

Broad Hinton and Winterbourne Bassett Neighbourhood Development Plan

Supporting Document on Site Allocations February 2025

(version: APL.BHWB.010.A Feb 25)

Introduction

1. This Supporting Document explains more fully the process undertaken for identifying sites for allocation in the Broad Hinton, Winterbourne Bassett and Uffcott Neighbourhood Development Plan (NDP). As set out in the NDP, the starting point for the process was engagement with local communities in Broad Hinton, Winterbourne Bassett and Uffcott on the strategy and content of the NDP. This identified concern for the future of the community demographic and how to sustain village facilities and village social cohesion if the demographic trend was not changed. The need for housing and additional community facilities to support the population was recognised in the engagements with the community. A separate Consultation Report (published at the Regulation 16 stage) will describe the consultation and engagement efforts undertaken in support of the development of the NDP proposals.

Housing Needs Assessment

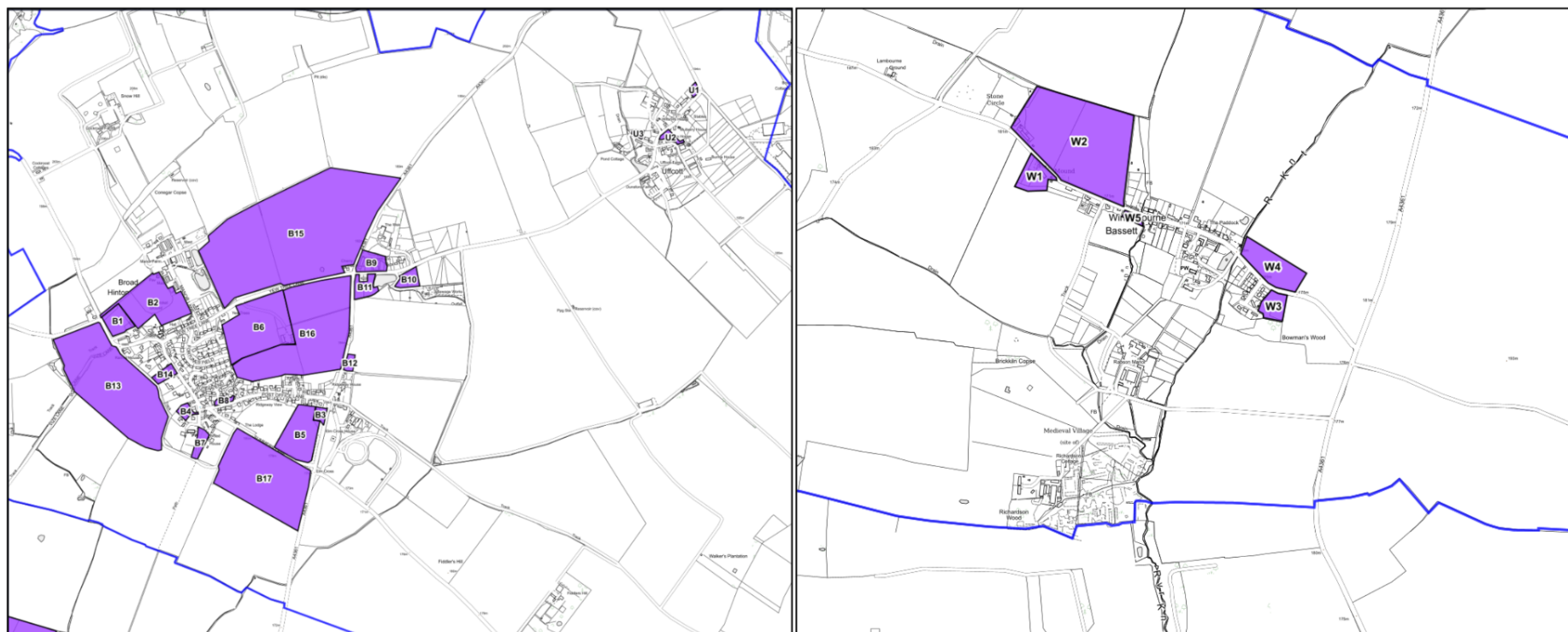
2. Once it was established that the communities within the Neighbourhood Area (NA) wanted to explore the potential for some new housing to help meet their future needs, a Housing Needs Assessment (HNA) was prepared to help understand the housing needs of the NA. This examined demographic trends in the NA, local income levels, local house prices and house types. From this, it identified needs for different types of housing and commented on how accessible this was to local households based on their average incomes.
3. The Neighbourhood Plan Steering Group (NPSG) consulted with local people on how the NPSG should respond to the findings of the HNA. This helped the group to formulate broad requirements that they would aim to secure from new development to meet the NDP Vision and Objectives. They included an objective to secure enough housing to help meet the, at that time, established Wiltshire Council residual requirement to provide 25 homes and to secure improved local community facilities in Broad Hinton close to existing facilities. The ability to secure development of local renewable energy facilities was also indicated as of potential interest.

