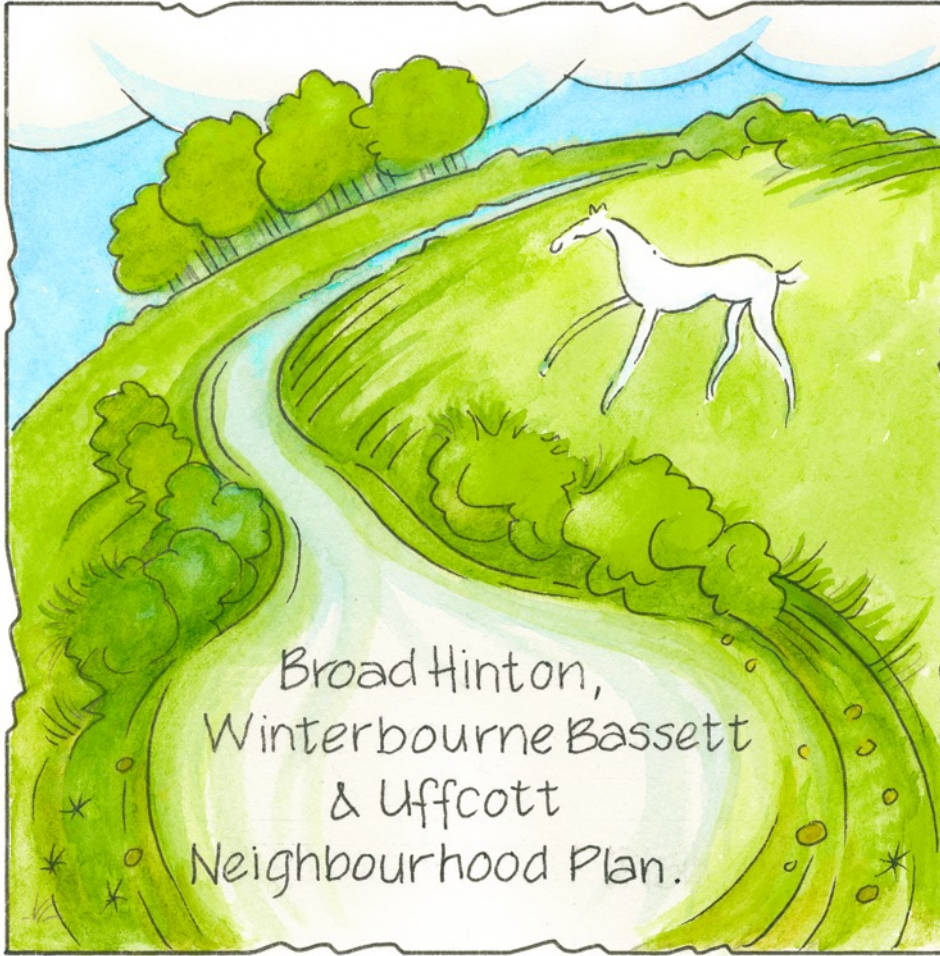


# Neighbourhood Plan 2038



Broad Hinton,  
Winterbourne Bassett  
& Uffcott  
Neighbourhood Plan.

*W. Winger*

Shaping the future of Broad Hinton, Winterbourne Bassett and Uffcott



# Agenda

- Introduction (10 mins)
- Policy Areas (40 mins)
- Breakouts (60 mins)
- Questions & Discussion (10 mins)
- Close



# What is a Neighbourhood Plan?

[www.gov.uk](http://www.gov.uk) states “Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.”

- Forms part of Wiltshire Council’s development plan
- Written to give YOU control and a positive input to our wonderful community.
- Governs what will happen until 2038 once adopted by the formal process.

**THIS IS OUR OPPORTUNITY TO SHAPE OUR FUTURE  
AND TO MANAGE CHANGE IN OUR COMMUNITY**



## Progress made to date

- 2022
  - Steering Group formed
  - Initial research
  - Open meetings in June
  - Community questionnaire
  - Vision and Objectives
  - Call for Sites



## Progress made to date

- 2023
  - Open meetings in January
  - Site Assessment
  - Housing Needs Assessment
  - Draft policies and gathering supporting evidence
  - Open meetings in September





## What's next?

- 2023
  - Draft policies and gathering supporting evidence
  - Write the Neighbourhood Plan document
- 2024
  - Reg 14 – Community consultation
  - Reg 16 – Planning Authority consultation
  - Reg 17 – Independent examination
  - Referendum

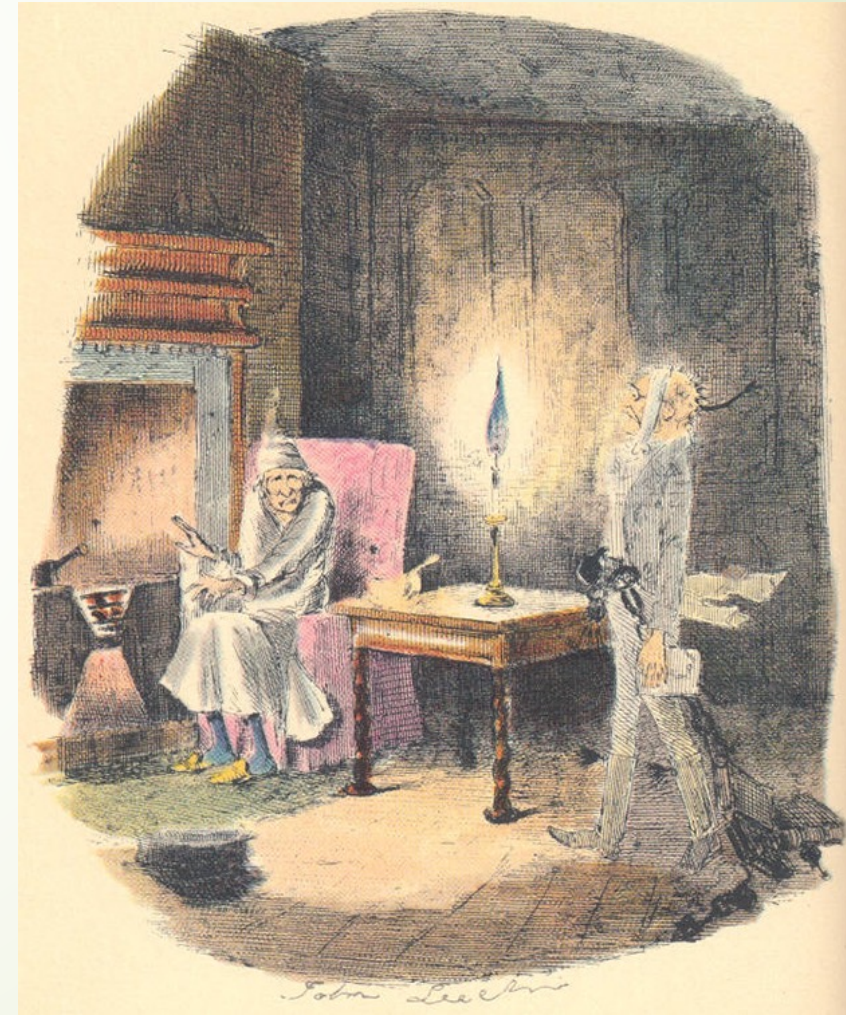


# Today

- Sustainable Community
- Local Housing Needs
- Local Character and Environment
- Local Economy
- Getting Around
  
- Feedback form
- Additional form for businesses

# The Past

- A flourishing school with 120 pupils
- A shop and Post Office
- Kids Club
- Church Fetes
- Cricket Club Summer Ball
- Young people on the Village Hall Committee
- Christmas supper every year
- Two drama productions every year





# The Present



- Lower numbers at the school (74)
- Shop is gone
- Struggle to recruit new people to the Village Hall Committee
- Struggle to recruit new tenants for The Crown and The Winterbourne
- La Strada – an excellent and popular restaurant
- Ringers and singers going strong
- Panto just starting up again
- Sold-out Christmas party every year

# The Future Yet To Come?

No new housing

- ▶ Can the two pubs sustain?
- ▶ The school faces closure?
- ▶ Bells fall silent and choir no more?
- ▶ No one to run the Village Hall?

OR....



