provide a more suitable access, provided that visibility splays at the B4041 junction are sufficient.</p> <p>The site is a considerable distance from local centre/shop, train station and secondary school. There is limited intervisibility with the surrounding landscape setting due to its dense tree line boundary and has minimal valued landscape features on site.</p> <p>Development considerations would include the two Public Rights of Way which run across the site in addition to the potential loss of recreational facilities or re-provision of sports facility within a new residential development / community hub. Core Policy 49 of the Wiltshire Core Strategy states that proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Additionally, consideration would need to be given to ensure that the amenity of the Broad Hinton Village Hall and Broad Hinton Church of England Primary School are conserved.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>The AONB Position Statement on housing states that secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB position would not rule out development, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village' and landscape impact would be low due to its level of enclosure and lack of existing landscape features. The availability of the site has been established through the Call for Sites process and the timeframe for delivery has been earmarked as 1-2 years.</p> <p>Community uses: The site may be suitable for community uses in addition to housing including a community hub with sports facilities reprovided if necessary. It is adjacent to the built-up area of Broad Hinton and is near residential areas and other services and facilities. Despite this, adequate access may be difficult to achieve as its current access consists of a small track off Manor Lane. Improvements to and/or a new access would be necessary to support community use-related development in this location.</p> <p>Renewable energy uses: The site may be suitable for some limited micro-scale renewable energy uses as it is adjacent to the built-up area and is accessible via Manor Lane. Whilst the northern boundary of the site is poorly defined, the visual amenity impact of renewable energy use development in this location would be minimal due to the strong defensible tree line boundary further north. This provides a degree of separation between the site and the wider open countryside.</p>
B3	M4 Trade Centre A4361, Broad Hinton	0.31	11 dwellings or community facilities / projects	Amber: The site is potentially suitable, available and achievable	<p>Suitable: Yes. No suitability constraints.</p> <p>Available: Unknown</p>	<p>Residential uses: A brownfield site that is adjacent to the built-up edge of Broad Hinton. The site currently accommodates a car garage (in use) and hardstanding and development would lead to a loss of a local service. The availability of the site is currently unknown. If the site were to be redeveloped, viability should be considered due to demolition and ground remediation costs. The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality), however it is currently</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>Achievable: Yes (Residential)</p> <p>Deliverable: No</p> <p>Capacity: 11</p> <p>Developable: In medium-term</p> <p>hardstanding and not in use for agricultural production. There is existing vehicular, cycle and pedestrian access via the A4361. The site is a considerable distance from a local centre/shop, train station and secondary school. As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB position would not rule out development, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village' and landscape impact would be low due to its level of enclosure and lack of existing landscape features.</p> <p>A planning application for the erection of three detached dwellings (15/00136/FUL) was approved with conditions in March 2015, however it appears that this permission has now lapsed. The availability of the site for development is currently unknown and would need to be established prior to the allocation of the site in the Neighbourhood Plan.</p> <p>Community uses: The site may be suitable for community uses as it is adjacent to the built-up area of Broad Hinton and is in close proximity to residential areas and other services and facilities. Adequate access may be difficult to achieve as its current access is via an A-road with no footpath. Improvements to and/or a new access would be necessary to support community use-related development in this location.</p> <p>Renewable energy uses: The site may be suitable for some limited micro-scale renewable energy uses as it is adjacent to the built-up area and comprises brownfield land. The site is accessible via A4361. The site is partially contained by the A4361, a tree line boundary and residential development to the north and is separated from the wider countryside both physically and visually.</p>
B4	St Peters House, Broad Hinton	0.34		Red: The site is not currently suitable for allocation.		<p>Residential uses N/A: No further development potential.</p> <p>A part brownfield, part greenfield site that falls within the settlement boundary and built-up edge of Broad Hinton. The site currently accommodates a property and private rear garden.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>It should be noted that the existing property on the site has been subject to multiple planning applications for extending and converting the property. The site is inappropriate for allocation in the Neighbourhood Plan as it is considered to have no further development potential</p> <p>Community uses: The site is unsuitable for community uses as it is fully built-out with little potential to accommodate further development.</p> <p>Renewable energy uses: The site is unsuitable for renewable energy uses as it is fully built-out with little potential to accommodate further development.</p>
B5	Field by Elm Cross bounded by Summers Lane and A4361, Broad Hinton	3.24		Red: The site is not currently suitable for allocation.		<p>Residential uses: A greenfield site that is adjacent to the settlement boundary and built-up edge of Broad Hinton. Despite this, its main access is along the southeastern edge of the site and is some distance away from the centre of Broad Hinton.</p> <p>The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via the A4361 and safe pedestrian and cycle access is relatively limited due to the lack of designated cycle path and footpath. The site is a considerable distance from a local centre/shop, train station and secondary school. Together, the site's poor access and relative isolation from services and facilities rule out the site as a potential site for housing or community uses.</p> <p>The availability of the site has been confirmed via the Call for Sites process.</p> <p>The site is relatively open is partially enveloped by residential development but has some intervisibility with the North Wessex Downs to the south east.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. In this instance, development of the site cannot be justified as it would result in the loss of countryside on the edge of an AONB settlement and would also have adverse landscape impacts due to</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>its relatively flat and open setting. Development in this area would also be highly visible from Hackpen Hill.</p> <p>Community uses: The site is unsuitable for community uses as it has poor access and is relatively isolated away from services and facilities. The site is also relatively open, with far-reaching views towards the North Wessex Downs in the south east. Development in this location would cause adverse visual amenity impacts.</p> <p>Renewable energy uses: The site is unsuitable for renewable energy uses as it is in a prominent location and has high intervisibility with the North Wessex Downs to the south east. Development in this location would cause adverse visual amenity impacts on the surrounding landscape.</p>
B6	Land at Norborne Farm, Broad Hinton	2.94	20 dwellings	Amber: Part of the site is potentially suitable, available and achievable		<p>Residential uses: A greenfield site adjacent to the settlement boundary and built-up edge of Broad Hinton. The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via Yew Tree Lane. The site is a considerable distance from a local centre/shop, train station and secondary school. There is a Public Right of Way that cuts across the site from the south west to the north east. The availability of the site has been confirmed via the Call for Sites process. The site is highly visible from Yew Tree Lane and has high intervisibility with the North Wessex Downs to the south east. Development of the whole site would interrupt rural views and may also adversely impact the setting of the grade II listed Yew Trees. However, visual amenity could be mitigated if development were restricted to the west of the site contiguous with the settlement edge (covering approximately 25% of the overall site area). As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB position would not rule out development, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. It is therefore considered that the site could accommodate some limited development in the</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>western half of the site, provided that potential AONB and landscape impacts are sufficiently mitigated against.</p> <p>Community uses: The whole site is not suitable for community use-related development due to scale and openness and would represent an eastward extension to Broad Hinton that is disproportionate in size to the existing settlement. However, limited development in the west of the site may be suitable if aligned with the existing settlement boundary and adequate landscaping and screening is provided along the eastern boundary to preserve rural views to the south east. Existing access via Yew Tree Lane would need to be improved to provide suitable access for all transport modes.</p> <p>Renewable energy uses: The whole site is not suitable for renewable energy-related development due to scale and openness and would represent an eastward extension to Broad Hinton that is disproportionate in size compared to the existing settlement. However, limited development in the west of the site may be suitable provided that the resultant development aligns with the existing settlement boundary and adequate landscaping and screening is provided along the eastern boundary to preserve rural views to the south east. Existing access via Yew Tree Lane would need to be improved to provide suitable access for all transport modes.</p>
B7	Land at the side of the church, Broad Hinton	0.46		Red: The site is not currently suitable for allocation.		<p>Residential uses: A greenfield site that is within the built-up edge of Broad Hinton and is adjacent to the Broad Hinton settlement boundary. The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via a lane off Summers Road. The site is a considerable distance from a local centre/shop, train station and secondary school. There is a Public Right of Way that cuts across the site from the north to the south. A power line runs along the eastern half of the site which may affect the developable area.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>The site falls within the Broad Hinton Conservation Area and forms part of the setting of the grade I listed Church of St Peter Ad Vincula and the grade II listed Broad Hinton House. It also provides a central amenity space. Its development would undermine the integrity of the area's heritage assets and may also obstruct views to/from the church.</p> <p>The availability of the site is currently unknown.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB position would not rule out development as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. In this instance, development of the site may be justified as the site sits within the main built-up area and is considered to have moderate landscape sensitivity due to the enclosed nature of the site and presence of some valued landscape features such as a dense row of mature trees. However, the site plays an important role in preserving the historic setting of the church and conservation area and providing an important amenity function. On this basis, it is not considered to be suitable for development.</p> <p>Community uses:</p> <p>The site is unsuitable for community uses as it falls within the Broad Hinton Conservation Area and forms part of the setting of the grade I listed Church of St Peter Ad Vincula and the grade II listed Broad Hinton House. It also provides a central amenity space. Development in this location would harm the character of the Conservation Area and would result in the removal of a centrally-located recreational open space.</p> <p>Renewable energy uses:</p> <p>The site is unsuitable for renewable energy uses as it falls within the Broad Hinton Conservation Area and forms part of the setting of the grade I listed Church of St Peter Ad Vincula and the grade II listed Broad Hinton House. It also provides a central amenity space. Development in this location would harm the character and visual amenity of the Conservation Area and would result in the removal of a centrally-located recreational open space.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
B8	Pitchens End green area, Broad Hinton	0.22	2-4 dwellings	Amber: The site is potentially suitable, and achievable, availability to be confirmed.		<p>Residential uses:</p> <p>A greenfield site that is within the built-up edge of Broad Hinton and settlement boundary. The site comprises of an incidental green space in a residential street.</p> <p>The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via Pitchens End. The site is a considerable distance from a local centre/shop, train station and secondary school. There is a Public Right of Way in the north eastern corner of the site and development of the site would result in the loss of amenity space.</p> <p>The availability of the site is currently unknown and would need to be established if it were to be considered further. Privacy and amenity of neighbouring properties would need to be considered.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB position would not rule out development, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. In this instance, development of the site may be justified as the site sits within the main built-up area and is considered to have low landscape sensitivity as it entirely enveloped by development and does not include any important landscape features.</p> <p>The site falls within an area covered by saved Policy TR17 (Existing Outdoor Sport and Recreation Facilities) of the Kennet Local Plan. Policy TR17 does not preclude the site for residential development, but, in that instance, does require a suitable alternative site of comparable size and facilities to be created in a suitable location.</p> <p>If availability of the site is confirmed, the site may be appropriate for allocation for a very limited number of homes in the Neighbourhood Plan.</p> <p>Community uses:</p> <p>The site comprises an incidental open space that currently provides some informal recreational space. The site is centrally located and is in close proximity to existing residential areas and local services and facilities. Development in this location would need to be sensitively screened to ensure that privacy and overlooking is maintained in</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>surrounding properties. Consideration would also need to be given to site access, as existing access via Pitchens End is relatively narrow.</p> <p>Renewable energy uses: The site is unsuitable for renewable energy uses as it is fully contained by residential development. Renewable energy development would not be in keeping with the character of the existing surrounding area and may cause adverse visual amenity impacts for those living in neighbouring properties.</p>
B9	Weir Farm Yard Site, Broad Hinton	1.02		Red: The site is not currently suitable for allocation.		<p>Residential uses: A brownfield site that falls outside the built-up edge of Broad Hinton and settlement boundary. The site comprises of agricultural buildings and associated hardstanding. The site falls within the North Wessex Downs AONB and the Marlborough Downs Nature Improvement Area. It is classified as Best and Most Versatile agricultural land (grade 2: very good quality). Development of the site would result in the non-compliance of paragraph 177 of the NPPF, as development in this location would cause detrimental effects to AONB landscape. Development of the site would also not adhere to Core Policy 51 (Landscape) of the Core Strategy, which states that proposals should maintain the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe. The site is a considerable distance from a local centre/shop, train station, secondary school, open space/recreational facilities and a cycle route. The site also includes several overhead wires and a telegraph pole line along its southern boundary, which could affect the development potential.</p> <p>There is a cluster of mature trees to the north of the site which may potentially include veteran trees. The site is considered to have high visual amenity sensitivity as the site is site in a prominent position surrounded by open arable land and high intervisibility with the South Wessex Downs to the south east.</p> <p>The availability of the site has been confirmed via the Call for Sites process.</p> <p>Community uses: The site is not suitable for community uses as it is relatively isolated and is a considerable distance from existing services and facilities and the built-up residential</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>area of Broad Hinton. Its development would result in isolated development that conflicts with paragraph 177 of the NPPF and Core Policy 51 of the Wiltshire Core Strategy. Development in this location would also create adverse visual amenity impacts on the North Wessex Downs in the south east.</p> <p>Renewable energy uses: The site is unsuitable for renewable energy uses as it is in a prominent location and has high intervisibility with the North Wessex Downs to the south east. The proposed use would diverge away from its current use as a working farm that serves the surrounding agricultural land. Development in this location would cause adverse visual amenity impacts on the surrounding landscape, resulting in isolated development that conflicts with paragraph 177 of the NPPF and Core Policy 51 of the Wiltshire Core Strategy.</p>
B10	Weir Paddock Site, Broad Hinton	0.77		Red: The site is not currently suitable for allocation.		<p>Residential uses:</p> <p>A greenfield site / paddock that falls outside the built-up edge of Broad Hinton and settlement boundary.</p> <p>The site falls within the North Wessex Downs AONB and the Marlborough Downs Nature Improvement Area. It is classified as Best and Most Versatile agricultural land (grade 2: very good quality). Development of the site would result in the non-compliance of paragraph 177 of the NPPF, as development in this location would cause detrimental effects to AONB landscape. Development of the site would also not adhere to Core Policy 51 (Landscape) of the Core Strategy, which states that proposals should maintain the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe. There is existing vehicular, cycle and pedestrian access via the adjacent track. The site is a considerable distance from a local centre/shop, train station, secondary school, open space/recreational facilities and a cycle route. The viability of the site could be undermined by the presence of a telegraph pole line which cuts across the site.</p> <p>The site is considered to have high visual amenity sensitivity as the site is site in a prominent position surrounded by open arable land and high intervisibility with North Wessex Downs to the south east.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>The availability of the site has been confirmed via the Call for Sites process.</p> <p>Community uses: The site is not suitable for community uses as it is relatively isolated and is a considerable distance from existing services and facilities and the built-up residential area of Broad Hinton. Its development would result in isolated development that conflicts with paragraph 177 of the NPPF and Core Policy 51 of the Wiltshire Core Strategy. Development in this location would also create adverse visual amenity impacts on the North Wessex Downs in the south east.</p> <p>Renewable energy uses: The site is unsuitable for renewable energy uses as it is in a prominent location and has high intervisibility with the North Wessex Downs to the south east. Development in this location would cause adverse visual amenity impacts on the surrounding landscape, resulting in isolated development that conflicts with paragraph 177 of the NPPF and Core Policy 51 of the Wiltshire Core Strategy.</p>