Call for Sites and Site Assessment Process

4. Using technical support from AECOM, funded by Locality, a Call For Sites process was undertaken, in which local landowners were invited to submit their sites for consideration. Landowners were asked to indicate the extent to which they could deliver housing, community facilities and/or renewable energy development to meet local needs. In addition, SHELAA sites already recognised by Wiltshire Council were considered, and sites suggested by the local community were also included. The Call for Sites process led to 25 sites being identified, shown in **Figure 1**.
5. AECOM were asked to undertake a Site Assessment of the identified sites in relation to individual site constraints, potential capacity for development and recommendations on suitability for allocation and development. A summary of their findings, along with additional analysis done by the NPSG through landowner engagement, are shown in **Table 1**.

6. A key consideration in the assessment was the potential exposure of sites to impacts on the North Wessex Downs National Landscape, the relationship of sites to existing settlement, the distance of sites to other local community facilities and technical or other environmental constraints.
7. The Housing Needs Assessment and the full Site Assessment report from AECOM are Supporting Documents to the NDP.
8. Six of the 25 sites assessed by AECOM were viewed as potentially suitable for development. Three of these were sites previously submitted to Wiltshire Council (sites B1, B2 and B3), one resulted from the Call for Sites (B6) and two were suggested by the local community (B8 and B14). No sites in Winterbourne Bassett or Uffcott were assessed as potentially suitable for development.

Figure 1 Map of Identified Sites



Broad Hinton & Uffcott

Winterbourne Bassett

Table 1 - Assessment of Sites Considered for Allocation

			Site Identification Source				Site Assessment						Notes
ID	Site Name	Village	Wiltshire SHLAA?	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 but site may be available in future if B2 is completed.
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.
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)													
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	
U3	Uffcott Paddock Site	Uffcott	N	Y	N	N	Red	E	Green	Unknown	N/A	Red	Possible community energy use only. Community energy no longer in NP objectives so removed
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

Further Consultation and Development of Options

9. The Site Assessment results indicated that a number of sites across the area could potentially contribute to the requirements identified in different ways. However, AECOM did not assess availability or viability as part of their report, only suitability.
10. The NPSG undertook further consultation to assess availability and viability of the sites shortlisted by AECOM, and to discuss community priorities that should be considered in selecting site(s) for allocation.
11. It was decided to no longer pursue opportunities for development of community energy facilities as there were few suitable sites, landowner support was not evident, and the National Landscape setting could make planning permission difficult.
12. It was confirmed that candidate site B14 was not available for development and so this site was discounted from further consideration. Whilst Site B8 was suggested by the community, the site was viewed as having a more important role in providing green space accessible to the local community and for this reason it was proposed for Local Green Space designation and discounted from further consideration in the Call for Sites assessment exercise.
13. The remaining sites (B1, B2, B3 and B6) all had potential to deliver more than 10 homes, potentially leading to the provision of affordable housing. Sites B1 and B2 offered the potential to deliver greatly in excess of this, even with identified site constraints and other community requirements.
14. At this time, in view of the larger indicative capacity of some of the sites assessed as potentially suitable for development, a review of objectives was undertaken involving consultation with the community. The Housing Needs Assessment findings of a net shortfall of affordable homes within the NA over the plan period to 2038 were discussed – there is a net shortfall of 40 affordable homes, comprising 34 affordable homes for ownership and 6 affordable rent homes. Translated into proportions, 85% of affordable housing requirement in the NA is for affordable home ownership and 15% is for affordable rent.
15. The conclusion from this exercise was that there was clear support for a higher level of housing provision in Broad Hinton to meet local needs than the 25 homes (of all types) previously indicated. Development on this scale would go some way to meeting the housing needs of the NA as a whole. Support for limited housing development in Winterbourne Bassett and Uffcott remained.