# The Future Yet To Come?

New homes built for youngsters and oldsters

- New facilities funded and created
- School is thriving
- The pubs busier than before
- Panto every year, with chorus filled with children
- Safe and accessible travel
- Younger families running the Village Hall and Church Fetes
- Many and various social events arranged, attended by people from across the community
- Green space and views protected for the future





# Policy Areas




# 1. Sustainable Community

1.a. Promote and support the reduction of the **carbon footprint of our community**


1.b. Protect and enhance our **community facilities**

1.c. Promote healthier lifestyles and enhance **community wellbeing**

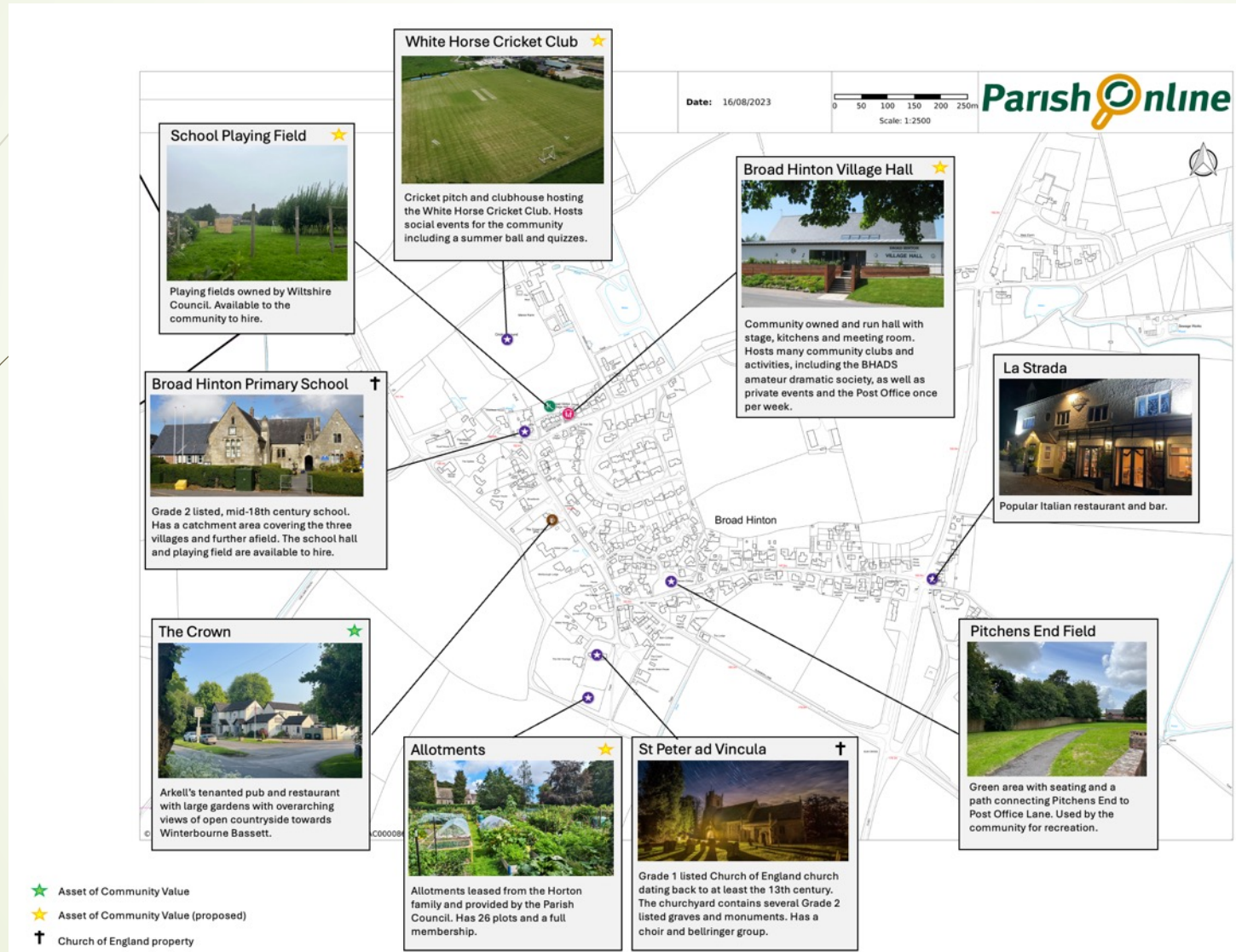




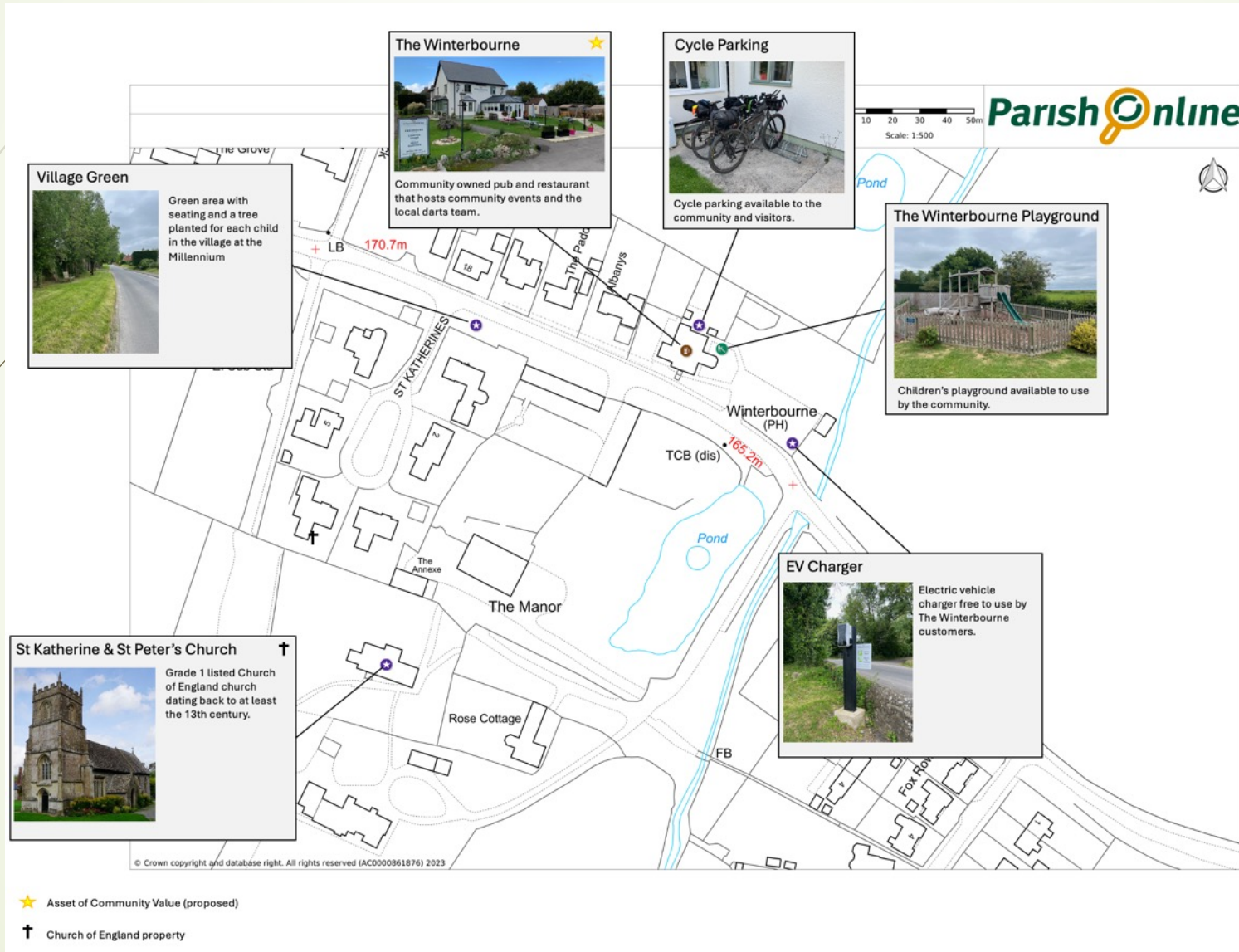
## 1.a. Promote and support the reduction of the carbon footprint of our community

- Protect biodiversity, trees, hedgerows and water
  - Reduce light pollution
  - Support standalone renewable energy
  - Carbon neutral development
  - Mitigate flood risks
- 