B11	Main Road Paddock Site, Broad Hinton	0.78		Red: The site is not currently suitable for allocation.		<p>Residential uses:</p> <p>A greenfield site / paddock that falls outside the built-up edge of Broad Hinton and settlement boundary.</p> <p>The site falls within the North Wessex Downs AONB and the Marlborough Downs Nature Improvement Area. It is classified as Best and Most Versatile agricultural land (grade 2: very good quality). Development of the site would result in the non-compliance of paragraph 177 of the NPPF, as development in this location would cause detrimental effects to AONB landscape. Development of the site would also not adhere to Core Policy 51 (Landscape) of the Core Strategy, which states that proposals should maintain the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe. The site is a considerable distance from a local centre/shop, train station, secondary school, open space/recreational facilities and a cycle route. A power line cuts across the site.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>The site is considered to have high visual amenity sensitivity as the site is site in a prominent position surrounded by open arable land and high intervisibility with the North Wessex Downs to the south east.</p> <p>The availability of the site has been confirmed via the Call for Sites process.</p> <p>Community uses: The site is not suitable for community uses as it is relatively isolated and is a considerable distance from existing services and facilities and the built-up residential area of Broad Hinton. Development in this location would also create adverse visual amenity impacts on the North Wessex Downs in the south east.</p> <p>Renewable energy uses: The site is unsuitable for renewable energy uses as it is in a prominent location and has high intervisibility with the North Wessex Downs to the south east. Development in this location would cause adverse visual amenity impacts on the surrounding landscape.</p>
B12	Main Road Site, Broad Hinton	0.42		Red: The site is not currently suitable for allocation.		<p>Residential uses:</p> <p>A greenfield site that falls outside the built-up edge of Broad Hinton and settlement boundary. The site comprises of part of a large arable field.</p> <p>The site falls within the North Wessex Downs AONB and the Marlborough Downs Nature Improvement Area. It is classified as Best and Most Versatile agricultural land (grade 2: very good quality). Development of the site would result in the non-compliance of paragraph 177 of the NPPF, as development in this location would cause detrimental effects to AONB landscape. Development of the site would also not adhere to Core Policy 51 (Landscape) of the Core Strategy, which states that proposals should maintain the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe. There is no existing vehicular, cycle and pedestrian access, however there is potential to create an access point off the adjacent A4361. Pedestrian access would not be possible as there is no footway linking the site to Broad Hinton. The site is a considerable distance from a local centre/shop, train station and secondary school.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>The site is considered to have high visual amenity sensitivity as the site is site in a prominent position surrounded by open arable land and high intervisibility with the North Wessex Downs in the south east. The availability of the site has been confirmed via the Call for Sites process.</p> <p>Community uses: The site is not suitable for community uses as it is relatively isolated and is a considerable distance from existing services and facilities and the built-up residential area of Broad Hinton. Development in this location would also create adverse visual amenity impacts on the North Wessex Downs in the south east.</p> <p>Renewable energy uses: The site is unsuitable for renewable energy uses as it is in a prominent location and has high intervisibility with the North Wessex Downs to the south east. Development in this location would cause adverse visual amenity impacts on the surrounding landscape.</p>
B13	Vize Lane Entrance, Broad Hinton	14.18		Red: The site is not currently suitable for allocation.		<p>Residential uses:</p> <p>A greenfield site that is adjacent to the built-up edge of Broad Hinton and settlement boundary. The site consists of two agricultural fields that are separated by a byway. The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via the byway which links to the B4041, however pedestrian access is currently unsuitable as there is no footway along the B4041 to link the site to Broad Hinton. The site is a considerable distance from a local centre/shop, bus/tram stop, train station and secondary school. A power line cuts across the southern half of the site.</p> <p>The site is relatively large and its development would result in the significant growth of Broad Hinton. A development of this scale would also protrude past the existing built-up edge of Broad Hinton, which, in turn, would contribute to coalescence between Broad Hinton and Winterbourne Bassett. The site is adjacent to a wooded area to the west.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>The site is considered to have high visual amenity sensitivity as the site is site in a prominent position and is highly visible from the B4041 and has high intervisibility and long-distance views towards the rolling hills in the west.</p> <p>The availability of the site is currently unknown.</p> <p>Community uses: The site is unsuitable for community uses as it is a large and open site with challenging access via a byway located on a sharp bend along the B4041, with no pedestrian footpath linking the site to the built-up area of broad Hinton. There is limited potential for an alternative access. As such, access arrangement poses safety concerns for both pedestrians and motorists. Development of the site would represent a westward extension of Broad Hinton and would cause some limited visual amenity impacts due to the site's prominent elevated position within the surrounding wider landscape.</p> <p>Renewable energy uses: The site is unsuitable for renewable energy uses as it relatively exposed and has strong intervisibility with surrounding countryside to the south west. Renewable energy development would cause adverse visual amenity impacts in this location.</p>
B14	Land behind The Crown, Broad Hinton	0.23	5 dwellings	Amber: The site is potentially suitable, and achievable. Availability to be confirmed.		<p>Residential uses:</p> <p>A part greenfield, part brownfield site that is within the built-up edge of Broad Hinton and settlement boundary. The site consists of a gravelled area, outbuildings and grassy open space.</p> <p>The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is a cluster of mature trees in the north of the site. There is existing vehicular, cycle and pedestrian access via the car park of The Crown Inn. There is potential to create alternative access via the bridleway to the north of the site, however it is acknowledged that significant improvements would need to be made as this is currently unsuitable for vehicular use and has electricity pylons along the route. The site is a considerable distance from a local centre/shop, bus/tram stop, train station and secondary school.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>The site is considered to have partial visual amenity sensitivity as the site is partially enveloped by built development but has far-reaching westward views across open agricultural fields.</p> <p>The availability of the site is currently unknown.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB position would not rule out development, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. In this instance, development of the site could potentially be justified as the site sits within the main built-up area and is considered to have low landscape sensitivity as it enclosed, lacks existing landscape features and is adjacent to built development. Any residential proposal on the site would be required to meet the stringent requirements of both the AONB Management Plan and the criteria set out in the AONB Housing Position Statement. The site is not currently suitable for allocation in the Neighbourhood Plan as its availability is unknown, however, should this be confirmed the site may be appropriate for consideration.</p> <p>Community uses:</p> <p>The site is not currently suitable for allocation for community-related uses in the Neighbourhood Plan as its availability is unknown, however, should this be confirmed the site may be appropriate for allocation in the Neighbourhood Plan. The site comprises an informal open space that lies within the existing built-up area of Broad Hinton. The site is centrally located and is in close proximity to existing residential areas and local services and facilities. Development in this location would need to be sensitively screened to ensure that development does not adversely impact upon westward views to/from the open countryside. Site access may also need to be improved, as existing access is via the car park of The Crown Inn.</p> <p>Renewable energy uses:</p> <p>The site lies adjacent to The Crown Inn public house and residential development and is accessible via the car park of The Crown Inn. The site is unsuitable for renewable energy uses as the proposed uses do not complement the existing uses adjacent to the site.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
B15	Land North of Yew Tree Lane, Broad Hinton	30.67		Red: The site is not currently suitable for allocation.		<p>Residential uses:</p> <p>A greenfield site that is adjacent to the built-up edge of Broad Hinton and settlement boundary. The site consists of three adjoining agricultural fields.</p> <p>The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is no existing vehicular, cycle and pedestrian access, however there is potential to create access via Yew Tree Lane. The site is a considerable distance from a local centre/shop, train station and secondary school. There is an existing Public Right of Way in the eastern half of the site.</p> <p>The site is relatively large and its development would result in the significant growth of Broad Hinton. A development of this scale would also protrude past the existing built-up edge of Broad Hinton, which, in turn, would create a degree of coalescence between Broad Hinton and Uffcott.</p> <p>The site is considered to have landscape and high visual amenity sensitivity as the site comprises open agricultural fields, hedgerows and tree lines. The site has little enclosure and far-reaching views towards the rolling hills in the south east.</p> <p>The availability of the site is currently unknown.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The site cannot be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. In this instance, the site is considered unsuitable as its development would result in a large urban extension within the open AONB countryside. Any development in this location would adversely impact the serene wider rural setting.</p> <p>Community uses:</p> <p>The site is not suitable for community uses as it is relatively isolated and is a considerable distance from existing services and facilities and the main built-up area of Broad Hinton. The site is also relatively open and large and would represent a considerable eastward extension to Broad Hinton that is disproportionate to the existing settlement size.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>Renewable energy uses: The site is unsuitable for renewable energy uses as development of this site would be considered major scale development, which, as per the North Wessex AONB Renewable Energy Position Statement, is not deemed appropriate within the North Wessex Downs AONB and should therefore be refused permission unless there are exceptional circumstances to justify the development.</p>
B16	Land South of Yew Tree Lane by A4361, Broad Hinton	19.77		Red: The site is not currently suitable for allocation.		<p>Residential uses: A greenfield site that is adjacent to the built-up edge of Broad Hinton and settlement boundary. The site consists of two adjoining agricultural fields. The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is no existing vehicular, cycle and pedestrian access, however there is potential to create access via Yew Tree Lane A Public Right of Way crosses the site. The site is a considerable distance from a local centre/shop, train station and secondary school. There is a power line in the northernmost area of the site. The site is relatively large and its development would result in the significant growth of Broad Hinton. A development of this scale would also protrude past the existing built-up edge of Broad Hinton, which, in turn, would contribute to coalescence between Broad Hinton and Uffcott. Development in this location would also lead to the containment of the adjacent agricultural field to the west. The site is considered to have landscape and high visual amenity sensitivity as the site comprises open agricultural fields, hedgerows and tree lines. The site has far-reaching views towards the rolling hills in the south east. The availability of the site is currently unknown. As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The site cannot be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. In this instance, the site is considered unsuitable as its development would result in a large urban extension</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>within the open AONB countryside. Any development in this location would adversely impact the serene wider rural setting.</p> <p>Community uses: The site is not suitable for community uses as it is relatively isolated and is a considerable distance from existing services and facilities and the main built-up area of Broad Hinton. The site is also relatively open and large and would represent a considerable eastward extension to Broad Hinton that is disproportionate to the existing settlement size.</p> <p>Renewable energy uses: The site is not currently suitable, available and achievable. The site is unsuitable for renewable energy uses as development of this site would be considered major scale development, which, as per the North Wessex AONB Renewable Energy Position Statement, is not deemed appropriate within the North Wessex Downs AONB and should therefore be refused permission unless there are exceptional circumstances to justify the development.</p>
B17	Land South of Summers Lane, Broad Hinton	10.27		Red: The site is not currently suitable for allocation.		<p>Residential uses:</p> <p>A greenfield site that is adjacent to the built-up edge of Broad Hinton and settlement boundary. The site consists of a steeply sloping agricultural field.</p> <p>The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via Summers Road. A Public Right of Way/byway passes along the western boundary of the site. The site is a considerable distance from a local centre/shop, train station and secondary school.</p> <p>The site is relatively isolated and would result in a large linear extension of the existing settlement. A development of this scale would also protrude past the existing built-up edge of Broad Hinton, which, in turn, would create a degree of coalescence between Broad Hinton and Winterbourne Bassett.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>The site is considered to have landscape and high visual amenity sensitivity as the site comprises of an open agricultural field which slopes down to the east. The site is highly visible from Summers Road and has strong intervisibility with the North Wessex Downs and surrounding open countryside to the south and east.</p> <p>The availability of the site is currently unknown.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The site cannot be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. In this instance, the site is considered unsuitable as its development would result in a large urban extension within the open AONB countryside. Any development in this location would adversely impact the serene wider rural setting.</p> <p>Community uses:</p> <p>The site is unsuitable for community uses as it relatively large and exposed. The site has strong intervisibility with the North Wessex Downs in the south east. Community-related development in this location would adversely affect the landscape character and visual amenity of the surrounding area.</p> <p>Renewable energy uses:</p> <p>The site is unsuitable for renewable energy uses as development of this site would be considered major scale development, which, as per the North Wessex AONB Renewable Energy Position Statement, is not deemed appropriate within the North Wessex Downs AONB and should therefore be refused permission unless there are exceptional circumstances to justify the development. The site is also relatively open, with far-reaching views towards the North Wessex Downs. Renewable energy development in this location would cause adverse visual amenity impacts.</p>
U1	Uffcott New Cottages Site, Uffcott	0.22		Red: The site is not currently		<p>Residential uses:</p> <p>A greenfield site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land (grade 2:</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
				suitable for allocation.		<p>very good quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route.</p> <p>The site also has high visual amenity sensitivity as it is relatively open and has strong intervisibility with the North Wessex Downs and Wessex Ridgeway to the south east. As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas development in 'small villages' should not be supported. The site should therefore be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Uffcott as 'undefined'.</p> <p>Community uses: The site is not suitable for community uses as it is relatively isolated and a considerable distance from existing services and facilities and the main built-up area of Broad Hinton. Development in this location would also create adverse visual amenity impacts on the surrounding landscape.</p> <p>Renewable energy uses: Renewable-energy related uses in this location would be unsuitable as the site is exposed and has long-distance open views towards the North Wessex Downs. Development in this location would be prominent and would cause adverse landscape impacts.</p>
U2	Uffcott Farm Site, Uffcott	0.28		Red: The site is not currently suitable for allocation.		<p>Residential uses: A greenfield site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas development in 'small villages' should not be supported. The site should therefore be</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Uffcott as 'undefined'.</p> <p>Community uses: The site is not suitable for community uses as it is relatively isolated and a considerable distance from existing services and facilities and the main built-up area of Broad Hinton. Development in this location would also create adverse visual amenity impacts on the surrounding landscape.</p> <p>Renewable energy uses: Renewable-energy related uses in this location would be unsuitable as it would not be in general conformity with the existing development pattern. The site also includes a wooded area in the west of the site which limit its potential to provide adequate space for renewable energy uses.</p>
U3	Uffcott Paddock Site, Uffcott	0.16		Red: The site is not currently suitable for allocation.		<p>Residential uses: The site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route. The site is also fully built out and has limited potential for additional development. As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas development in 'small villages' should not be supported. The site should therefore be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Uffcott as 'undefined'.</p> <p>Community uses: The site is not suitable for community uses as it is relatively isolated and a considerable distance from existing services and facilities and the main built-up area of Broad Hinton.</p> <p>Renewable energy uses:</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						The site may be suitable for micro-scale renewable energy uses as it is adjacent to the built-up area of Uffcott and is well screened by an existing tree line along the northern and western boundaries which provides a degree of separation between the site and the wider countryside. The site is accessible via a track off New Cottages.
W1	36 High Street, Winterbourne Bassett	0.40		Red: The site is not currently suitable for allocation.		<p>Residential uses:</p> <p>The site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land (grade 3: good to moderate quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route, however Winterbourne Bassett does benefit from local amenities including the St Katherine and St Peter's Church and The Winterbourne pub. The site is also fully built out and has limited potential for additional development. As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas development in 'small villages' should not be supported. The site should therefore be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Winterbourne Bassett as a 'small village'.</p> <p>Community uses:</p> <p>The site is not suitable for community uses as it is relatively isolated and a considerable distance from existing services and facilities and the main built-up area of Broad Hinton. The site is also fully built out and has limited potential for additional development.</p> <p>Renewable energy uses:</p> <p>The site is unsuitable as it fully built out and has limited potential for additional development.</p>
W2	Land North of 36 High Street, Winterbourne Bassett	10.5		Red: The site is not currently		<p>Residential uses:</p>