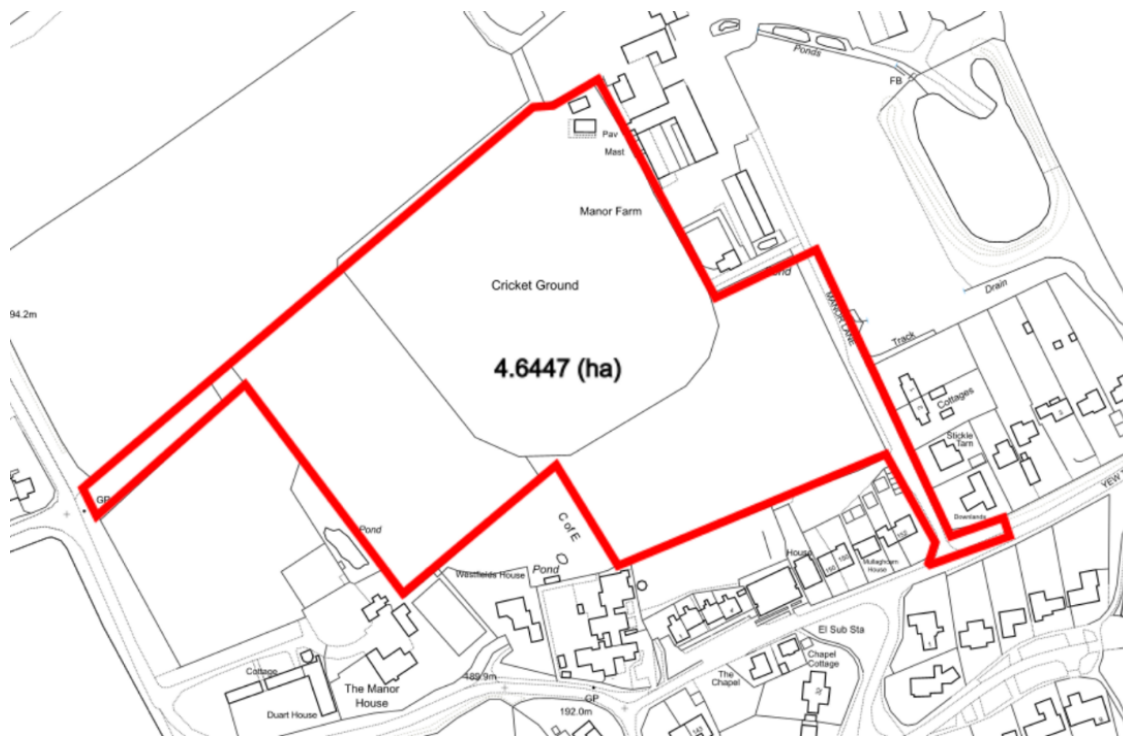
Further Consideration of Broad Hinton Sites

16. Site B1 was assessed as having potential capacity for 50 homes or a mix of homes and community facilities. With regard to community facilities in this location, the site was viewed by the local community as potentially not optimal given access to the site would be from the Broad Town Road outside the village and the longer walking distance to other village facilities. For this reason, site B1 was considered to have potential for residential development only, and only if

following development of site B2 to include a pedestrian link from its southern boundary to the village centre. In consultation with the landowner's representatives for B1 and B2, NPSG also learned that the landowner wanted to develop B2 and was not considering B1 for development within this plan period. The NPSG therefore decided to not allocate site B1 and to consider the matter further in a future review of the NDP, possibly as part of a Community Land Trust.