# 1.b. Protect and enhance our community facilities

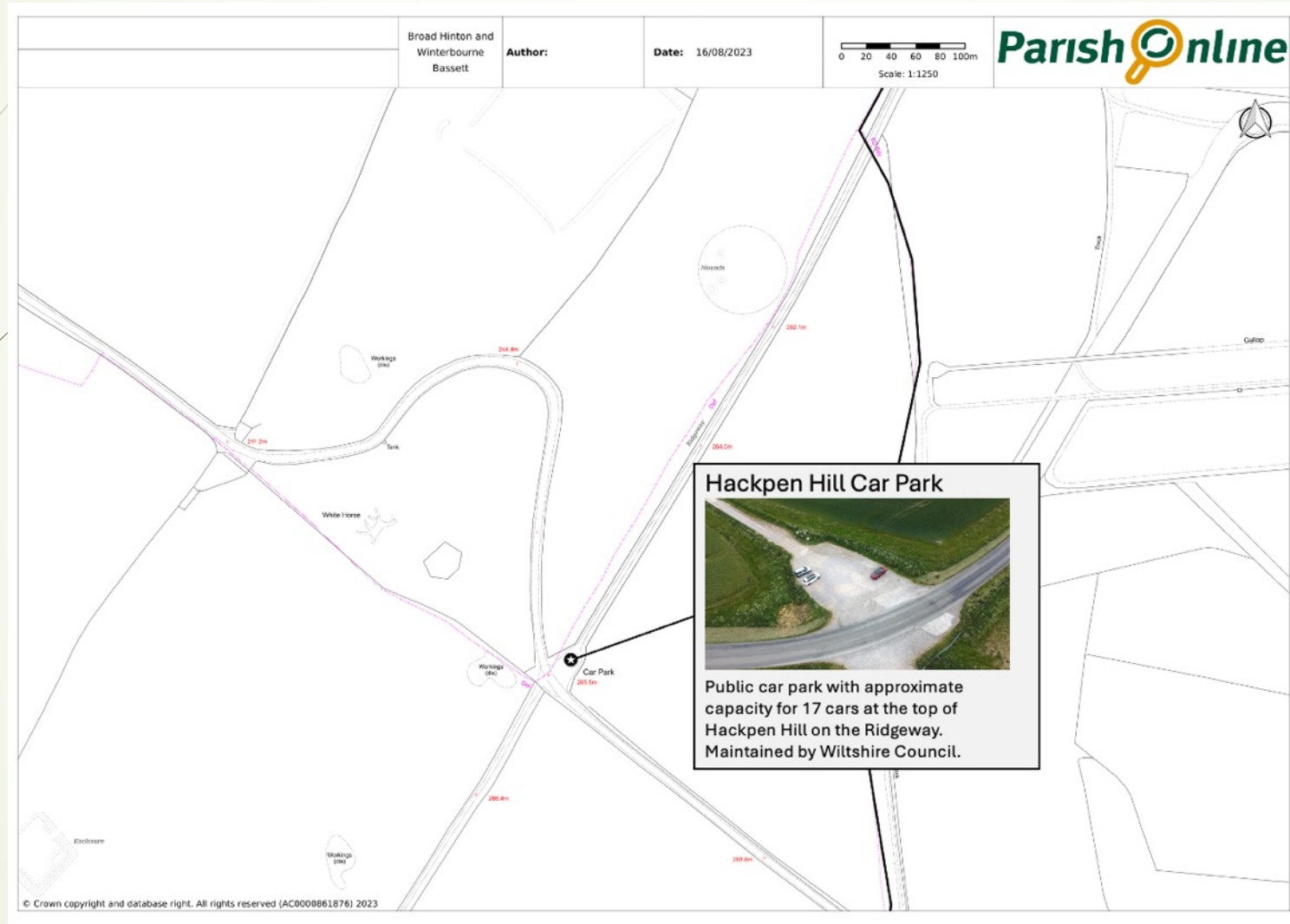


# 1.b. Protect and enhance our community facilities



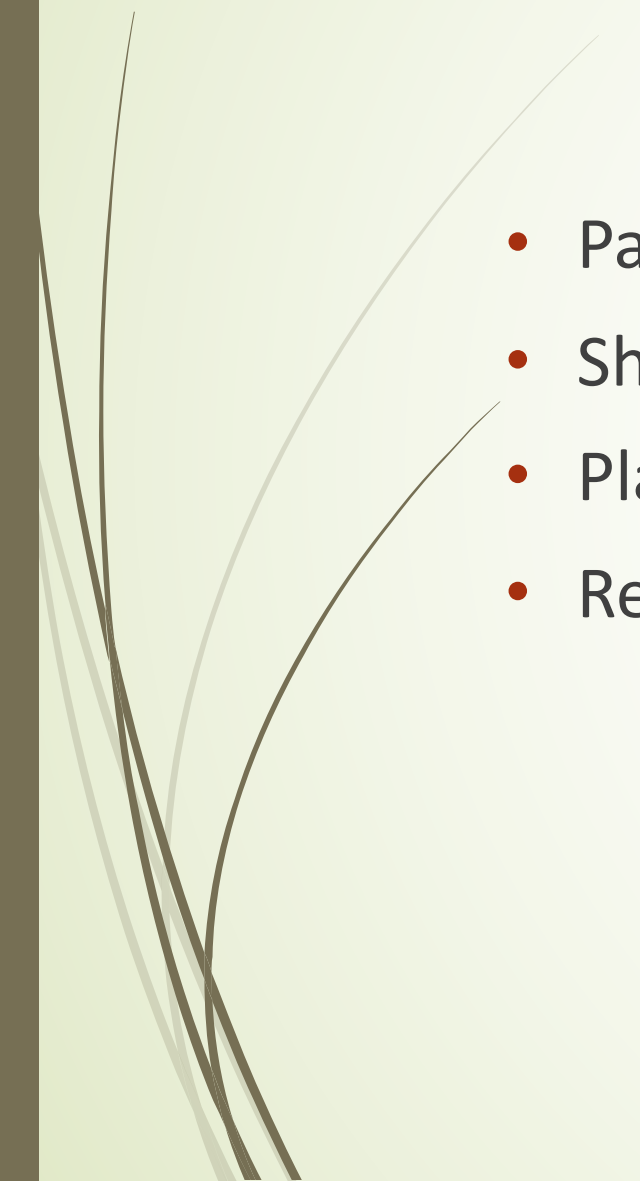


# 1.b. Protect and enhance our community facilities





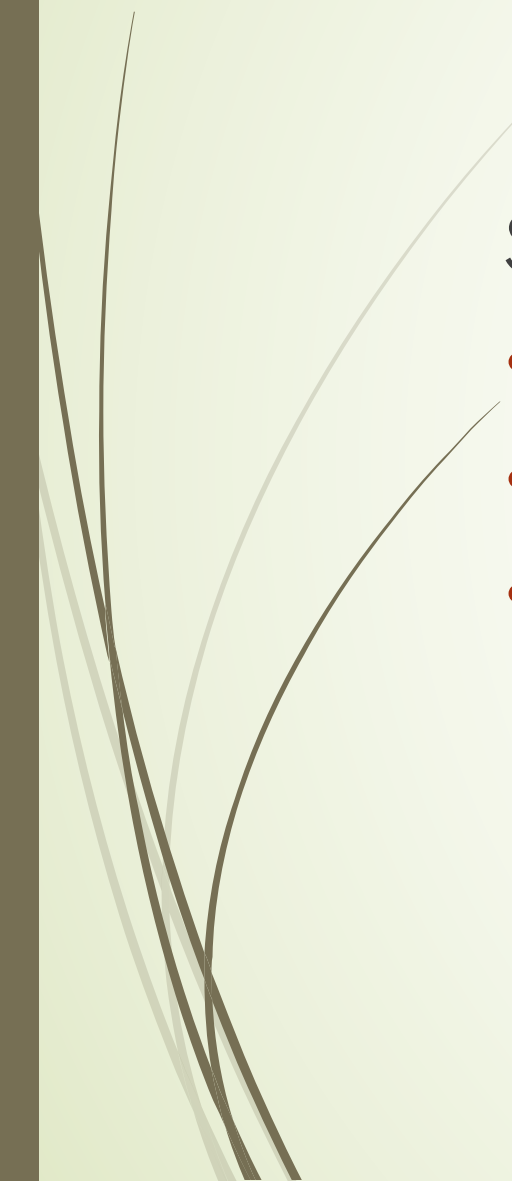
## 1.b. Protect and enhance our community facilities