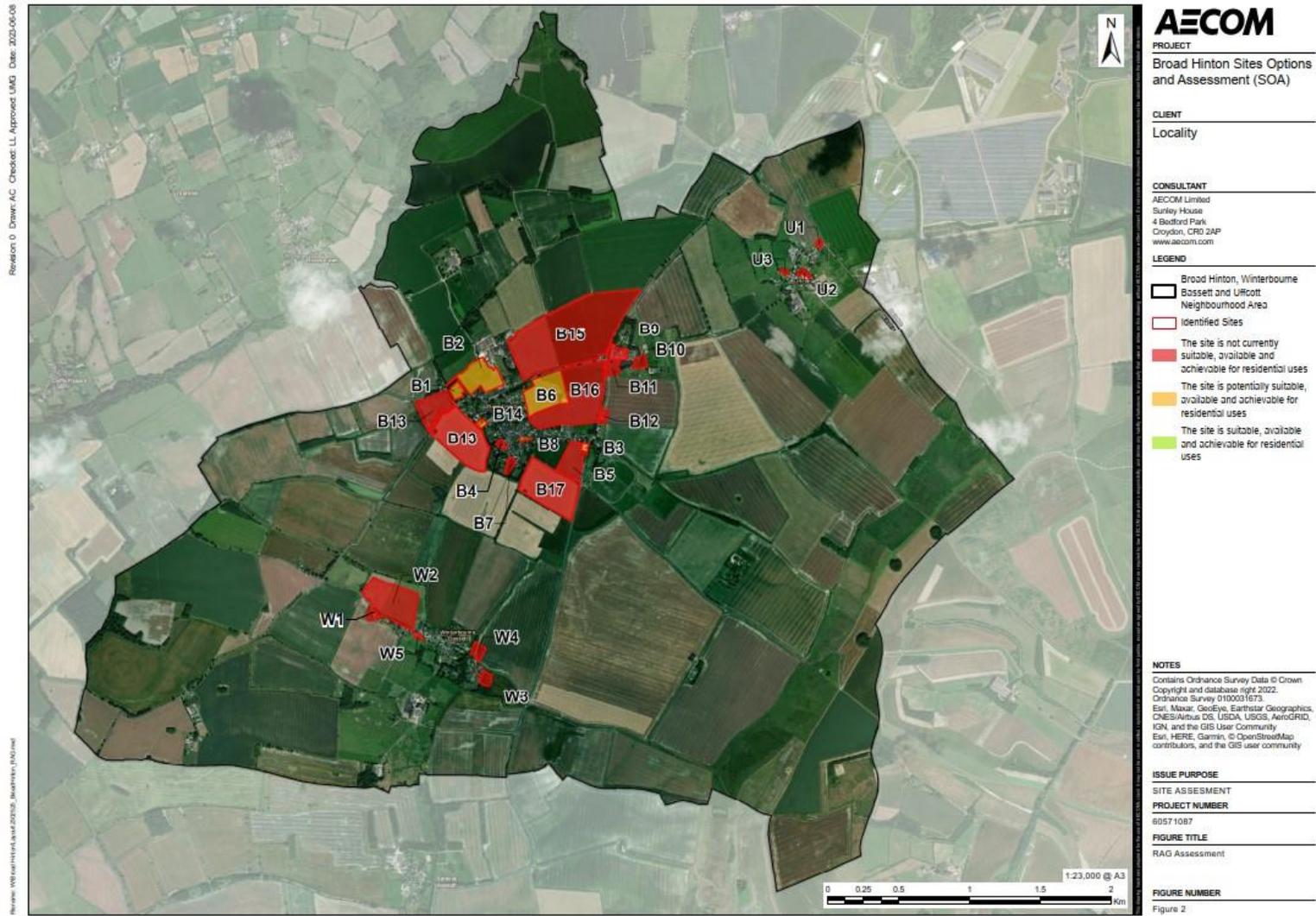
Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
				suitable for allocation.		<p>A greenfield site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route, however Winterbourne Bassett does benefit from local amenities including the St Katherine and St Peter's Church and The Winterbourne pub The site is a considerable size and is prominent in the landscape, with long distance easterly views towards elevated land.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas development in 'small villages' should not be supported. The site should therefore be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Winterbourne Bassett as a 'small village'.</p> <p>Community uses:</p> <p>The site is not suitable for community uses as it is relatively isolated and a considerable distance from existing services and facilities and the main built-up area of Broad Hinton. The site is also relatively prominent and development in this location would cause adverse visual amenity impacts, particularly in relation to the elevated land to the north.</p> <p>Renewable energy uses:</p> <p>The site is unsuitable as the site is relatively prominent and renewable energy use development in this location would cause adverse visual amenity impacts, as the site has strong intervisibility with the elevated land to the north.</p>
W3	Bowmans Paddock, Winterbourne Bassett	0.75		Red: The site is not currently suitable for allocation.		<p>Residential uses:</p> <p>The site is a greenfield site that falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 3: good to moderate quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route, however Winterbourne Bassett does benefit from local amenities including the St</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>Katherine and St Peter's Church and The Winterbourne pub. The site comprises open grassland. Access to/from the site is heavily constrained but could potentially be improved through alternative access provided via The Mead. Potential new access via the High Street is limited due to the sunken nature of the road.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas development in 'small villages' should not be supported. The site should therefore be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Winterbourne Bassett as a 'small village'.</p> <p>Community uses: The site is not suitable for community uses as it is relatively isolated and a considerable distance from existing services and facilities and the main built-up area of Broad Hinton. Access to/from the site is constrained and there is little opportunity to improve this due to the sunken nature of the High Street and the layout of existing adjacent development.</p> <p>Renewable energy uses: The site is unsuitable for renewable energy uses as access to/from the site is extremely constrained, with limited scope to improve existing access and/or create a new access. There is also a significant wooded area in the south west of the site which limits its ability to accommodate renewable energy related uses.</p>
W4	Brook Furlong, Winterbourne Bassett	1.0		Red: The site is not currently suitable for allocation.		<p>Residential uses: The site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land (grade 3: good to moderate quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route, however Winterbourne Bassett does benefit from local amenities including the St Katherine and St Peter's Church and The Winterbourne pub. The site comprises a section of an agricultural field. The site has no defensible boundary to the north.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>development in 'small villages' should not be supported. The site should therefore be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Winterbourne Bassett as a 'small village'.</p> <p>Community uses: The site is not suitable for community uses as it is relatively isolated and a considerable distance from existing services and facilities and the main built-up area of Broad Hinton. The site also has no defensible boundary to the north and has long-distance views towards the North Wessex Downs. Development in this location would be very prominent and would lead to adverse landscape impacts.</p> <p>Renewable energy uses: The site is unsuitable for renewable energy uses as it no defensible boundary to the north and has long-distance views towards the North Wessex Downs, Development in this location would be very prominent and would generate adverse landscape impacts.</p>
W5	Piggery Field, Winterbourne Bassett	0.22	1 dwelling	Red: The site is not currently suitable for allocation.		<p>Residential uses: The site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land. The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route. A proposal for the change of use of land and erection of a detached dwelling with associated access and landscaping was allowed at appeal in March 2023 on the site. As such, the site does not need to be allocated in the neighbourhood plan, although support for development at this location could be demonstrated through an allocation subject to discussions with Wiltshire Council.</p> <p>Community uses: The site is not suitable for community uses as it is relatively isolated and a considerable distance from existing services and facilities and the main built-up area of Broad Hinton.</p>