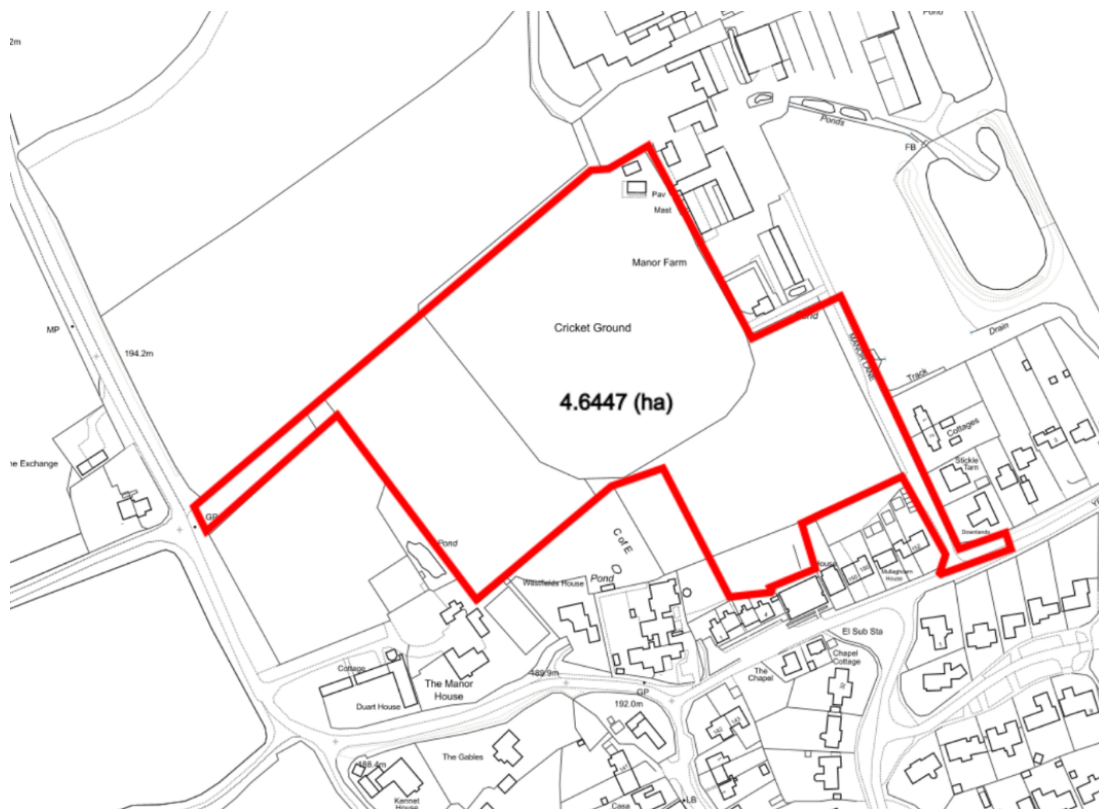
17. Site B2 was assessed by AECOM as having potential capacity for 148 homes, though in reality it would have significantly lower capacity (54 was indicated) as there is no landowner intention or community desire to develop housing on the White Horse Cricket Club cricket ground, which would be retained and improved to function as a multi-use sports pitch. The opportunity would be taken to relocate and modernise the cricket pavilion into a new multi-use hub community building with car parking to serve this facility and also the primary school and village hall. If the site is developed as suggested above, the NPSG felt that this would provide significant community benefits in addition to meeting local housing needs. It was decided to explore further the potential to allocate site B2.
18. Site B3 was assessed as potentially suitable for development of around 11 homes. The site is brownfield land in use as a car sales showroom with low landscape sensitivity. There would be no opportunity to provide community facilities through development of this site owing to the low capacity for housing provision and in view of the distance to other village amenities. Site B3 would therefore be considered potentially suitable for residential development only. The NPSG was unable to confirm the availability of this land for development but was aware of a previous approved residential development planning application (15/00136/FUL) for this site that encountered issues with access rights to the land from the A4361, and in the light of better options on other sites, decided to not allocate site B3 for residential development.
19. Site B6 was assessed by AECOM as potentially suitable for development in its western part only (owing to the need to avoid impacts on the AONB landscape to which the eastern half of the site is exposed). Whilst the western part of the site is close to other village amenities, the potential capacity of the site was limited to 20 homes for this reason. It would not be possible to develop both homes and community facilities together on this limited part of the site. Community facilities would not be viable on their own. In view of site constraints, site B6 was considered by the NPSG to have only limited residential development potential which would be insufficient to meet NDP objectives on its own. The landowner has raised viability concerns about development within the constraints discussed and has confirmed withdrawal of the site from consideration. The NPSG has therefore discontinued this site from further consideration.
20. The NPSG and community were also supportive of infill within the defined Large Village development boundary but recognised there were not many possible sites for this unless some of the larger homes opted to sell off parts of their gardens.
21. It was recommended that Site B2 should be allocated and further work was undertaken to support options and requirements for development, based on the site options set out in **Figure 2** and **Figure 3**. Details of site potential and requirements from development of the site are set out in the NDP.