- Parking for Village Hall and School
  - Shop/Café/Hub
  - Playground
  - Recreation facilities
- 



## 1.c. Promote healthier lifestyles and enhance community wellbeing

Supporting policies in

- Sustainable Community
  - Local Character & Environment
  - Getting Around
- 



## 2. Local Housing Needs

2.a. Support the development of types of housing to meet the needs of young families, single people, and older residents

2.b. Identify sites for the development of new housing, and other uses, to meet the needs of local people within our community



# How do we work out what housing our community needs?

- ▶ **Trends** – long term trends in populations and demographics (Census 2021, AECOM Housing Needs Analysis)
- ▶ **Requirements** – housing numbers that come top-down from Government and Wiltshire Council (Empowering Rural Communities, Local Plan)
- ▶ **Needs** – housing numbers and types that meet the needs of our community (Questionnaire, AECOM Housing Needs Analysis)

The challenge is to take these all into account and create **policies that deliver the housing and infrastructure our community needs** over the next **15 years**.

# Demographic Trends [Census]

Age group	2011 (Census)		2021 (Census)		Change
0-14	147	18.2%	104	13.4%	-29.3%
15-24	69	8.5%	67	8.6%	-2.9%
25-44	155	19.2%	130	16.7%	-16.1%
45-64	298	36.9%	288	37.0%	-3.4%
65-84	127	15.7%	168	21.6%	32.3%
85 and over	13	1.6%	24	2.7%	61.5%
Total	809	-	778	-	-3.8%

Source: ONS 2011, ONS 2021, AECOM Calculations

- Large decrease in younger people in our community
- Large increase in older people
- Community is getting smaller

# Demographic Trends [AECOM]

Year	24 and under	25 to 34	35 to 54	55 to 64	65 and over
2011	3	16	138	74	90
2038	3	17	132	83	160
% change 2011-2038	-14%	+7%	-4%	+13%	+78%

Source: AECOM Calculations

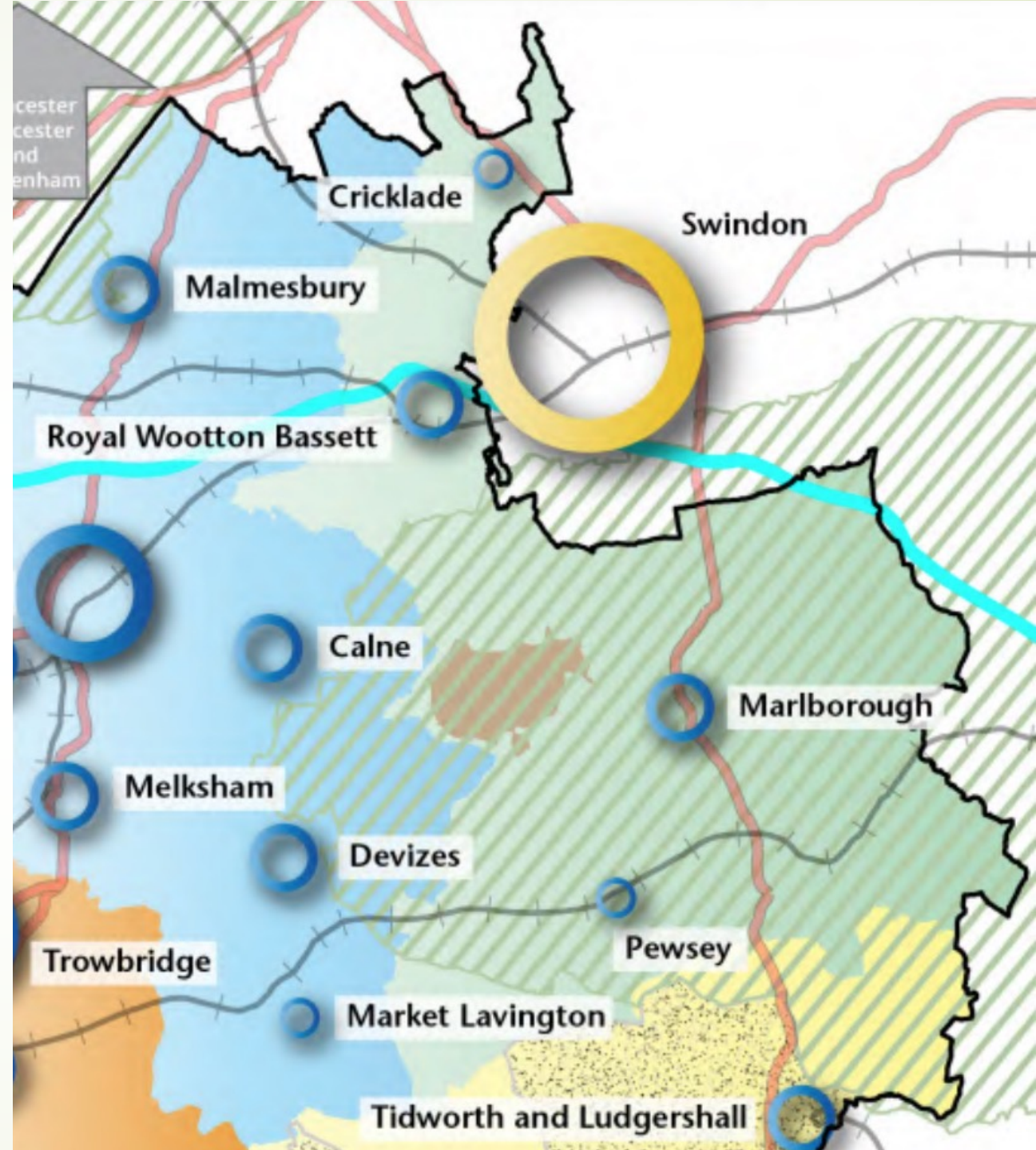
- Household age projections over the next 15 years continue trend
- Less demand for current facilities?
- More demand for specialist housing?

# Requirements

- Set by Housing Market Area (HMA) by Wiltshire Council
- We are in the Swindon HMA (Green area)
- Existing Local Plan has requirement of 25 homes for Broad Hinton by 2036
- Emerging Local Plan changes this to zero by 2038

However ...

- Swindon HMA now has 563 unallocated homes to be built within the Rural Area (was 10!)
- Rural Area excludes Royal Wootton Bassett and Marlborough
- Increased threat from speculative development?





# What is our Fair Share?

	SHARE BY PARISH POPULATION		
	Civil Parish Population (2011)	Population as % of Swindon HMA	Per - Parish Strategic Housing Requirement to 2036
<b>MARLBOROUGH CA</b>		0.00%	0.00
Winterbourne Bassett	159	0.91%	5.12
Broad Hinton	650	3.72%	20.93

- We analysed populations of each town, large and small village within Swindon HMA
- Shared out residual requirement of 563 by relative population size

# Needs – Affordable Housing [AECOM]

- Affordable Rented Housing need is modest - primarily to address those that can't afford Private Rented Housing
- Affordable Home Ownership need is high, though many of these households are already housed in Private Rented sector or Affordable Rented sector.
- Affordable Home Ownership would also allow young families to move into the Neighbourhood Area and re-balance demographics