Site Ref.	Site Address/Location	Gross Site Area (ha)	Indicative Capacity (number of homes)	Site Rating (R/A/G) for residential	Wiltshire SHELAA	Site Assessment Summary
						<p>Renewable energy uses: The site is unsuitable for renewable energy uses as the proposed use would not complement the existing neighbouring residential properties. Access to/from the site comprises a rural track off the High Street. There is little scope to improve the existing access.</p>

Figure 3: Site suitability map (RAG)



6. Conclusions

- 6.1 The Parish Council intends to allocate land for market and/or affordable housing and is exploring other uses including renewable energy (solar) and a community hub on sites that accord with the strategic policies of the Local Plan and the objectives of the Neighbourhood Plan.
- 6.2 Of the 25 sites assessed, six sites may be suitable for development and therefore could be considered as candidates for allocation in the Neighbourhood Plan. Sites assessed as potentially suitable, available and achievable for residential development include:
- B1: The Manor House Paddock, Broad Hinton
 - B2: Land North of Broad Hinton, Broad Hinton
 - B3: M4 Trade Centre A4361, Broad Hinton
 - B6: Land at Norborne Farm, Broad Hinton
 - B8: Pitchens End green area, Broad Hinton
 - B14: Land behind The Crown, Broad Hinton

Affordable Housing

- 6.3 4 of the sites identified as suitable or potentially suitable for allocation for housing have the potential to accommodate 10 or more dwellings and if the sites were proposed as market housing, they would be required to include a proportion of affordable housing. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹⁹), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.
- 6.4 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

Next Steps

- 6.5 Based on the findings of this report, the Qualifying Body should engage with Wiltshire Council and the community to select sites for allocation in the Neighbourhood Plan which best meet community needs and plan objectives from the shortlist of suitable and potentially suitable sites. The site selection process should take into account the findings from all evidence base studies to direct future development to the most

¹⁹ The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>

appropriate, sustainable locations. The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with the planning authority;
- The extent to which the sites support the vision and objectives for the neighbourhood plan;
- The potential for the sites to meet the identified infrastructure needs of the community;
- Engagement with key stakeholders; and
- General conformity with strategic Local Plan policy

6.6 The Qualifying Body should be able to demonstrate that the sites are viable for development, i.e. that they provide an adequate financial return for the developer. It is recommended that the Qualifying Body discusses site viability with Wiltshire Council. It is further suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability for the proposed development.

Appendix A: Individual Site Assessments

B1

1. Site Details

Site Reference / Name	B1
Site Address / Location	The Manor House Paddock, Broad Hinton
Gross Site Area (Hectares)	0.79
SHLAA/SHELAA Reference (if applicable)	3155
Existing land use	Greenfield. Paddock
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	50 dwellings
Site identification method / source	SHELAA 2017, identified by community
Planning history	No relevant planning history
Neighbouring uses	Agricultural land, the B4041 and residential properties



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via the B4041</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via the B4041</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via the B4041</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	<400m	>3900m	<400m	<400m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site is relatively free from valued landscape features and, due to existing strong boundary screening, could accommodate change

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: the site comprises relatively flat grassland and is enclosed and separated from the wider countryside by a dense tree line.</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible. The site is adjacent to the grade II listed Manor Farmhouse and associated barn. Development in this location may adversely impact the setting of those heritage assets.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------

Planning Policy Constraints

<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
-------------------------------------------------------------------------------	-----------

<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
-------------------------------------------------------------------------------------------------------------------------------------	-------------------

<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Broad Hinton.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------

<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to and connected to the existing Broad Hinton settlement boundary.</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>The SHLAA states the availability of the site is unknown.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>The SHLAA states that the site availability is unknown and it is developable in the medium-term.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>50 dwellings</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>The SHLAA states that the site availability is unknown and it is developable in the medium-term.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>No</p>

<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>The site is a relatively compact and well-contained greenfield site adjacent to the existing settlement boundary of Broad Hinton. The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via a private drive off the B4041 which is visible on approach to the village. There is potential to provide a more appropriate vehicular access further along the boundary with improved visibility, requiring the removal of mature vegetation.</p> <p>The availability of the site is currently unknown and would need to be confirmed if it were to be considered further.</p> <p>The site is a considerable distance from local centre/shop, train station and secondary school. It is adjacent to the grade II listed Manor Farmhouse and associated barn. Any development in this location would need to be sensitively designed to mitigate any adverse impacts on the Grade II listed building.</p> <p>The site has limited intervisibility with the surrounding landscape setting due to its dense tree line boundary and has minimal valued landscape features on site.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB designation would not prevent development, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village' and landscape impact would be low due to its level of enclosure and lack of existing landscape features.</p> <p>If availability of the site is confirmed, the site may be appropriate for allocation for in the Neighbourhood Plan.</p>
---------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

B2

1. Site Details

Site Reference / Name	B2
Site Address / Location	Land North of Broad Hinton, Broad Hinton
Gross Site Area (Hectares)	4.60
SHLAA/SHELAA Reference (if applicable)	3207
Existing land use	Greenfield. Green space with cricket field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	148 dwellings in SHELAA, 54 dwellings promoted on masterplan
Site identification method / source	SHELAA 2017, Call for Sites, identified by community
Planning history	No relevant planning history
Neighbouring uses	Agricultural land, agricultural buildings, residential properties and recreation space



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via Manor Lane</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via Manor Lane</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing cycle access via Manor Lane</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, two PRoWs cross the site, providing links northwards via Yew Tree Lane</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	Yes, the development of the site may result in the loss of the existing cricket club

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	<400m	>3900m	<400m	<400m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site is relatively free from valued landscape features and incorporates some recreational uses and urbanising features. Existing features are not susceptible to development.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: The site is not visible from the B4041 or land to the north due to the presence of strong tree lines. Development on the site would not adversely impact identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is situated relatively close to the grade II listed Primary School, however another building sits between the tow, creating a degree of separation. As such, development of the site would cause limited impacts to surrounding heritage assets</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land. Predominantly greenfield. Some outbuildings on site.</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to and connected to the existing Broad Hinton settlement boundary.</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>The SHLAA states that the site is available for development.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>CfS form states delivery could commence in 2024 and completed within 1-2 years.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>148 dwellings in SHELAA, 54 dwellings promoted on masterplan</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>CfS form states delivery could commence in 2024 and completed within 1-2 years.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>No</p>

<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>The site is a well-contained greenfield site with the eastern side used as a cricket club, adjacent to the existing settlement boundary of Broad Hinton. The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via Manor Lane, however this is via a rural track and would require significant improvements to enable safe access to/from the site. Alternative access via a new lane off the B4041 linked to the north west of the site could provide a more suitable access, provided that visibility splays at the B4041 junction are sufficient.</p> <p>The site is a considerable distance from local centre/shop, train station and secondary school. There is limited intervisibility with the surrounding landscape setting due to its dense tree line boundary and has minimal valued landscape features on site.</p> <p>Development considerations would include the two Public Rights of Way which run across the site in addition to the potential loss of recreational facilities or re-provision of sports facility within a new residential development / community hub. Core Policy 49 of the Wiltshire Core Strategy states that proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Additionally, consideration would need to be given to ensure that the amenity of the Broad Hinton Village Hall and Broad Hinton Church of England Primary School are conserved.</p> <p>The AONB Position Statement on housing states that secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB position would not rule out development, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village' and landscape impact would be low due to its level of enclosure and lack of existing landscape features. The availability of the site has been established through the Call for Sites process and the timeframe for delivery has been earmarked as 1-2 years.</p>
---------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

B3

1. Site Details	
Site Reference / Name	B3
Site Address / Location	M4 Trade Centre A4361, Broad Hinton
Gross Site Area (Hectares)	0.31
SHLAA/SHELAA Reference (if applicable)	13/07088/FUL
Existing land use	Brownfield. Garage with associated hardstanding
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	11 dwellings
Site identification method / source	SHELAA 2017 , identified by community
Planning history	15/00136/FUL: Erection of three detached dwellings. Approved with conditions March 2015.
Neighbouring uses	Agricultural land, the A4361 and residential properties
	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via the A4361</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via the A4361</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing cycle access via the A4361</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	400-800m	<400m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises previously developed land and includes a garage and hardstanding. There are no valued landscape features on the site.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: The site is bordered by thick shrubs and there is an undulating field to the west which limits intervisibility between the site and wider countryside. Development of the site would not block any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land. Garage and associated hardstanding.</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to and connected to the existing Broad Hinton settlement boundary.</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>The SHLAA states the availability of the site is unknown.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>The SHLAA states that the site availability is unknown and it is developable in the medium-term.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p><i>Yes, demolition of existing garage required and potential need for ground remediation works.</i></p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>11 dwellings</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>The SHLAA states that the site availability is unknown and it is developable in the medium-term.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>Yes, demolition of existing garage required and potential need for ground remediation works.</p>
<p>Summary of justification for rating</p>	<p>Residential uses: A brownfield site that is adjacent to the built-up edge of Broad Hinton. The site currently accommodates a car garage (in use) and hardstanding and development would lead to a loss of a local service. The availability of the site is currently unknown. If the site were to be redeveloped, viability should be considered due to demolition and ground remediation costs. The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality), however it is currently hardstanding and not in use for agricultural production. There is existing vehicular, cycle and pedestrian access via the A4361. The site is a considerable distance from a local centre/shop, train station and secondary school. As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB position would not rule out development, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village' and landscape impact would be low due to its level of enclosure and lack of existing landscape features. A planning application for the erection of three detached dwellings (15/00136/FUL) was approved with conditions in March 2015, however it appears that this permission has now lapsed. The availability of the site for development is currently unknown and would need to be established prior to the allocation of the site in the Neighbourhood Plan.</p>

B5

1. Site Details

Site Reference / Name	B5
Site Address / Location	Field by Elm Cross bounded by Summers Lane and A4361, Broad Hinton
Gross Site Area (Hectares)	3.24
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Grazing land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	10 dwellings
Site identification method / source	Call for Sites, identified by community
Planning history	No relevant planning history
Neighbouring uses	Agricultural fields, residential properties and the local road network



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via the A4361</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via the A4361, however the A4361 has no segregated footpath.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing cycle access via the A4361</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	<400m	<400m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises of open grazing land with some scattered mature trees. The site could accommodate some change with appropriate buffering and landscaping.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity: the site is partially enveloped by residential development but has some intervisibility with the open countryside to the south. Development in this location may blight the views of residents living along Post Office Lane.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to and connected to the existing Broad Hinton settlement boundary.</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes, site identified through the Call for Sites process.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>CfS form does not confirm availability and/or delivery timescales.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>10 dwellings</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>CfS form does not confirm availability and/or delivery timescales.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>Residential uses: A greenfield site that is adjacent to the settlement boundary and built-up edge of Broad Hinton. Despite this, its main access is along the southeastern edge of the site and is some distance away from the centre of Broad Hinton. The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via the A4361 and safe pedestrian and cycle access is relatively limited due to the lack of designated cycle path and footpath. The site is a considerable distance from a local centre/shop, train station and secondary school. Together, the site's poor access and relative isolation from services and facilities rule out the site as a potential site for housing or community uses. The availability of the site has been confirmed via the Call for Sites process. The site is relatively open is partially enveloped by residential development but has some intervisibility with the North Wessex Downs to the south east. As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. In this instance, development of the site cannot be justified as it would result in the loss of countryside on the edge of an AONB settlement and would also have adverse landscape impacts due to its relatively flat and open setting. Development in this area would also be highly visible from Hackpen Hill.</p>

B6

1. Site Details	
Site Reference / Name	B6
Site Address / Location	Land at Norborne Farm, Broad Hinton
Gross Site Area (Hectares)	2.94
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Agricultural field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	20 dwellings
Site identification method / source	Call for Sites, Identified by community
Planning history	No relevant planning history
Neighbouring uses	Agricultural fields, residential properties and the local road network



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via Yew Tree Lane</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via Yew Tree Lane</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing cycle access via Yew Tree Lane</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, a PRoW cuts across the site from the south west to north east</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Yes, there is a telegraph pole in the northeastern corner of the site.
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	>3900m	<400m	400-800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises of open arable land with some scattered mature trees. The site could accommodate some change with appropriate buffering and landscaping.