Figure 2 – Site B2, land north of Broad Hinton (Option 1)



Source: Neighbourhood Plan Steering Group

Figure 3 – Site B2, land north of Broad Hinton (Option 2)



Source: Neighbourhood Plan Steering Group

Further Consideration of Winterbourne Bassett Sites

22. The AECOM Site Assessment did not find any sites in Winterbourne Bassett to be potentially suitable for development. Site W1 was considered to be already built-out (this was a SHELAA which had already been through planning) and as such was judged to have no further development potential.
23. Site W2 was also a SHELAA site and so was included in the assessment. The landowner did not confirm the availability of the site during the Call For Sites exercise or since then. The 10.5 hectares site is of considerable scale and was assessed to be not in accordance with the AONB Position Statement and a level of development appropriate for Small Villages as set out in WCS Core Policy 1.
24. Site W3 is a 0.755 hectare site adjacent to existing housing on the south side of High Street. The site would deliver around 9 dwellings. The main technical consideration would be the provision of access from the highway to the site. The site was put forward by the owner in the Call For Sites and was also suggested by the community in the initial questionnaire. AECOM assessed the site as not suitable for development owing to the scale of development not being in accordance with the AONB Position Statement in relation to the level of development appropriate for a Small Village as set out in WCS Core Policy 1.
25. AECOM's site assessment did state that the northern part of W3 may be considered further as a potential 'rural exception' site as it fulfils the criteria set out in WCS Core Policy 44 (Rural Exceptions Sites) within the Core Strategy, provided such a proposal has support from the local community. Therefore, the NPSG decided to explore further the potential to allocate site W3 as a Rural Exception Site for up to 3 homes, with at least 2 being Affordable Homes (this is based on the application of a 5% limit for additional homes through the allocation with Winterbourne Bassett containing 63 households).
26. Site W4 was also identified by the community through the Call For Sites exercise. The site is 1 hectare and is an agricultural field to the north of High Street immediately to the east of the Winterbourne Pub. AECOM assessed the site as containing land in Flood Zone 2, but significant areas were in Flood Zone 1. The site was considered to be exposed to sensitive higher ground in the northeast, likely requiring landscape mitigation. AECOM assessed the site as not suitable for development owing to the scale of development not being in accordance with the AONB Position Statement in relation to the level of development appropriate for a Small Village as set out in WCS Core Policy 1.
27. Site W5 is a 0.22 Hectare site with capacity for 3 dwellings. It was identified by the community through the Call For Sites exercise. The site has received planning permission for the development of one dwelling. AECOM assessed the site as potentially suitable for development but noted that site allocation would not be required to support the existing planning permission.