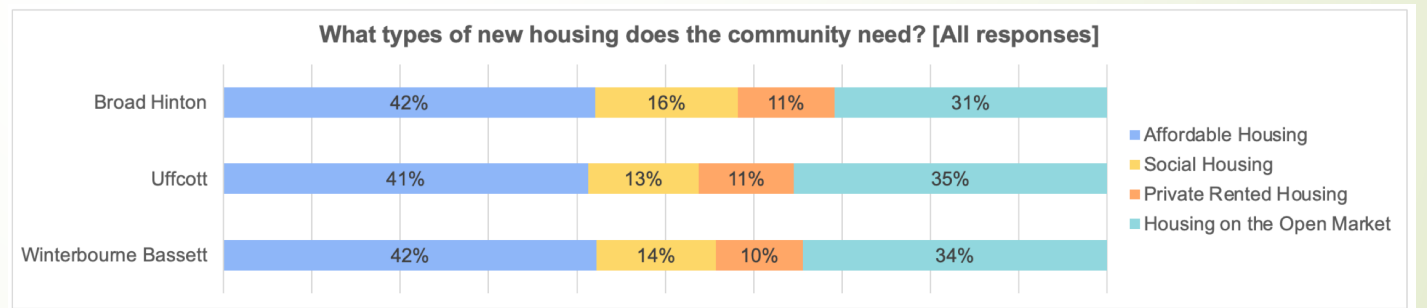
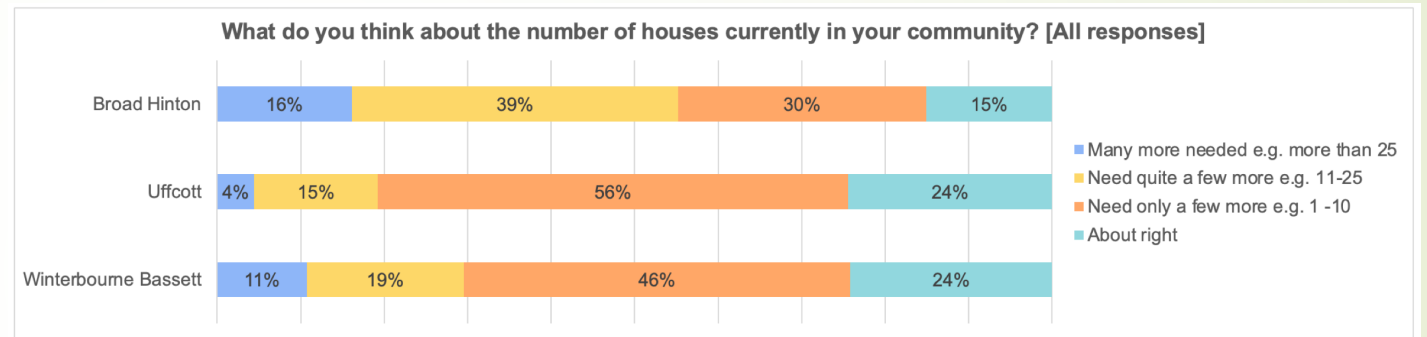
**Table 4-8: Estimate of potential demand for Affordable Housing in the NA over the plan period, pro-rated to sub-areas**

Area	Proportion of NA population	Affordable Rented Housing Need (2023-2038)	Affordable Home Ownership Demand (2023-2038)
NA	100.0%	5.4	33.8
Broad Hinton & Uffcott	81.0%	4.4	27.4
Winterbourne Bassett	19.0%	1.0	6.4

*Source: AECOM calculations, Census 2021*

# Needs – Questionnaire

- Broad Hinton: Upper end of 11-25
- Winterbourne Bassett & Uffcott: Lower end of 1-10
- Strong support for Affordable Housing need
- Only a third of homes should be open market housing



# Needs – Dwelling Size

➤ Smaller homes would help address affordability, whether delivered as Affordable Homes or Market Housing.

➤ ‘Downsizers’ typically need less bedrooms, but many will still want large room sizes.

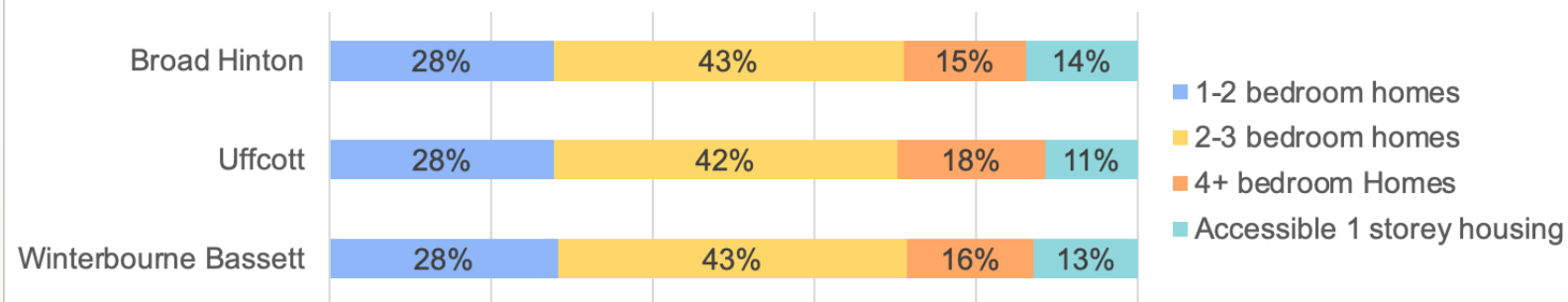
➤ Questionnaire largely agrees that smaller homes are needed

**Table 5-13: Suggested dwelling size mix to 2038, NA**

Number of bedrooms	Current mix (2011)	Suggested mix (2038)	Balance of new housing to reach suggested mix
1	2.5%	7.3%	16.3%
2	15.3%	23.6%	34.3%
3	31.5%	41.7%	49.5%
4	31.2%	20.7%	0.0%
5+	19.6%	6.7%	0.0%

Source: AECOM Calculations

**What size should the properties be? [All responses]**





# Understanding Tenures - Rental

## Social Housing to Rent

- ▶ Commonly known as council housing, but now provided by other organisations too.
- ▶ Now regularly mixed in with other market housing and indistinguishable.
- ▶ Available only to people on lower household incomes – generally under £80,000.
- ▶ Most in need get priority
- ▶ Remains social housing when people move out.

## Affordable Housing to Rent

- ▶ Homes available to lower income people at around 80% of the cost of market rental

## Private Rental

- ▶ Privately owned houses rented out on the open market.



# Understanding Tenures – To Buy

## Affordable homes to buy

- ▶ Homes which have some element of shared ownership. To be eligible you need a maximum household income of £80,000.
- ▶ First Homes, Rent to Buy or Shared Ownership.
- ▶ Owners can buy from as little as 25 %, and in some cases can continue to buy portions up to 100%.
- ▶ Registered providers own the rest.
- ▶ Rent is paid on the part not owned.

## Market homes to buy

- ▶ Housing on the open market with prices set by the developer.
- ▶ No restrictions on who can buy



Who Needs These New Homes?



# Family

- ▶ Working couple with children
- ▶ Want to live in the area they grew up in and be part of that community
- ▶ Few properties come up for sale
- ▶ Those that do are often too expensive
- ▶ Would be open to market housing or shared ownership housing, probably 3 and 4 bedroomed houses





# Downsizer

- ▶ Single or a couple
- ▶ Lived in the village for most of their adult lives, and want to stay in the community
- ▶ Looking for a single level property with large rooms but fewer of them.
- ▶ Will downsize making their home available to larger families.
- ▶ Will stay where they are if it is not available
- ▶ Market housing or affordable housing suitable for downsizers, probably 2 bedroomed homes



# Young Adult

- ▶ Finished education and working
- ▶ Would like to rent or buy in the villages but can't afford a home here
- ▶ Is still living with Mum and Dad
- ▶ Will have to move away to be able to live independently
- ▶ Would rent social housing, or buy a shared ownership house, probably 1 or 2 bedroomed homes