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: the site is highly visible from Yew Tree Lane and has high intervisibility with the surrounding higher ground to the south east. Development in this location would interrupt rural views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible. The site is adjacent to the grade II listed Yew Trees. Development in this location may adversely impact the setting of the heritage asset.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to and connected to the existing Broad Hinton settlement boundary.</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes, site identified through the Call for Sites process.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>CfS form states delivery timescales are as follows: 50 units 2024/24, 30 units in 2025/26</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>20 dwellings</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>Residential uses: A greenfield site adjacent to the settlement boundary and built-up edge of Broad Hinton. The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via Yew Tree Lane. The site is a considerable distance from a local centre/shop, train station and secondary school. There is a Public Right of Way that cuts across the site from the south west to the north east.</p> <p>The availability of the site has been confirmed via the Call for Sites process.</p> <p>The site is highly visible from Yew Tree Lane and has high intervisibility with the North Wessex Downs to the south east. Development of the whole site would interrupt rural views and may also adversely impact the setting of the grade II listed Yew Trees. However, visual amenity could be mitigated if development were restricted to the west of the site contiguous with the settlement edge (covering approximately 25% of the overall site area). As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB position would not rule out development, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. It is therefore considered that the site could accommodate some limited development in the western half of the site, provided that potential AONB and landscape impacts are sufficiently mitigated against.</p>

B7

1. Site Details	
Site Reference / Name	B7
Site Address / Location	Land at the side of the church, Broad Hinton
Gross Site Area (Hectares)	0.46
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Green space
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	15.5296
Site identification method / source	Identified by community
Planning history	No relevant planning history
Neighbouring uses	Allotments, open space, a residential property and the St Peter Ad Vincula C of E Church
	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via a lane off Summers Road.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via a lane off Summers Road.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing cycle access via a lane off Summers Road.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, a PRoW cuts across the site from north to south</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. Dense tree line along eastern boundary of site.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. Dense tree line along eastern boundary of site.</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Yes, there is a telegraph pole in the eastern half of the site
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	Yes, development of the site would result in loss of amenity space with short distance views to the adjacent St Peter Ad Vincula C of E Church

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	>3900m	<400m	<400m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site consists of open grassland with a dense mature tree line in the east and trees scattered across the site. Development in this location would require appropriate landscaping and sensitive design features to mitigate any adverse environmental impacts.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: the site is surrounded by some development and is relatively enclosed by dense tree lines. Despite this, the site forms the immediate setting of the church and therefore development of the site would obstruct the historic setting and short and long distance views to/from the church.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible The site falls within the Broad Hinton Conservation Area and is adjacent to the grade I listed Church of St Peter Ad Vincula and grade II listed Broad Hinton House. Development in this location would undermine the integrity of this historic area and its assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built-up area of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to and connected to the existing Broad Hinton settlement boundary.</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	<i>Yes, the telegraph poles crossing the site may need to be relocated to support development in this location.</i>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>16</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>Open green area to East of church, part of conservation area</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Yes, the telegraph poles crossing the site may need to be relocated to support development in this location.</p>

<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>A greenfield site that is within the built-up edge of Broad Hinton and is adjacent to the Broad Hinton settlement boundary.</p> <p>The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via a lane off Summers Road. The site is a considerable distance from a local centre/shop, train station and secondary school. There is a Public Right of Way that cuts across the site from the north to the south.</p> <p>A power line runs along the eastern half of the site which may affect the developable area.</p> <p>The site falls within the Broad Hinton Conservation Area and forms part of the setting of the grade I listed Church of St Peter Ad Vincula and the grade II listed Broad Hinton House. It also provides a central amenity space. Its development would undermine the integrity of the area's heritage assets and may also obstruct views to/from the church.</p> <p>The availability of the site is currently unknown.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB position would not rule out development as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. In this instance, development of the site may be justified as the site sits within the main built-up area and is considered to have moderate landscape sensitivity due to the enclosed nature of the site and presence of some valued landscape features such as a dense row of mature trees. However, the site plays an important role in preserving the historic setting of the church and conservation area and providing an important amenity function. On this basis, it is not considered to be suitable for development.</p>
---------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

B8

1. Site Details

Site Reference / Name	B8
Site Address / Location	Pitchens End green area, Broad Hinton
Gross Site Area (Hectares)	0.22
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Green space
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	8.3556
Site identification method / source	Identified by community
Planning history	No relevant planning history
Neighbouring uses	Residential properties and the local road network



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes, there is existing vehicular access via Pitchens End.
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes, there is existing pedestrian access via Pitchens End.
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes, there is existing cycle access via Pitchens End.
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	Yes, there is a PRoW in the north eastern corner of the site
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	Yes, development of the site would result in a loss of amenity space for the residents of Pitchens End and could result in some privacy and overlooking concerns.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-1200m	>3900m	<400m	<400m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises an incidental open space and is entirely enveloped by development. The site contains no valued landscape features and could therefore accommodate change.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: the site is visually enclosed by hedges and a timber fence and has a strong relationship with the surrounding properties. Development in this location would not adversely effect any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>Site falls within Policy TR17 Existing Outdoor Sport and Recreation Facilities of the Kennet Local Plan (saved policy). Policy TR17 states that development of existing outdoor sport and recreational space for other uses within the Limits of Development of</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built-up area of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is within the Broad Hinton settlement boundary.</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>8</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>Open green area to south of Pitchen's End estate</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>No</p>

<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>A greenfield site that is within the built-up edge of Broad Hinton and settlement boundary. The site comprises of an incidental green space in a residential street.</p> <p>The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via Pitchens End. The site is a considerable distance from a local centre/shop, train station and secondary school. There is a Public Right of Way in the north eastern corner of the site and development of the site would result in the loss of amenity space.</p> <p>The availability of the site is currently unknown and would need to be established if it were to be considered further. Privacy and amenity of neighbouring properties would need to be considered.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB position would not rule out development, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. In this instance, development of the site may be justified as the site sits within the main built-up area and is considered to have low landscape sensitivity as it entirely enveloped by development and does not include any important landscape features.</p> <p>The site falls within an area covered by saved Policy TR17 (Existing Outdoor Sport and Recreation Facilities) of the Kennet Local Plan. Policy TR17 does not preclude the site for residential development, but, in that instance, does require a suitable alternative site of comparable size and facilities to be created in a suitable location.</p> <p>If availability of the site is confirmed, the site may be appropriate for allocation for a very limited number of homes in the Neighbourhood Plan.</p>
---------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

B9

1. Site Details	
Site Reference / Name	B9
Site Address / Location	Weir Farm Yard Site, Broad Hinton
Gross Site Area (Hectares)	1.02
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Brownfield. Agricultural buildings
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	15 dwellings
Site identification method / source	Call for Sites
Planning history	No relevant planning history
Neighbouring uses	Local road network, agricultural fields, pond, residential properties



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site falls within the Marlborough Downs Nature Improvement Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing access via the adjacent track. There is scope to widen and improve this access point.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing access via the adjacent track. There is scope to widen and improve this access point.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing access via the adjacent track. There is scope to widen and improve this access point.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. Cluster of trees to north of site.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. Cluster of trees to north of site.</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Yes, there are overhead wires across the site and telegraph poles along the southern boundary of the site.
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site consists of agricultural buildings and associated yard space. The site has no valued landscape features.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: The site is in prominent position of open arable land, with high intervisibility and long-distance rural views to the rolling hills in the south east. Development in this location would interrupt these views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land. Numerous agricultural buildings on site.</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the built-up area of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is outside and not connected to the Broad Hinton settlement boundary.</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes, site identified through the Call for Sites process.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>CfS form indicates that the site is available and confirms that all units (15) could be delivered in 2023/24.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Yes, the telegraph poles and overhead wires crossing the site may need to be relocated to support development in this location.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------

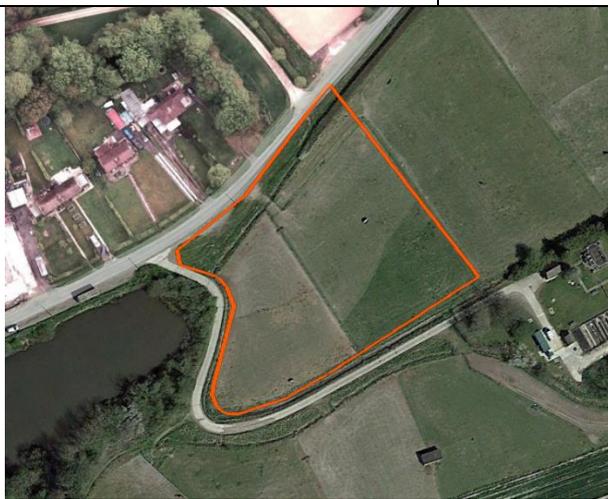
5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>15 dwellings</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>CfS form indicates that the site is available and confirms that all units (15) could be delivered in 2023/24.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Yes, the telegraph poles and overhead wires crossing the site may need to be relocated to support development in this location.</p>
<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>A brownfield site that falls outside the built-up edge of Broad Hinton and settlement boundary. The site comprises of agricultural buildings and associated hardstanding.</p> <p>The site falls within the North Wessex Downs AONB and the Marlborough Downs Nature Improvement Area. It is classified as Best and Most Versatile agricultural land (grade 2: very good quality). Development of the site would result in the non-compliance of paragraph 177 of the NPPF, as development in this location would cause detrimental effects to AONB landscape.</p> <p>Development of the site would also not adhere to Core Policy 51 (Landscape) of the Core Strategy, which states that proposals should maintain the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe. The site is a considerable distance from a local centre/shop, train station, secondary school, open space/recreational facilities and a cycle route. The site also includes several overhead wires and a telegraph pole line along its southern boundary, which could affect the development potential.</p> <p>There is a cluster of mature trees to the north of the site which may potentially include veteran trees. The site is considered to have high visual amenity sensitivity as the site is site in a prominent position surrounded by open arable land and high intervisibility with the South Wessex Downs to the south east.</p> <p>The availability of the site has been confirmed via the Call for Sites process.</p>

B10

1. Site Details

Site Reference / Name	B10
Site Address / Location	Weir Paddock Site, Broad Hinton
Gross Site Area (Hectares)	0.77
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Paddock
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	10 dwellings
Site identification method / source	Call for Sites, identified by community
Planning history	No relevant planning history
Neighbouring uses	Local road network, agricultural fields, pond, residential properties, water treatment plant



