

ID	Site Name	Village	Site Identification Source				Site Assessment						Notes	
			Wiltshire SHELAA?	Call for Sites?	Community Suggested?	Active Planning?	Suitability	Uses	Availability	Viability	Residential Capacity	Supports Vision & Objectives?		
Short-Listed Sites for Neighbourhood Plan Site Selection Stage														
B1	The Manor House Paddock	Broad Hinton	Y	N	Y	N	Amber	R, C, E	Amber	Unknown	Up to 50	Green	Landowner would prefer to develop B2 hence Amber Availability.	
B2	Land North of Broad Hinton	Broad Hinton	Y	Y	Y	N	Amber	R, C, E	Green	Green	54 - 70	Green	Capacity retains cricket pitch.	
U3	Uffcott Paddock Site	Uffcott	N	Y	N	N	Red	E	Green	Unknown	N/A	Green	Possible community energy use only	
W3	Bowmans Paddock	Winterbourne Bassett	N	Y	Y	N	Red	X	Green	Amber		3	Green	Possible Rural Exception Site (northern part). Emerging local plan policy would limit to it 3 homes (5% of WB) which means Amber viability due to costs of making a new access.
Eliminated Sites - Unsuitable for Neighbourhood Plan (Unless new evidence comes forward)														
B3	M4 Trade Centre A4361	Broad Hinton	Y	N	Y	N	Amber	R, C, E	Unknown	Amber	Up to 11	Green	3 homes approved in 2015 but never built due to access issue. Site assessment warns about demolition and ground remediation costs hence Amber viability. Landowner has failed to respond to NPSG so site has been eliminated.	
B4	St Peters House	Broad Hinton	Y	N	N	N	Red	None	Unknown	Unknown	N/A	N/A	Site Already Fully Developed	
B5	Field by Elm Cross bounded by Summers Lane and A4361	Broad Hinton	N	Y	Y	N	Red	None	Green	Unknown	N/A	N/A		
B6	Land at Norborne Farm	Broad Hinton	N	Y	Y	N	Amber	R, C, E	Red	Amber	Up to 20	Green	Only the western side of site contiguous with settlement edge is assessed to be Suitable. Landowner decided on 11/8/23 to withdraw site from Neighbourhood Plan Allocation Process due to viability concerns.	
B7	Land at the side of the church	Broad Hinton	N	N	Y	N	Red	None	Unknown	Unknown	N/A	N/A		
B8	Pitchens End green area	Broad Hinton	N	N	Y	N	Amber	R, C	Unknown	Amber	Up to 4	Red	Eliminated by Steering Group as there is more evidence to support designating as a Local Green Space in our Neighbourhood Plan than developing for housing. Would also require alternative green space to be provided by Wiltshire Council hence viability is Amber.	
B9	Weir Farm Yard Site	Broad Hinton	N	Y	N	N	Red	None	Green	Unknown	N/A	N/A		
B10	Weir Paddock Site	Broad Hinton	N	Y	Y	N	Red	None	Green	Unknown	N/A	N/A		
B11	Main Road Paddock Site	Broad Hinton	N	Y	Y	N	Red	None	Green	Unknown	N/A	N/A		
B12	Main Road Site	Broad Hinton	N	Y	N	N	Red	None	Green	Unknown	N/A	N/A		
B13	Vize Lane Entrance	Broad Hinton	N	N	Y	N	Red	None	Unknown	Unknown	N/A	N/A		
B14	Land behind The Crown	Broad Hinton	N	N	Y	N	Amber	R, C	Red	Unknown	Up to 5	N/A	Landowner has no interest in developing this plot.	
B15	Land North of Yew Tree Lane	Broad Hinton	N	N	Y	N	Red	None	Unknown	Unknown	N/A	N/A		
B16	Land South of Yew Tree Lane by A4361	Broad Hinton	N	N	Y	N	Red	None	Unknown	Unknown	N/A	N/A		
B17	Land South of Summers Lane	Broad Hinton	N	N	Y	N	Red	None	Unknown	Unknown	N/A	N/A		
U1	Uffcott New Cottages Site	Uffcott	N	Y	N	N	Red	None	Green	Unknown	N/A	N/A		
U2	Uffcott Farm Site	Uffcott	N	Y	N	N	Red	None	Green	Unknown	N/A	N/A		
W1	36 High Street	Winterbourne Bassett	Y	N	N	Y	Red	None	Unknown	Unknown	N/A	N/A	Site Already Fully Developed	
W2	Land North of 36 High Street	Winterbourne Bassett	Y	N	N	N	Red	None	Unknown	Unknown	N/A	N/A		
W4	Brook Furlong	Winterbourne Bassett	N	Y	Y	N	Red	None	Green	Unknown	N/A	N/A		
W5	Piggery Field	Winterbourne Bassett	N	Y	Y	Y	Red	None	Green	Unknown	Up to 1	N/A	One house approved at appeal - PL-2021-09801. Does not need to be allocated.	

Legend

Suitability - Amber if the site is potentially suitable for housing allocation in the Neighbourhood Plan if constraints identified by AECOM can be resolved. Red if AECOM have assessed that the site is unsuitable for housing allocation

Uses - As identified by AECOM: R = Residential development, C = Community use, E = Renewable energy projects, X = Rural Exception Site

Availability - Green if there is evidence that the landowner or developer is willing to sell or develop the site at a known point in the future, within the plan period. All sites submitted through Call for Sites will be Green. Amber if the landowner would prefer not to develop the site. Red if the landowner does not want to develop the site.

Viability - Green if there is the necessary infrastructure to support development (highways, utilities, health, education) AND is the developer able to get sufficient financial returns to deliver the scheme. Amber if the steering group has evidence that one or both of these may not be true. Red if the developer has stated the site is definitely not viable.

Residential Capacity - "Up to X" - AECOM assessment of maximum potential capacity, otherwise specific numbers are from landowner/developer

Supports Vision & Objectives - Steering Group assessment, based on evidence, that this site supports the vision and objectives of our plan