28. The NPSG and community was also supportive of single home infill anywhere along the village road between the 30mph speed signs, excluding the large fields to the northwest and northeast for the reasons AECOM identified above.
29. The NPSG took forward the allocation of site W3 for a rural exceptions housing development, based on the site shown in **Figure 4**. Details of site potential and requirements from development of the site are set out in the NDP.

Figure 4 – Site W3, Land at Bowmans Paddock, Winterbourne Bassett



Source: Neighbourhood Plan Steering Group

Further Consideration of Uffcott Sites

30. Three sites were assessed in Uffcott. Site U1 is a 0.22 hectare site in agricultural use that was submitted by the landowner through the Call For Sites. It has an indicated capacity of around 3 dwellings. AECOM assessed the site highly sensitive to visual amenity impacts on the AONB and The Ridgeway to the southeast. AECOM concluded that the site should be precluded on AONB grounds, as WCS Core Policy 1 (Settlement Strategy) defines Uffcott as 'undefined'.
31. Site U2 is a 0.28 hectare greenfield site that was submitted by the landowner through the Call For Sites. It has an indicated capacity of around 3 dwellings. The site was assessed as having medium sensitivity to landscape and visual impacts (which would need to be addressed through

landscape mitigation) and low sensitivity to visual amenity impacts. AECOM concluded that the site should be precluded on AONB grounds, as WCS Core Policy 1 (Settlement Strategy) defines Uffcott as 'undefined'.

32. Site U3 is a 0.16 hectare site currently used as a paddock. The site was submitted by the landowner through the Call For Sites. It has an indicated capacity of around 3 dwellings. The site was assessed as having low sensitivity to impacts on landscape and visual amenity. AECOM concluded that the site should be precluded on AONB grounds, as WCS Core Policy 1 (Settlement Strategy) defines Uffcott as 'undefined'. AECOM did suggest that this site could be suitable for community energy use, but when the NPSG approached the landowner about this, they were not interested in progressing it.
33. Therefore, no sites in Uffcott will be formally allocated but the NPSG and community was supportive of single home infill along the Uffcott village road between New Cottages and Dunsford Farm.

Planning Policy Support for Site Allocation W3

34. The NDP sets out the detailed site allocation options and requirements for site B2 and W3. Given the Site Assessment results for sites in Winterbourne Bassett, following completion of the AECOM Site Assessment Report, the NPSG considered further how local housing needs in Winterbourne Bassett could be met through the NDP. This included more detailed consideration of national and local policy requirements.

National Planning Policies

35. Winterbourne Bassett is located within a designated rural area as defined by Annex 2 of the National Planning and Policy Framework (NPPF). As such, in terms of extant policy in the Affordable Housing Update Written Ministerial Statement, date 24 May 2021 (ref para 73 of the NPPF and footnote 38), only Rural Exceptions Sites (as defined in Annex 2 of the NPPF) and not First Homes Exceptions Site are supported in this location. It says that Rural Exceptions Sites should be on land which is not already allocated for housing.
36. Rural Exception sites (see Annex 2 of the NPPF) can include a proportion of market homes where there is need for viability reasons, or in any case at the discretion of the Local Planning Authority. Additionally, para 65 of the NPPF provides for affordable housing to be sought on small sites with a threshold of five units or fewer.
37. Para 73 of the NPPF goes on to say that Rural Exceptions Sites should comprise community-led development and include one or more types of affordable housing. The sites should be adjacent to existing settlements, be proportionate in size to them (not more than one hectare or exceed 5% of the settlement) and should not compromise the protection given to areas or assets of particular importance to the NPPF.
38. Footnote 7 of the NPPF sets out these areas and assets as follows: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated

heritage assets (and other heritage assets of archaeological interest referred to in footnote 742); and areas at risk of flooding or coastal change). For Winterbourne Bassett, its location within the North Wessex Downs AONB (or North Wessex Downs National Landscape) is the main consideration.