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site falls within the Marlborough Downs Nature Improvement Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing gated access off the adjacent track. There is scope to widen and improve this access point.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing gated access off the adjacent track. There is scope to widen and improve this access point.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing gated access off the adjacent track. There is scope to widen and improve this access point.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Yes, there are telegraph poles cutting across the site.
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises an open paddock with far-reaching views towards rolling hills in the south east. The site forms part of an open network of agricultural and pasture land.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: The site is in prominent position of open pasture land, with high intervisibility and long-distance rural views to the rolling hills in the south east. Development in this location would interrupt these views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the built-up area of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is outside and not connected to the Broad Hinton settlement boundary.</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes, site identified through the Call for Sites process.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>CfS form indicates that the site is available and confirms that all units (10) could be delivered in 2023/24.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Yes, the telegraph poles crossing the site may need to be relocated to support development in this location.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>10 dwellings</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>CfS form indicates that the site is available and confirms that all units (10) could be delivered in 2023/24.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Yes, the telegraph poles crossing the site may need to be relocated to support development in this location.</p>
<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>A greenfield site / paddock that falls outside the built-up edge of Broad Hinton and settlement boundary.</p> <p>The site falls within the North Wessex Downs AONB and the Marlborough Downs Nature Improvement Area. It is classified as Best and Most Versatile agricultural land (grade 2: very good quality). Development of the site would result in the non-compliance of paragraph 177 of the NPPF, as development in this location would cause detrimental effects to AONB landscape.</p> <p>Development of the site would also not adhere to Core Policy 51 (Landscape) of the Core Strategy, which states that proposals should maintain the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe. There is existing vehicular, cycle and pedestrian access via the adjacent track. The site is a considerable distance from a local centre/shop, train station, secondary school, open space/recreational facilities and a cycle route. The viability of the site could be undermined by the presence of a telegraph pole line which cuts across the site.</p> <p>The site is considered to have high visual amenity sensitivity as the site is site in a prominent position surrounded by open arable land and high intervisibility with North Wessex Downs to the south east.</p> <p>The availability of the site has been confirmed via the Call for Sites process.</p>

B11

1. Site Details

Site Reference / Name	B11
Site Address / Location	Main Road Paddock Site, Broad Hinton
Gross Site Area (Hectares)	0.78
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Paddock
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	15 dwellings
Site identification method / source	Call for Sites, identified by community
Planning history	No relevant planning history
Neighbouring uses	Local road network, agricultural fields, pond, residential properties



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site falls within the Marlborough Downs Nature Improvement Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing gated access off the adjacent track. There is scope to widen and improve this access point.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing gated access off the adjacent track. There is scope to widen and improve this access point.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing gated access off the adjacent track. There is scope to widen and improve this access point.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Yes, there are telegraph poles cutting across the site.
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises an open paddock with far-reaching views towards rolling hills in the south east. The site forms part of an open network of agricultural and pasture land.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: The site is in prominent position of open pasture land, with high intervisibility and long-distance rural views to the rolling hills in the south east. Development in this location would interrupt these views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the built-up area of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is outside and not connected to the Broad Hinton settlement boundary.</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes, site identified through the Call for Sites process.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>CfS form indicates that the site is available and confirms that all units (15) could be delivered in 2023/24.</p>

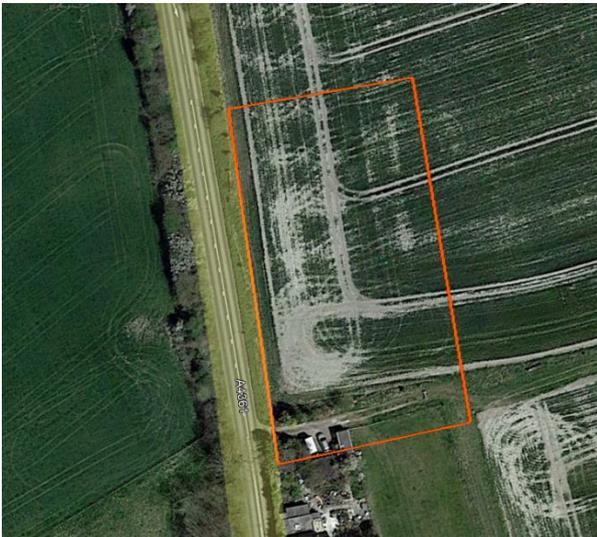
4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Yes, the telegraph poles crossing the site may need to be relocated to support development in this location.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>15 dwellings</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>CfS form indicates that the site is available and confirms that all units (15) could be delivered in 2023/24.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Yes, the telegraph poles crossing the site may need to be relocated to support development in this location.</p>
<p>Summary of justification for rating</p>	<p>Residential uses: A greenfield site / paddock that falls outside the built-up edge of Broad Hinton and settlement boundary. The site falls within the North Wessex Downs AONB and the Marlborough Downs Nature Improvement Area. It is classified as Best and Most Versatile agricultural land (grade 2: very good quality). Development of the site would result in the non-compliance of paragraph 177 of the NPPF, as development in this location would cause detrimental effects to AONB landscape. Development of the site would also not adhere to Core Policy 51 (Landscape) of the Core Strategy, which states that proposals should maintain the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe. The site is a considerable distance from a local centre/shop, train station, secondary school, open space/recreational facilities and a cycle route. A power line cuts across the site. The site is considered to have high visual amenity sensitivity as the site is site in a prominent position surrounded by open arable land and high intervisibility with the North Wessex Downs to the south east. The availability of the site has been confirmed via the Call for Sites process.</p>

B12

1. Site Details	
Site Reference / Name	B12
Site Address / Location	Main Road Site, Broad Hinton
Gross Site Area (Hectares)	0.42
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Arable land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	4 dwellings
Site identification method / source	Call for Sites
Planning history	No relevant planning history
Neighbouring uses	The A4361, residential properties, agricultural fields
	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site falls within the Marlborough Downs Nature Improvement Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No existing access. Potential to create an access route off the adjacent A4361.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No existing access. Potential to create an access route off the adjacent A4361.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No existing access. Potential to create an access route off the adjacent A4361.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	400-800m	400-800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises part of an agricultural field with far-reaching views towards rolling hills in the east. The site forms part of an open network of agricultural and pasture land.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: The site is in prominent position of open arable land, with high intervisibility and long-distance rural views to the rolling hills in the east. Development in this location would interrupt these views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the built-up area of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is outside and not connected to the Broad Hinton settlement boundary.</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes, site identified through the Call for Sites process.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>CfS form indicates that the site is available and site is available and construction could commence immediately.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>4 dwellings</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>CfS form indicates that the site is available and site is available and construction could commence immediately.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>A greenfield site that falls outside the built-up edge of Broad Hinton and settlement boundary. The site comprises of part of a large arable field.</p> <p>The site falls within the North Wessex Downs AONB and the Marlborough Downs Nature Improvement Area. It is classified as Best and Most Versatile agricultural land (grade 2: very good quality). Development of the site would result in the non-compliance of paragraph 177 of the NPPF, as development in this location would cause detrimental effects to AONB landscape.</p> <p>Development of the site would also not adhere to Core Policy 51 (Landscape) of the Core Strategy, which states that proposals should maintain the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe. There is no existing vehicular, cycle and pedestrian access, however there is potential to create an access point off the adjacent A4361.</p> <p>Pedestrian access would not be possible as there is no footway linking the site to Broad Hinton. The site is a considerable distance from a local centre/shop, train station and secondary school.</p> <p>The site is considered to have high visual amenity sensitivity as the site is site in a prominent position surrounded by open arable land and high intervisibility with the North Wessex Downs in the south east. The availability of the site has been confirmed via the Call for Sites process.</p>

B13

1. Site Details	
Site Reference / Name	B13
Site Address / Location	Vize Lane Entrance, Broad Hinton
Gross Site Area (Hectares)	14.18
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Agricultural field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	299.198
Site identification method / source	Identified by community
Planning history	No relevant planning history
Neighbouring uses	Agricultural fiends, residential properties and back gardens



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Existing access via a byway off the B4041. Potential to widen and enhance this access point.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Existing access via a byway off the B4041, however there is no footway long the B4041 to link the site to Broad Hinton.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Existing access via a byway off the B4041, however there is no cycleway long the B4041 to link the site to Broad Hinton.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No. A PRoW cuts across both portions of the site, however the PRoW falls outside the site boundary</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, adjacent. Wooded area along the western boundary of the site.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Yes, there are telegraph poles cutting across the southern half of the site.
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	<400m	>3900m	<400m	<400m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises of two sections of an agricultural field with far-reaching rural views to the west and development to the east. The site forms part of an open network of agricultural and pasture land. The site could potentially accommodate some change subject to appropriate buffers and landscaping.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: The site is highly visible from the B4041 and has high intervisibility and long-distance rural views to the rolling hills to the west. Development in this location would interrupt these views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible. The site is adjacent to the Broad Hinton Conservation Area. Development in this location may adversely impact the setting of the conservation area.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to and connected to the existing Broad Hinton settlement boundary.</p>

2. Assessment of Suitability	
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site would protrude past the existing built-up area edge, thus reducing the gap between Broad Hinton and Winterbourne Bassett.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p><i>Yes, the telegraph poles crossing the site may need to be relocated to support development in this location.</i></p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>299.198</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>First fields to north and south of Vize Lane</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Yes, the telegraph poles crossing the site may need to be relocated to support development in this location.</p>
<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>A greenfield site that is adjacent to the built-up edge of Broad Hinton and settlement boundary. The site consists of two agricultural fields that are separated by a byway.</p> <p>The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via the byway which links to the B4041, however pedestrian access is currently unsuitable as there is no footway along the B4041 to link the site to Broad Hinton. The site is a considerable distance from a local centre/shop, bus/tram stop, train station and secondary school. A power line cuts across the southern half of the site.</p> <p>The site is relatively large and its development would result in the significant growth of Broad Hinton. A development of this scale would also protrude past the existing built-up edge of Broad Hinton, which, in turn, would contribute to coalescence between Broad Hinton and Winterbourne Bassett. The site is adjacent to a wooded area to the west.</p> <p>The site is considered to have high visual amenity sensitivity as the site is site in a prominent position and is highly visible from the B4041 and has high intervisibility and long-distance views towards the rolling hills in the west.</p> <p>The availability of the site is currently unknown.</p>

B14

1. Site Details	
Site Reference / Name	B14
Site Address / Location	Land behind The Crown, Broad Hinton
Gross Site Area (Hectares)	0.23
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Mix of brownfield and greenfield. Gravelled area, outbuildings and green space
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5
Site identification method / source	Identified by community
Planning history	No relevant planning history
Neighbouring uses	Residential properties and back gardens, agricultural fields



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Existing access is via the car park of The Crown Inn. Potential to create alternative access via the lane to the north of the site.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Existing access is via the car park of The Crown Inn. Potential to create alternative access via the lane to the north of the site.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Existing access is via the car park of The Crown Inn. Potential to create alternative access via the lane to the north of the site.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Adjacent</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Unknown
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	<400m	>3900m	<400m	<400m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises a small enclosed yard and an open space with a cluster of mature trees. Some development could be accommodated in this location.

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity: The site is partially enveloped by built development, but sits on the built-up edge of Broad Hinton with far reaching views westwards across open agricultural fields.</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------

<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------

Planning Policy Constraints

<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
-------------------------------------------------------------------------------	-----------

<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land. Vacant land with outbuildings.</p>
-------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------

<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built-up area of Broad Hinton.</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------

<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is within the Broad Hinton settlement boundary.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

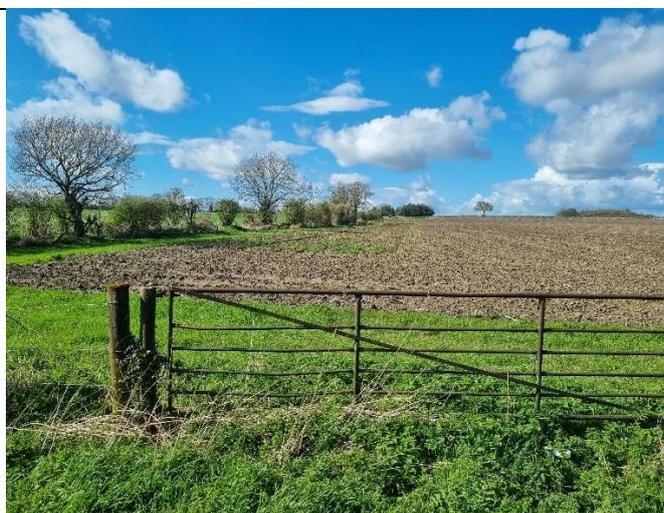
5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>5</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>Gravelled & grassed area to south west of pub car park</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>No</p>