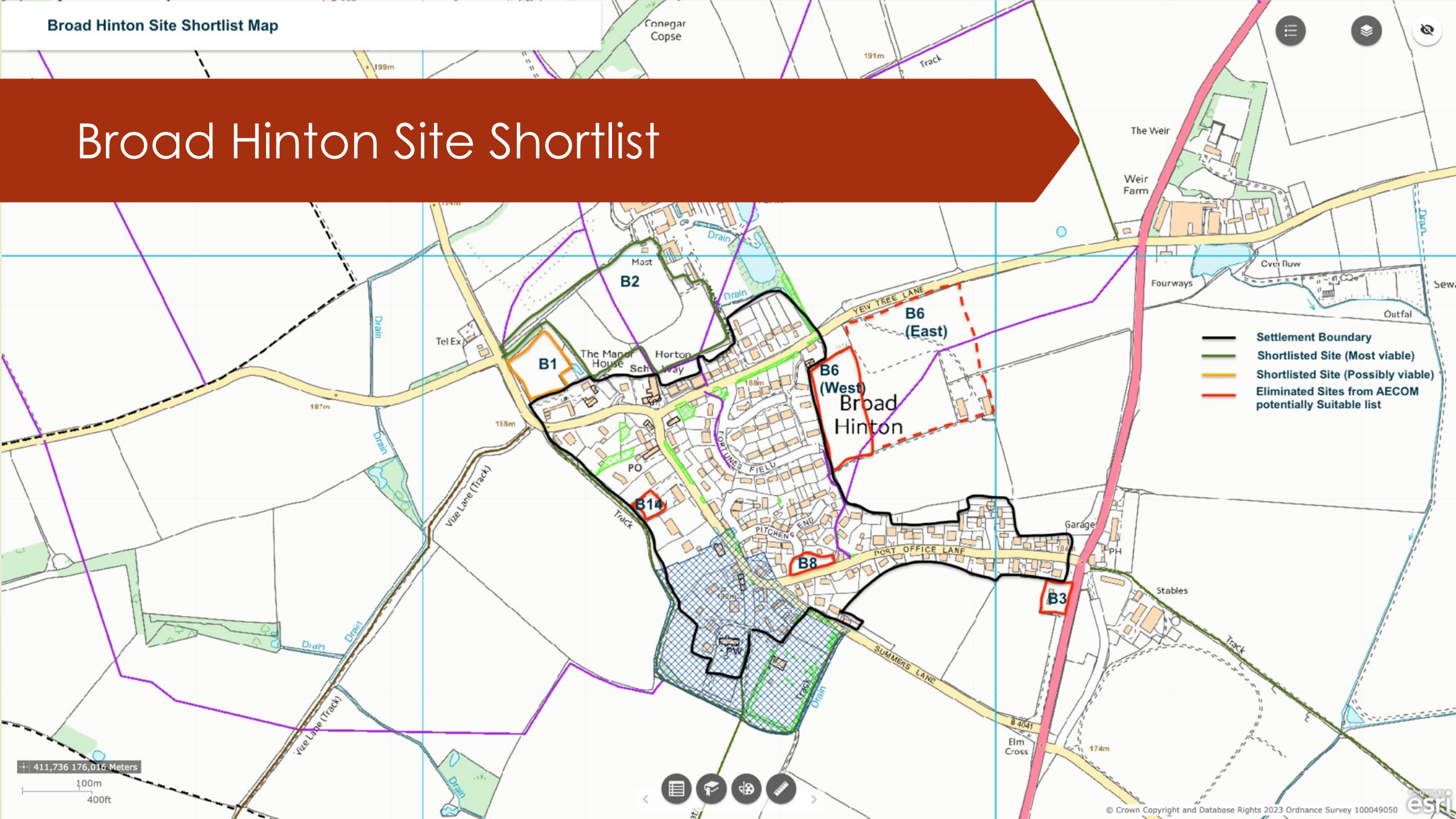
Where Can We Build Them?

# Site Assessment Update

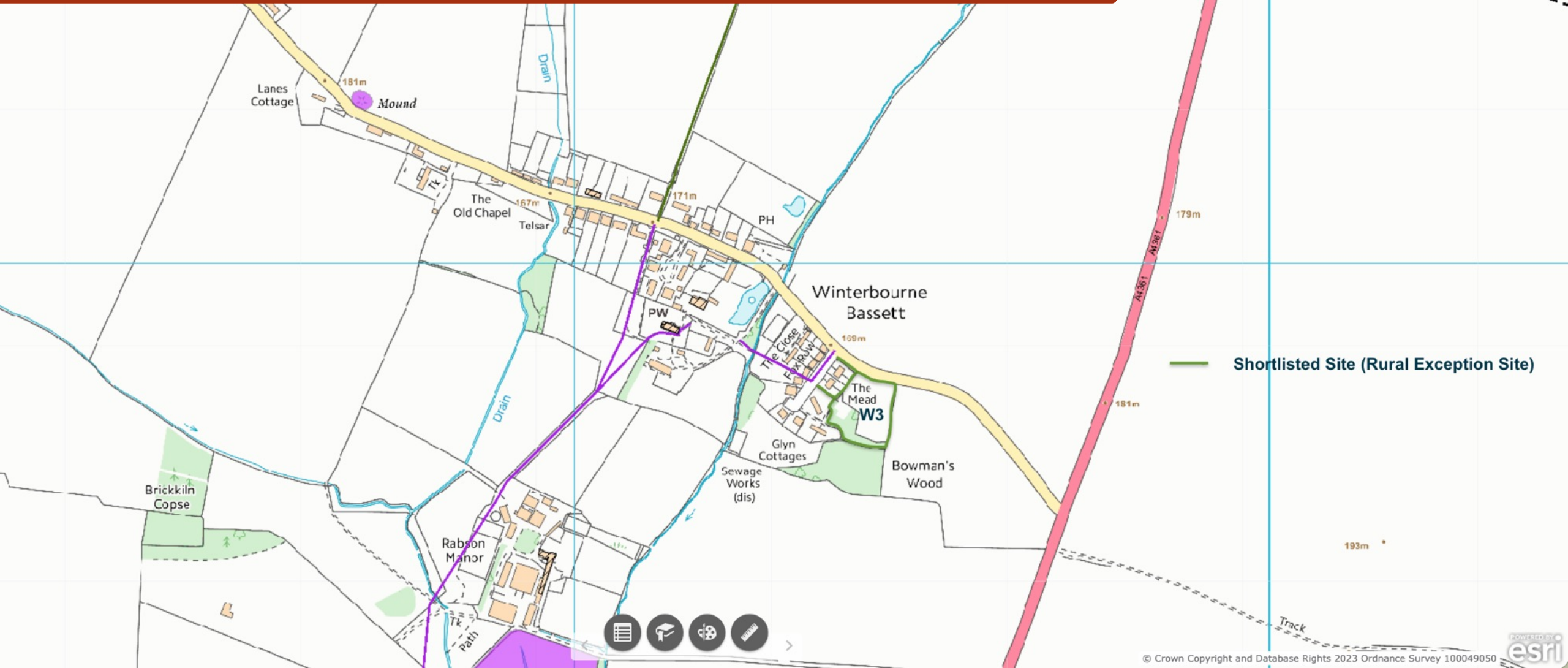
- AECOM report – 6 Amber Suitability
- Report and summary published in June Local News
- Landowner engagements:
  - B1, B6 and B14 eliminated at landowner request
  - B3 eliminated by SG due to no landowner engagement
  - B8 eliminated by SG due to conflict with vision and objectives
- This leaves one viable and available site in Broad Hinton – Land North of Village Hall (B2)
- Plus we have one possible Rural Exception site in Winterbourne Bassett (W3)

ID	Site Name	Village	Site Identification Source				Suitability
			Wiltshire SHELAA?	Call for Sites?	Community Suggested?	Active Planning?	
<b>Short-Listed Sites for Neighbourhood Plan Site Selection Stage</b>							
B1	The Manor House Paddock	Broad Hinton	Y	N	Y	N	Amber
B2	Land North of Broad Hinton	Broad Hinton	Y	Y	Y	N	Amber
U3	Uffcott Paddock Site	Uffcott	N	Y	N	N	Red
W3	Bowmans Paddock	Winterbourne Bassett	N	Y	Y	N	Red
<b>Eliminated Sites - Unsuitable for Neighbourhood Plan (Unless new evidence comes forward)</b>							
B3	M4 Trade Centre A4361	Broad Hinton	Y	N	Y	N	Amber
B6	Land at Norborne Farm	Broad Hinton	N	Y	Y	N	Amber
B8	Pitchens End green area	Broad Hinton	N	N	Y	N	Amber
B14	Land behind The Crown	Broad Hinton	N	N	Y	N	Amber

# Broad Hinton Site Shortlist



# Winterbourne Bassett Site Shortlist





# Broad Hinton

Housing Tenure Mix and Quantity

“Large Village”



# Standard Wiltshire Housing Mix

- ▶ Current Policy:

- ▶ On sites of 10 homes or greater, 40% must be Affordable Homes

- ▶ The Affordable Homes must be split:

- ▶ 60% for Rent

- ▶ 40% for Ownership (model not specified)

- ▶ Emerging Policy:

- ▶ On rural sites of 5 homes or greater, 40% must be Affordable Homes

- ▶ The Affordable Homes must be split:

- ▶ 65% for Rent

- ▶ 25% First Homes

- ▶ 10% Shared Ownership



# Rural Exception Sites

- Housing development outside but adjoining settlement boundaries where primary purpose is to provide Affordable Homes
- No greater than 5% of the size of settlement
- Type, size and tenure reflect identified local need
- Housing will remain in perpetuity to meet local needs
- Can be cross-subsidised by up to 33% Market Housing

## Worked Example for Broad Hinton

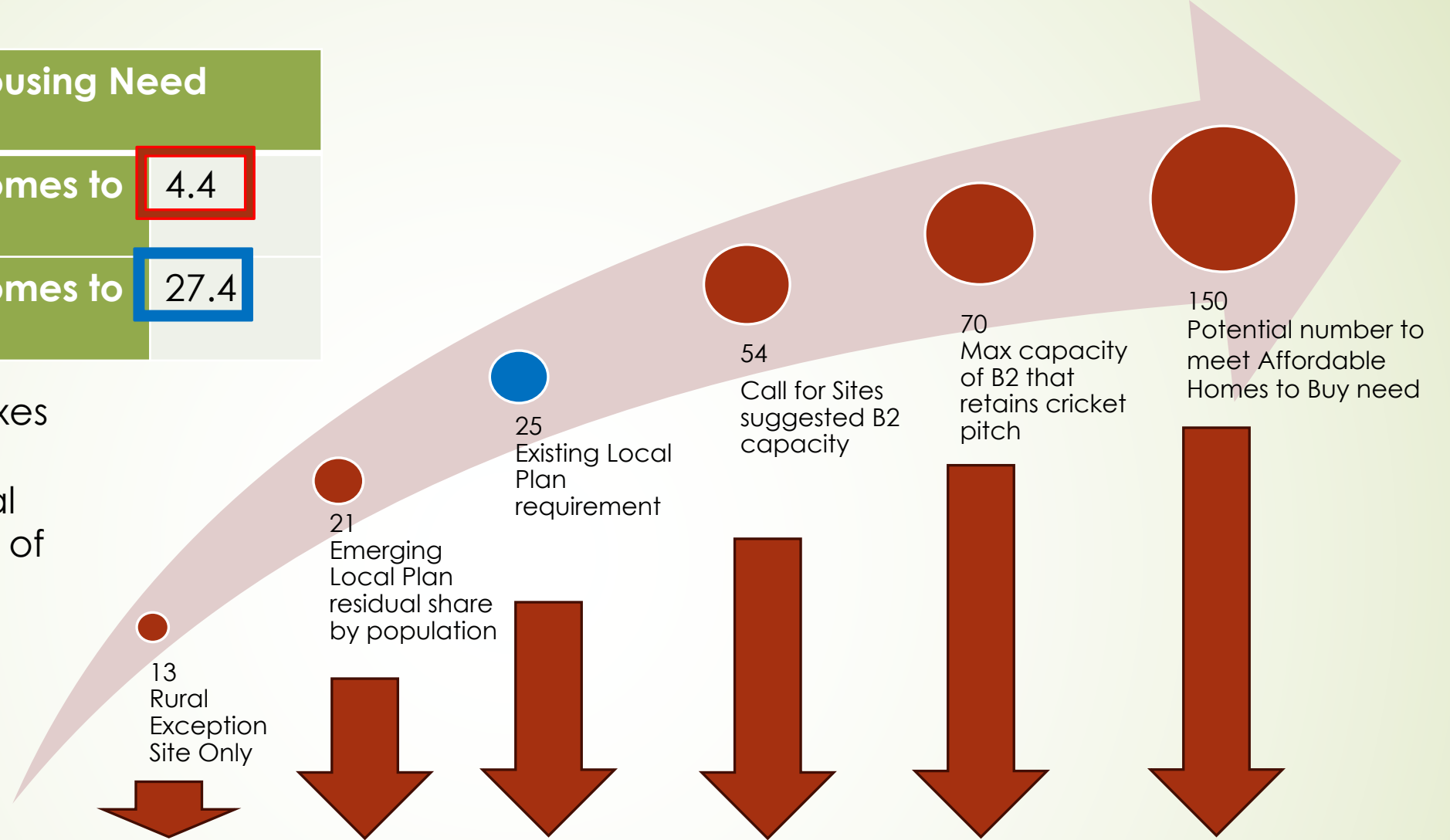
Tenure	Proportion	Number of Homes
Market Homes	30%	4
Affordable for Rent	15%	2
Affordable for Ownership	55%	7
<b>Total</b>	<b>100%</b>	<b>13</b>

## Affordable Housing Need (AECOM)

Affordable Homes to Rent **4.4**

Affordable Homes to Buy **27.4**

All housing mixes except 25 include a Rural Exception Site of 13 homes to increase Affordable Housing mix



<b>Affordable Homes to Rent</b>	2	<b>4</b>	6	12	17	37
<b>Affordable Homes to Buy</b>	7	8	4	13	15	<b>27</b>
<b>Market Homes</b>	4	9	15	29	38	86



# Broad Hinton Draft Housing Policy

- Allocation of site B2 – number of homes and mix of tenures TBC
- Affordable homes to prioritise needs of young families moving into the village or moving out of family homes within the parish
- Some market homes to prioritise needs of 65+ age groups within the parish that want to downsize
- Condition of development is donating land for amenities and if financially viable, providing one of the amenities on that land.
- Infill supported within Wiltshire Council agreed village development boundary for “Large Village”.
- Supportive of community energy projects on sites B1, B3 and B6.

# Winterbourne Bassett

- ▶ “Small village”
- ▶ ‘Fair Share’ of 5 homes, 2 already approved
- ▶ Need for 1 Affordable to Rent and 6 Affordable to Buy
- ▶ No suitable sites for standard multiple home development
- ▶ One possible Rural Exception site, but limited to 3 homes by emerging policy
- ▶ No development boundary but Wiltshire Core Policy 2 allows Neighbourhood Plans to define ‘Limits of Development’





# Winterbourne Bassett Draft Housing Policy

- ▶ Supportive of single home infill anywhere between 30mph speed signs
  - ▶ This would exclude open fields to north west and north east of High Street as they would not meet infill requirements.
  - ▶ Do you agree with this or do you think we need to define a different limit of development for Winterbourne Bassett?
- ▶ Supportive of a Rural Exception Site of up to 3 Homes on site W3, at least 2 must be Affordable Homes.
- ▶ No allocated sites for standard development.

# Uffcott

- Classified as “open countryside” in Local Plan
- AECOM were unable to separate it from Broad Hinton
- No suitable sites for standard multiple home development or Rural Exception Sites
- May not be possible to define ‘Limits of Development’ for “open countryside”





# Uffcott Draft Housing Policy

- ▶ Supportive of single home infill between New Cottages and Dunsford Farm
  - ▶ Do you agree with this or do you think we need to try to define a different limit of development for Uffcott?
- ▶ No allocated sites for standard development or Rural Exception Sites

# Delivery - Site Allocation or a Community Land Trust?

## Site Allocation

- Once the site is allocated it becomes 'ear marked' as acceptable spot to build on. Once we have allocated the site the land will become more expensive.
- The community will have input into some aspects of the design – by putting it into the Neighbourhood plan, but cannot keep any control over things in the longer term.
- A developer will deal with all the problems and manage the build process.
- There will be some sort of community donation from the development (CIL & Section 106).

## CLT

- If the land is not allocated it may be cheaper for a CLT to buy as a rural exception site.
- A CLT owns the land, all properties are leasehold giving a greater level of control over who can move in – for example only to people with links to the community.
- Members of the CLT will have to organise the building and management of the leasehold properties.
- The CLT can continue to develop community owned assets.



# Community Land Trusts

- ▶ The community owns and operates the land trust in the interests of the community.
- ▶ Land is acquired by land trusts by purchasing it (with grants from government and other public bodies), and by donation etc.
- ▶ A CLT can build and own facilities like shops and cafes as well as housing.
- ▶ Setting up and running a CLT will be time consuming and needs strong leadership.
- ▶ Are you up for it?





# Your Feedback Please!

- ▶ Are you a 'downsizer', if so please tell us what would attract you to do so?
- ▶ Do you know any young families that want to move into the parish?
- ▶ Do you have non-dependent children at home that want to start their own home?
- ▶ How many homes do you think we should allocate in Broad Hinton?
- ▶ Do Winterbourne Bassett or Uffcott need a development boundary to define limits of development?
- ▶ Do you agree with the draft policies?
- ▶ Would you be willing to be part of a new group to form a CLT?