Development Plan Policies

39. Core Policy 2 of the adopted Wiltshire Core Strategy (WCS) says that proposals for development at Small Villages will be supported where they seek to meet the housing needs of settlements. This is only if the development respects the existing character and form of the settlement, does not elongate the village or impose development in sensitive landscape areas and does not consolidate an existing sporadic loose knit area of development related to the settlement.
40. Para 6.47 of the adopted WCS refers to Core Policy 44 which it says ‘allows for the allocation of, or granting of planning permission for, small sites comprising affordable housing only as an exception to normal policies’ subject to criteria set out in the policy.
41. Core Policy 44 says that at Small Villages, a proactive approach to the provision of affordable housing will be sought in conjunction with Parish Councils and others, to allow for housing for local needs to be permitted for affordable housing. It says a proportion of market housing may be considered appropriate in exceptional circumstances only, where it can be demonstrated that the site would be unviable without cross-subsidy. In these circumstances, the majority of the development would need to be for affordable housing. A detailed financial appraisal would be needed to support the scale of market housing proposed.
42. Development in these circumstances is seen as an exception to policy and so Core Policy 44 sets criteria for the development of these sites as follows:
 - i. Has clear support from the local community
 - ii. Meets an identified and genuine local need
 - iii. Is within, adjoins or is well related to the existing settlement
 - iv. Environmental and landscape considerations will not be compromised
 - v. Proposals consists of 10 dwellings or fewer
 - vi. Employment and services are accessible from the site
 - vii. Its scale and type are appropriate to the nature of the settlement and will respect the character and setting of that settlement
 - viii. The affordable housing will always be available for defined local needs, both initially and on subsequent change of occupant
43. Emerging Wiltshire Local Plan Review (WLPR) (Reg 19 Sep 2023) Policy 77 on Rural Exceptions Sites has similar requirements but increases the number of units that can be proposed to 20. The policy is more specific in setting evidential requirements for demonstrating type, size and tenure requirement with reference to Wiltshire Council’s housing registers and a local housing needs survey. Similar requirements remain for the demonstration of viability reasons for the inclusion of market housing and for housing provided to remain available to meet local needs in-perpetuity.

44. Policy 2 of the emerging WLPR sets similar conditions as WCS Core Policy 2.
45. In summary national policies support the development of small sites for housing to meet identified needs in rural areas. These are an exception to policies on the basis that rural communities need to be able to meet their local housing requirements. In view of the difficulty of meeting housing needs in rural areas, there is a clear requirement for housing in such locations to be affordable in perpetuity and whilst some market housing can cross-subsidise this provision, it should be exceptional, limited and clearly justified in viability terms.
46. Local Plan policies set clear conditions for supporting rural housing developments which are exceptions to policies. These can be met through site allocations in NDPs or through proposals outside plans as Rural Exceptions Sites. In both cases, the principles and conditions for supporting development must be met.

Neighbourhood Development Plan approach

47. AECOM Site Assessment concluded that Site W3 as a whole was not suitable for allocation but that the northern part of the site might be suitable for a small exceptions site development. This conclusion is based on the potential for impacts from development on the AONB. This means the northern part of the site can be allocated, or, that a rural exceptions policy in the NDP could signpost support for the development of the site. This is interpreted as applying rural exceptions style limitations on the proposed allocation in the NDP.
48. With reference to WCS Core Policy 2, para 6.47 and Core Policy 44, there is support in principle for the allocation of site W3 with capacity for 3 units (which equates to 5% of the settlement size of 63 households in Winterbourne Bassett – see point v. in Table 2). The conditions which must be met to bring forward this site are set out in the NDP.