<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>A part greenfield, part brownfield site that is within the built-up edge of Broad Hinton and settlement boundary. The site consists of a gravelled area, outbuildings and grassy open space.</p> <p>The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is a cluster of mature trees in the north of the site. There is existing vehicular, cycle and pedestrian access via the car park of The Crown Inn. There is potential to create alternative access via the bridleway to the north of the site, however it is acknowledged that significant improvements would need to be made as this is currently unsuitable for vehicular use and has electricity pylons along the route. The site is a considerable distance from a local centre/shop, bus/tram stop, train station and secondary school.</p> <p>The site is considered to have partial visual amenity sensitivity as the site is partially enveloped by built development but has far-reaching westward views across open agricultural fields.</p> <p>The availability of the site is currently unknown.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The AONB position would not rule out development, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. In this instance, development of the site could potentially be justified as the site sits within the main built-up area and is considered to have low landscape sensitivity as it is enclosed, lacks existing landscape features and is adjacent to built development. Any residential proposal on the site would be required to meet the stringent requirements of both the AONB Management Plan and the criteria set out in the AONB Housing Position Statement. The site is not currently suitable for allocation in the Neighbourhood Plan as its availability is unknown, however, should this be confirmed the site may be appropriate for consideration.</p>
---------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

B15

1. Site Details	
Site Reference / Name	B15
Site Address / Location	Land North of Yew Tree Lane, Broad Hinton
Gross Site Area (Hectares)	30.67
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Agricultural field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	647.137
Site identification method / source	Identified by community
Planning history	No relevant planning history
Neighbouring uses	Agricultural fields, an agricultural yard and the local road network



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No direct existing access. Potential to create access via Yew Tree Lane.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No direct existing access. Potential to create access via Yew Tree Lane.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No direct existing access. Potential to create access via Yew Tree Lane.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is a PRoW that crosses the eastern half of the site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	>3900m	<400m	<400m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises large open agricultural fields with some hedgerows and tree lines. Development in this location would protrude development into the open arable landscape and would be contrary to the enhancement priorities of the LCA Assessment, which states that areas of permanent pasture should be retained.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: the site comprises open agricultural fields with little enclosure and far-reaching views towards the rolling hills in the south east. Development in this location would interrupt rural agricultural views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to and connected to the existing Broad Hinton settlement boundary.</p>

2. Assessment of Suitability	
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site would protrude past the existing built-up area edge, thus reducing the gap between Broad Hinton and Uffcott.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>647.137</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>Both fields to north of Yew Tree Lane between village boundary and A4361</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>A greenfield site that is adjacent to the built-up edge of Broad Hinton and settlement boundary. The site consists of three adjoining agricultural fields.</p> <p>The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is no existing vehicular, cycle and pedestrian access, however there is potential to create access via Yew Tree Lane. The site is a considerable distance from a local centre/shop, train station and secondary school. There is an existing Public Right of Way in the eastern half of the site.</p> <p>The site is relatively large and its development would result in the significant growth of Broad Hinton. A development of this scale would also protrude past the existing built-up edge of Broad Hinton, which, in turn, would create a degree of coalescence between Broad Hinton and Uffcott.</p> <p>The site is considered to have landscape and high visual amenity sensitivity as the site comprises open agricultural fields, hedgerows and tree lines. The site has little enclosure and far-reaching views towards the rolling hills in the south east.</p> <p>The availability of the site is currently unknown.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The site cannot be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. In this instance, the site is considered unsuitable as its development would result in a large urban extension within the open AONB countryside. Any development in this location would adversely impact the serene wider rural setting.</p>

B16

1. Site Details	
Site Reference / Name	B16
Site Address / Location	Land South of Yew Tree Lane by A4361, Broad Hinton
Gross Site Area (Hectares)	19.77
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Agricultural field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	417.147
Site identification method / source	Identified by community
Planning history	No relevant planning history
Neighbouring uses	Agricultural fields, residential properties and the local road network



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No direct existing access. Potential to create access via Yew Tree Lane.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No direct existing access. Potential to create access via Yew Tree Lane.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No direct existing access. Potential to create access via Yew Tree Lane.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is a PRoW that crosses the site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes, there is a telegraph pole in the northernmost area of the site.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	>3900m	400-800m	<400m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	High sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises large open agricultural fields with some hedgerows and tree lines. Development in this location would protrude development into the open arable landscape and would be contrary to the enhancement priorities of the LCA Assessment, which states that areas of permanent pasture should be retained.
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: the site comprises open agricultural fields with a degree of enclosure and far-reaching views to rolling hills in the south east. Development in this location would interrupt rural agricultural views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to and connected to the existing Broad Hinton settlement boundary.</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p><i>Yes, the telegraph poles crossing the site may need to be relocated to support development in this location.</i></p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>417.147</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>Three large fields adjacent to B6</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Yes, the telegraph poles crossing the site may need to be relocated to support development in this location.</p>

<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>A greenfield site that is adjacent to the built-up edge of Broad Hinton and settlement boundary. The site consists of two adjoining agricultural fields.</p> <p>The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is no existing vehicular, cycle and pedestrian access, however there is potential to create access via Yew Tree Lane A Public Right of Way crosses the site. The site is a considerable distance from a local centre/shop, train station and secondary school. There is a power line in the northernmost area of the site.</p> <p>The site is relatively large and its development would result in the significant growth of Broad Hinton. A development of this scale would also protrude past the existing built-up edge of Broad Hinton, which, in turn, would contribute to coalescence between Broad Hinton and Uffcott. Development in this location would also lead to the containment of the adjacent agricultural field to the west.</p> <p>The site is considered to have landscape and high visual amenity sensitivity as the site comprises open agricultural fields, hedgerows and tree lines. The site has far-reaching views towards the rolling hills in the south east.</p> <p>The availability of the site is currently unknown.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The site cannot be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. In this instance, the site is considered unsuitable as its development would result in a large urban extension within the open AONB countryside. Any development in this location would adversely impact the serene wider rural setting.</p>
---------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

B17

1. Site Details	
Site Reference / Name	B17
Site Address / Location	Land South of Summers Lane, Broad Hinton
Gross Site Area (Hectares)	10.27
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Agricultural field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	216.697
Site identification method / source	Identified by community
Planning history	No relevant planning history
Neighbouring uses	Agricultural fields, residential properties and the local road network
 	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land.</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via Summers Road</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via Summers Road</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing cycle access via Summers Road</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is a PRoW/byway along the western boundary of the site.</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-1200m	>3900m	<400m	<400m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises large open agricultural fields which slope down to the east with a tree line to the south. Development in this location would protrude development into the open arable landscape and would be contrary to the enhancement priorities of the LCA Assessment, which states that areas of permanent pasture should be retained.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: the site comprises open agricultural fields sloping down to the east. The site is highly visible from Summers Road, with strong intervisibility between the site and surrounding countryside to the south. Development in this location would interrupt rural agricultural views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible. The site is adjacent to the Broad Hinton Conservation Area. Development in this location may adversely impact the setting of the conservation area.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Broad Hinton.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>The site is adjacent to and connected to the existing Broad Hinton settlement boundary.</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>Yes, the site would protrude past the existing built-up area edge, thus reducing the gap between Broad Hinton and Winterbourne Bassett.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>216.697</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	<p>Field south of Summers Lane, next to A4361</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>A greenfield site that is adjacent to the built-up edge of Broad Hinton and settlement boundary. The site consists of a steeply sloping agricultural field.</p> <p>The site falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). There is existing vehicular, cycle and pedestrian access via Summers Road. A Public Right of Way/byway passes along the western boundary of the site. The site is a considerable distance from a local centre/shop, train station and secondary school.</p> <p>The site is relatively isolated and would result in a large linear extension of the existing settlement. A development of this scale would also protrude past the existing built-up edge of Broad Hinton, which, in turn, would create a degree of coalescence between Broad Hinton and Winterbourne Bassett.</p> <p>The site is considered to have landscape and high visual amenity sensitivity as the site comprises of an open agricultural field which slopes down to the east. The site is highly visible from Summers Road and has strong intervisibility with the North Wessex Downs and surrounding open countryside to the south and east.</p> <p>The availability of the site is currently unknown.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement. The site cannot be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Broad Hinton as a 'large village'. In this instance, the site is considered unsuitable as its development would result in a large urban extension within the open AONB countryside. Any development in this location would adversely impact the serene wider rural setting.</p>

U1

1. Site Details

Site Reference / Name	U1
Site Address / Location	Uffcott New Cottages Site, Uffcott
Gross Site Area (Hectares)	0.22
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Garden
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	3 dwellings
Site identification method / source	Call for Sites
Planning history	No relevant planning history
Neighbouring uses	Agricultural fields, residential properties and the local road network



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site falls within the Marlborough Downs Nature Improvement Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via New Cottages</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via New Cottages</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing cycle access via New Cottages</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises a contained open field with no valued landscape features. Despite this, the site does form part of the wider green network and does have a relationship with the wide open countryside to the north.

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: the site is relatively open and has strong intervisibility with the surrounding open countryside to the north and east. Development in this location would interrupt these rural views.</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>

Planning Policy Constraints

<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Uffcott.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A. Uffcott does not have a defined settlement boundary.</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes, site identified through the Call for Sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	CfS form indicates that the site is available and confirms that all units (3) could be delivered in 2022/23.

4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>3 dwellings</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>CfS form indicates that the site is available and confirms that all units (3) could be delivered in 2022/23.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>Residential uses: A greenfield site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route. The site also has high visual amenity sensitivity as it is relatively open and has strong intervisibility with the North Wessex Downs and Wessex Ridgeway to the south east. As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas development in 'small villages' should not be supported. The site should therefore be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Uffcott as 'undefined'.</p>

U2

1. Site Details	
Site Reference / Name	U2
Site Address / Location	Uffcott Farm Site, Uffcott
Gross Site Area (Hectares)	0.28
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Green space
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	3 dwellings
Site identification method / source	Call for Sites
Planning history	18/10560/FUL: Change of Use from equestrian land to domestic curtilage and construction of a tennis court and removal of existing swimming pool and dome. Approved February 2019
Neighbouring uses	Agricultural buildings, residential properties and the local road network
	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site falls within the Marlborough Downs Nature Improvement Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via a track off New Cottages</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via a track off New Cottages</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing cycle access via a track off New Cottages</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. Cluster of trees along western boundary of site.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site includes undulating grassland and a dense tree line with undergrowth. The site could potentially accommodate some development provided adequate landscaping and buffering.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: the site is enveloped by developed and has low intervisibility with the surrounding landscape.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built-up area of Uffcott.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A. Uffcott does not have a defined settlement boundary.</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes, site identified through the Call for Sites process.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>CfS form indicates that the site is available and confirms that all units (3) could be delivered in 2022/23.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>3 dwellings</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>CfS form indicates that the site is available and confirms that all units (3) could be delivered in 2022/23.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? <i>Yes / No</i></p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>Residential uses: A greenfield site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route. As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas development in 'small villages' should not be supported. The site should therefore be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Uffcott as 'undefined'.</p>

U3

1. Site Details	
Site Reference / Name	U3
Site Address / Location	Uffcott Paddock Site, Uffcott
Gross Site Area (Hectares)	0.16
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Paddock
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	3 dwellings
Site identification method / source	Call for Sites
Planning history	K/17314/O: Single detached house. Refused May 1991. Officer's Report not available. Justification for refusal unknown.
Neighbouring uses	Agricultural fields and residential properties



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site falls within the Marlborough Downs Nature Improvement Area</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via a track off New Cottages</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via a track off New Cottages</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing cycle access via a track off New Cottages</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises an open paddock with a tree line boundary. The site includes minimal landscape features and can accommodate change.