Table 2 - Support for Allocation of Site W3, Winterbourne Bassett against Core Policy 2 and Core Policy 44

Requirement	Compliance
i. Has clear support from the local community	The Consultation Report demonstrates the views expressed by local residents in support of a small development to meet identified needs.
ii. Meets an identified and genuine local need	<p>The Housing Needs Assessment supporting the NDP provides robust information to support the approach to site allocation in terms of the type, size and tenure of affordable homes. This states a demand of one affordable home to rent and 6.4 affordable homes to buy by 2038 in Winterbourne Bassett.</p> <p>Under WCS policy requirements and NPPF requirements, 'exceptions' housing (whether allocated or speculative) must be affordable in perpetuity. The site allocation policy requires this in relation to 2 units. Currently, a cross-subsidy</p>

Requirement	Compliance
	requirement of 1 or 2 market homes is viewed as required, subject to demonstration of this requirement under a Viability Assessment undertaken in accordance with Wiltshire Council requirements.
iii. Is within, adjoins or is well related to the existing settlement	Site W3 lies immediately adjacent to existing residential development on the eastern side of Winterbourne Bassett.
iv. Environmental and landscape considerations will not be compromise	<p>The site location is sensitive in relation to The Ridgeway which is a key feature within the North Wessex Downs National Landscape. That said, the site location is immediately adjacent to housing on the edge of Winterbourne Bassett. The allocation site is enclosed by dense hedges and mature trees.</p> <p>Viewed from the eastern approach into Winterbourne Bassett, the heavily planted site boundaries provide a dense screen to a significant height such that it obscures the existing residential development behind it.</p> <p>There is confidence that the site can be developed for a small amount of housing without creating significant impacts on the AONB landscape. The NPSG has informally consulted the North Wessex Downs AONB Board on the proposed allocation of site W3 and (refer to initial view of AONB Board if available).</p> <p>The site allocation policy requires the proposals for development to demonstrate that AONB landscape will not be significantly impacted.</p>
v. Proposals consist of 10 dwellings or fewer and comprise no more than 5% of the settlement.	The proposed site allocation is for three units, which is equivalent to 5% of the built settlement of Winterbourne Bassett which contains 63 households. There may be a requirement for an additional unit arising from viability considerations and local needs.
vi. Employment and services are accessible from the site	The site allocation includes a footpath link to existing residential development and from there The Winterbourne pub is a short walk to the west.
vii. Its scale and type are appropriate to the nature of the settlement and will respect the character and setting of that settlement.	A small low density housing development is in keeping with the character and nature of the settlement.

Requirement	Compliance
<p>viii. The affordable housing will always be available for defined local needs, both initially and on subsequent change of occupant.</p>	<p>The site allocation policy sets a requirement for the provision of two affordable units to be maintained as affordable housing in perpetuity by a Registered Social Provider.</p>
<p>i. Cross-subsidy</p> <p>In exceptional circumstances a proportion of market housing may be considered appropriate where it can be demonstrated that the site would be unviable, as an exception site that meets the above criteria, without cross-subsidy. It should be recognised that the inclusion of open market housing will not normally be supported. In these exceptional circumstances:</p> <p>ix. The majority of the development is for affordable housing.</p> <p>x. It has been demonstrated through detailed financial appraisal that the scale of the market housing component is essential for the successful delivery of the development and is based on reasonable land values as an exception site.</p> <p>xi. No additional subsidy for the scheme and its affordable housing delivery is required.</p>	<p>The site allocation is for 3-4 units. Site development costs are not clear at present - a site access and access road into the site might be provided separately to serve a potential agricultural development (of a storage barn) in the adjacent part of the field to the south. Other costs will include a footpath link for pedestrians.</p> <p>In accordance with WCS requirements, the site allocation policy requires demonstration of the need (in terms of viability) for market home provision to subsidise affordable housing provision.</p>