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: the site is loosely enveloped by elevated land and has low intervisibility with the surrounding landscape.</p>
<p>Heritage Constraints</p>	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
<p>Planning Policy Constraints</p>	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Uffcott.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A. Uffcott does not have a defined settlement boundary.</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes, site identified through the Call for Sites process.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>CfS form indicates that the site is available and confirms that all units (3) could be delivered in 2022/23.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>3 dwellings</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>CfS form indicates that the site is available and confirms that all units (3) could be delivered in 2022/23.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>Residential uses: The site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route. The site is also fully built out and has limited potential for additional development. As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas development in 'small villages' should not be supported. The site should therefore be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Uffcott as 'undefined'.</p>

W2

1. Site Details	
Site Reference / Name	W2
Site Address / Location	Land North of 36 High Street, Winterbourne Bassett
Gross Site Area (Hectares)	10.50
SHLAA/SHELAA Reference (if applicable)	K/58908/F
Existing land use	Mostly greenfield. Agricultural land with an outbuilding
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	221.55
Site identification method / source	SHELAA 2017
Planning history	No relevant planning history
Neighbouring uses	Agricultural fields and residential properties



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat or relatively flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes, there is existing vehicular access via the High Street
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes, there is existing pedestrian access via the High Street
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes, there is existing cycle access via the High Street
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	No

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises open agricultural fields with some mature hedgerows and trees. Growth in this location would result in development protruding beyond the built-up edge of Winterbourne Bassett into the open countryside and would therefore require sensitive landscaping and buffers to mitigate landscape impacts.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: the site is visibly open and can be seen via the High Street. The site has high intervisibility with elevated ground to the north east.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Winterbourne Bassett</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A. Winterbourne Bassett does not have a defined settlement boundary.</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, the site would protrude past the existing built-up area edge, thus reducing the gap between Broad Hinton and Winterbourne Bassett.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>The SHLAA states the availability of the site is unknown.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Not stated in CfS form. The SHELAA states that the availability of the site is unknown and the site is developable in the long term.</p>

4. Assessment of Viability

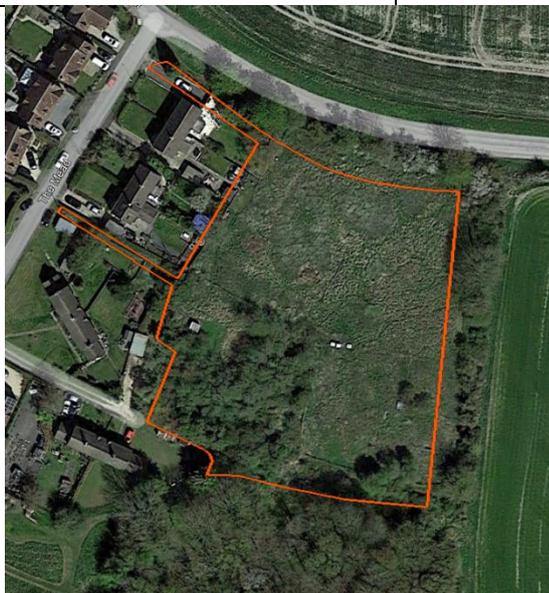
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>221.55</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Not stated in CfS form. The SHELAA states that the availability of the site is unknown and the site is developable in the long term.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>A greenfield site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land (grade 2: very good quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route, however Winterbourne Bassett does benefit from local amenities including the St Katherine and St Peter's Church and The Winterbourne pub The site is a considerable size and is prominent in the landscape, with long distance easterly views towards elevated land.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas development in 'small villages' should not be supported. The site should therefore be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Winterbourne Bassett as a 'small village'.</p>

W3

1. Site Details	
Site Reference / Name	W3
Site Address / Location	Bowmans Paddock, Winterbourne Bassett
Gross Site Area (Hectares)	0.75
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Paddock/waste ground (?)
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	9 dwellings, comprising 5 custom build or self build homes, 1 block of 4 retirement apartments and a unit for a work hub and coffee shop
Site identification method / source	Call for Sites, , identified by the community
Planning history	No relevant planning history
Neighbouring uses	Agricultural fields, a wooded area to the south and residential properties



2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via a track off The Mead</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via a track off The Mead</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing cycle access via a track off The Mead</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Yes, within. There is a cluster of trees in the southern half of the site.</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site contains an open paddock with a wooded area in the south west. The site is adjacent to the built-up edge of Winterbourne Bassett and has a strong tree line boundary which separates it from the open countryside.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: the site has a dense tree line boundary and is visually enclosed from its surroundings. Development in this location would therefore not adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Winterbourne Bassett</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A. Winterbourne Bassett does not have a defined settlement boundary.</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

Is the site available for development? <i>Yes / No / Unknown</i>	Yes, site identified through the Call for Sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	CfS form states that 9 dwellings can be delivered over the 2023/24 period.

4. Assessment of Viability

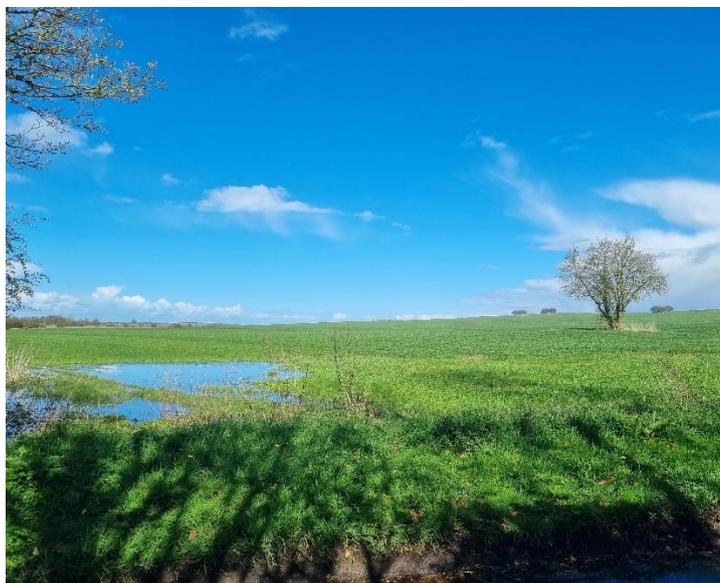
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>9 dwellings, comprising 5 custom build or self build homes, 1 block of 4 retirement apartments and a unit for a work hub and coffee shop</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>CfS form states that 9 dwellings can be delivered over the 2023/24 period.</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>The site is a greenfield site that falls within the North Wessex Downs AONB and is classified as Best and Most Versatile agricultural land (grade 3: good to moderate quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route, however Winterbourne Bassett does benefit from local amenities including the St Katherine and St Peter's Church and The Winterbourne pub. The site comprises open grassland. Access to/from the site is heavily constrained but could potentially be improved through alternative access provided via The Mead. Potential new access via the High Street is limited due to the sunken nature of the road.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas development in 'small villages' should not be supported. The site should therefore be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Winterbourne Bassett as a 'small village'.</p>

W4

1. Site Details	
Site Reference / Name	W4
Site Address / Location	Brook Furlong, Winterbourne Bassett
Gross Site Area (Hectares)	1.00
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Agricultural field
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	5
Site identification method / source	Call for Sites, identified by the community
Planning history	No relevant planning history
Neighbouring uses	Agricultural fields, the local road network and residential properties



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Medium Risk: Flood Zone 2</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Medium Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via the High Street</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via the High Street</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing cycle access via the High Street</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** *the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.*
- **Medium sensitivity:** *the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.*
- **High sensitivity:** *the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.*

Medium sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site comprises part of an agricultural field with some isolated trees. Growth in this location would result in development protruding beyond the built-up edge of Winterbourne Bassett and would therefore require sensitive landscaping and buffers to mitigate landscape impacts.

2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>High sensitivity: the site is visibly open and can be seen via the High Street. The site has high intervisibility with elevated ground to the north east.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the built-up edge of Winterbourne Bassett</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A. Winterbourne Bassett does not have a defined settlement boundary.</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes, site identified through the Call for Sites process.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>The CfS form states that the site is available now.</p>

4. Assessment of Viability

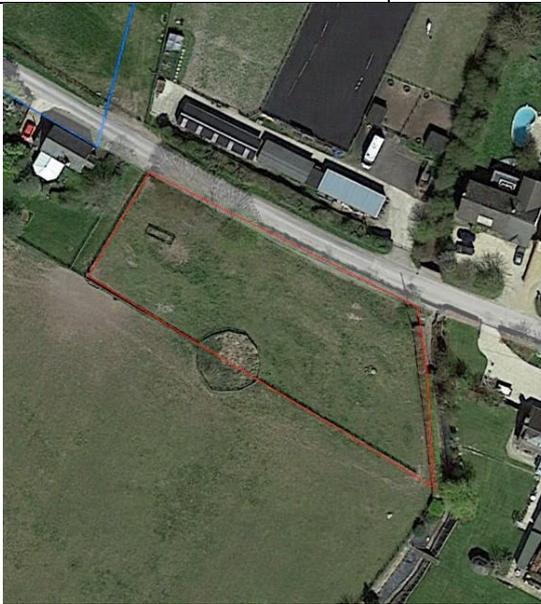
<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>No</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>5</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>The CfS form states that the site is available now.</p>
<p>Other key information</p>	<p>Landowner is flexible where the 1ha is situated along south boundary of field</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No</p>
<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>The site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land (grade 3: good to moderate quality). The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route, however Winterbourne Bassett does benefit from local amenities including the St Katherine and St Peter's Church and The Winterbourne pub. The site comprises a section of an agricultural field. The site has no defensible boundary to the north.</p> <p>As per the AONB Position Statement on housing, secondary 'large villages' may play a limited role in accommodating housing on the edge of the settlement, whereas development in 'small villages' should not be supported. The site should therefore be precluded on AONB grounds, as Core Policy CS CP1 (Settlement Strategy) of the Wiltshire Core Strategy defines Winterbourne Bassett as a 'small village'.</p>

W5

1. Site Details	
Site Reference / Name	W5
Site Address / Location	Piggery Field, Winterbourne Bassett
Gross Site Area (Hectares)	0.22
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Greenfield. Grazing land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	3 dwellings
Site identification method / source	Call for Sites, , identified by the community
Planning history	PL/2021/09801: Change of use of land and erection of a detached dwelling with associated access & landscaping. Refused May 2022.Appeal allowed with conditions March 2023.
Neighbouring uses	Agricultural fields, the local road network and residential properties



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Yes, North Wessex Downs AONB</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment? <i>Yes / No</i></p>	<p>No. The River Lambourn SAC is a considerable distance from the site.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3? <i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Low Risk: Flood Zone 1</p>
<p>Site is at risk of surface water flooding? <i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes, the site comprises of grades 2 and 3 agricultural land</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat or relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing vehicular access via the High Street</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing pedestrian access via the High Street</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes, there is existing cycle access via the High Street</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	No
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Yes, there are telegraph poles along the eastern boundary of the site.
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	>3900m	>800m	>800m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	Medium sensitivity: The site falls within the wider Avebury Plain Landscape Character Area (LCA) which is regarded in the LCA Assessment as 'a distinctive mix of open rolling arable landscapes, and more intimate pastoral countryside. Much of the area has been strongly influenced by intensive arable farming, and while the resultant landscape is in part sweeping and dramatic it is also visually arid over much of the eastern part'. The site contains open pasture land. The site could potentially accommodate some change, subject to the provision of appropriate landscaping.
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Medium sensitivity: the site is somewhat enclosed by the existing hedgerow south of the site and there is some intervisibility with the wider site and the open countryside to the south.</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site is not situated in close proximity to any designated heritage assets.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. There are no non-designated heritage assets within the vicinity of the site.</p>

Planning Policy Constraints

<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Core Policy CS CP1 (Settlement Strategy), CS CP14 (Spatial Strategy - Marlborough Community Area), CS CP43 (Broad Hinton), AONB Housing & Renewables Position Statements</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built-up area of Winterbourne Bassett.</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>N/A. Winterbourne Bassett does not have a defined settlement boundary.</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Yes, site identified through the Call for Sites process.</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>The CfS form indicates that the site is available for development, however, no indicative delivery timescales were provided.</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Yes, the telegraph poles crossing the site may need to be relocated to support development in this location.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>3 dwellings</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>The CfS form indicates that the site is available for development, however, no indicative delivery timescales were provided.</p>
<p>Other key information</p>	<p>Please contact landowner before visiting site. Note that only a portion of the mapped site has been put forward for development.</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? Yes / No</p>	<p>The site is not currently suitable, and available.</p> <p>Yes, the telegraph poles crossing the site may need to be relocated to support development in this location.</p>
<p>Summary of justification for rating</p>	<p>Residential uses:</p> <p>The site falls within the North Wessex Downs AONB, Marlborough Downs Nature Improvement Area and is classified as Best and Most Versatile agricultural land. The site is a considerable distance from a local centre/shop, train station, primary school, secondary school, open space/recreation facilities and cycle route.</p> <p>A proposal for the change of use of land and erection of a detached dwelling with associated access and landscaping was allowed at appeal in March 2023 on the site. As such, the site does not need to be allocated in the neighbourhood plan, although support for development at this location could be demonstrated through an allocation subject to discussions with Wiltshire Council.</p>

aecom.com