## 3. Local Character & Environment

3.a. Protect the **locally valued heritage** of the community

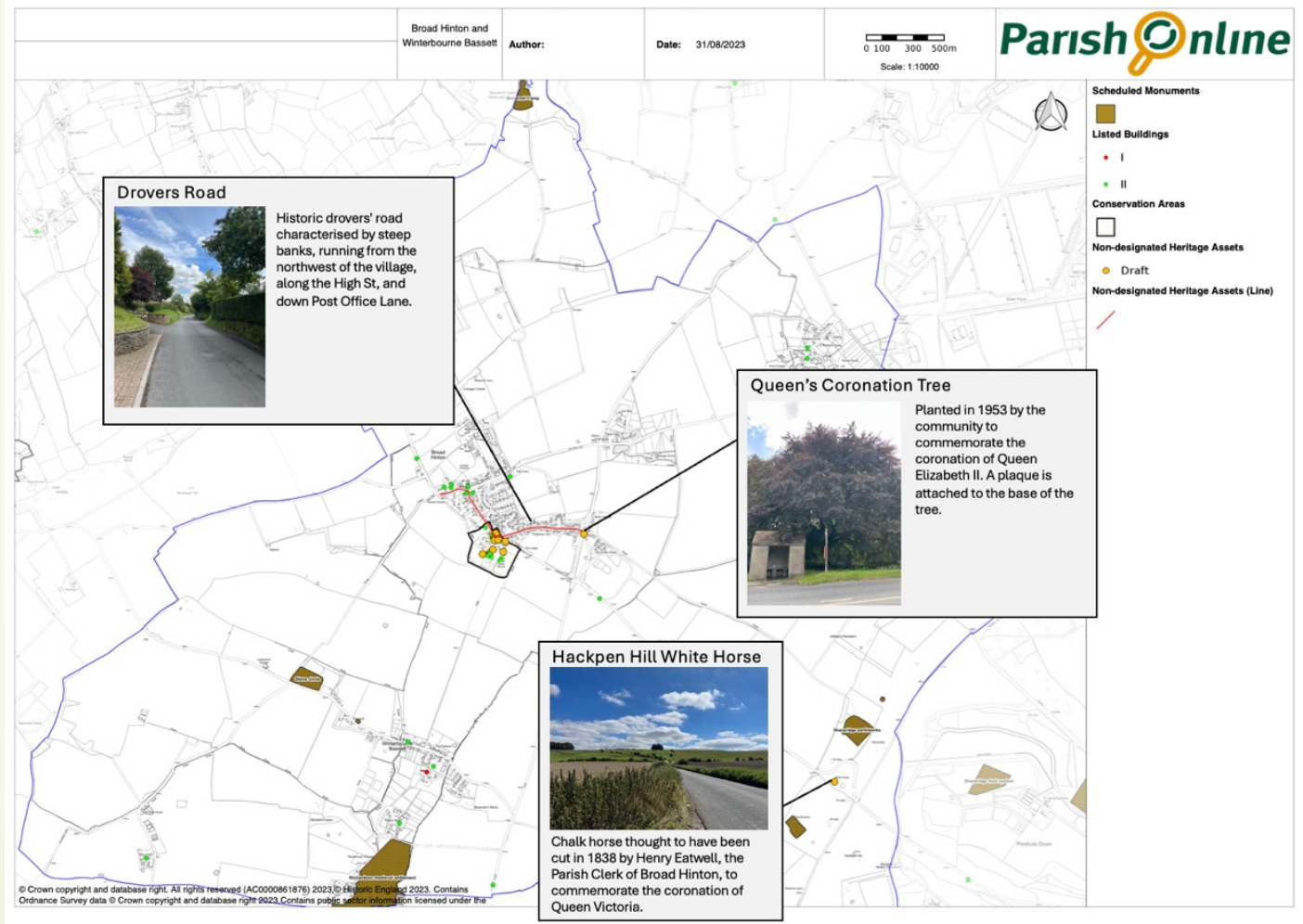
3.b. Protect and enhance the character of the **built environment**

3.c. Protect and enhance the **natural environment**



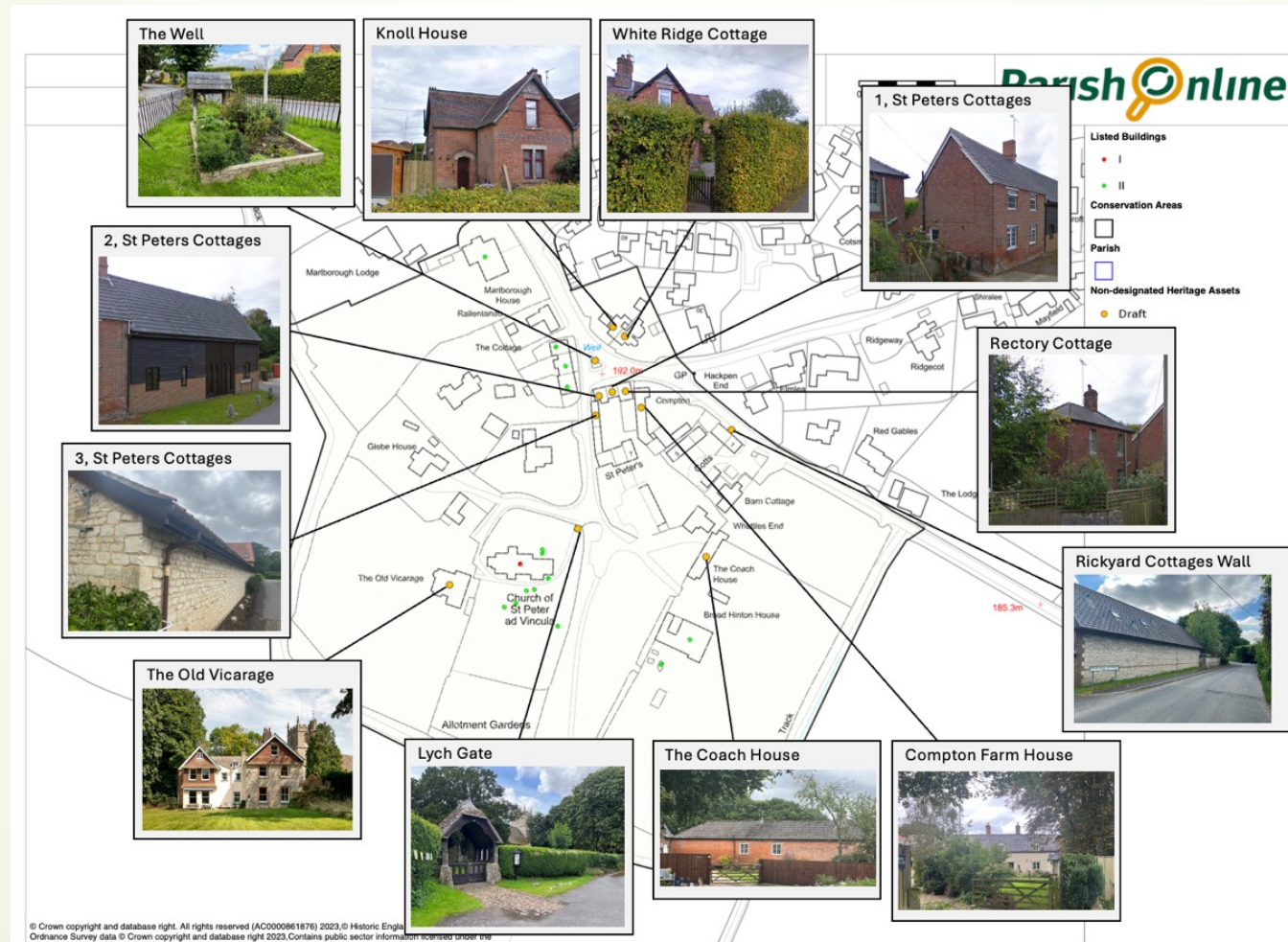
# 3.a. Protect the locally valued heritage of the community


## Non-designated Heritage Assets



# 3.a. Protect the locally valued heritage of the community

## Non-designated Heritage Assets



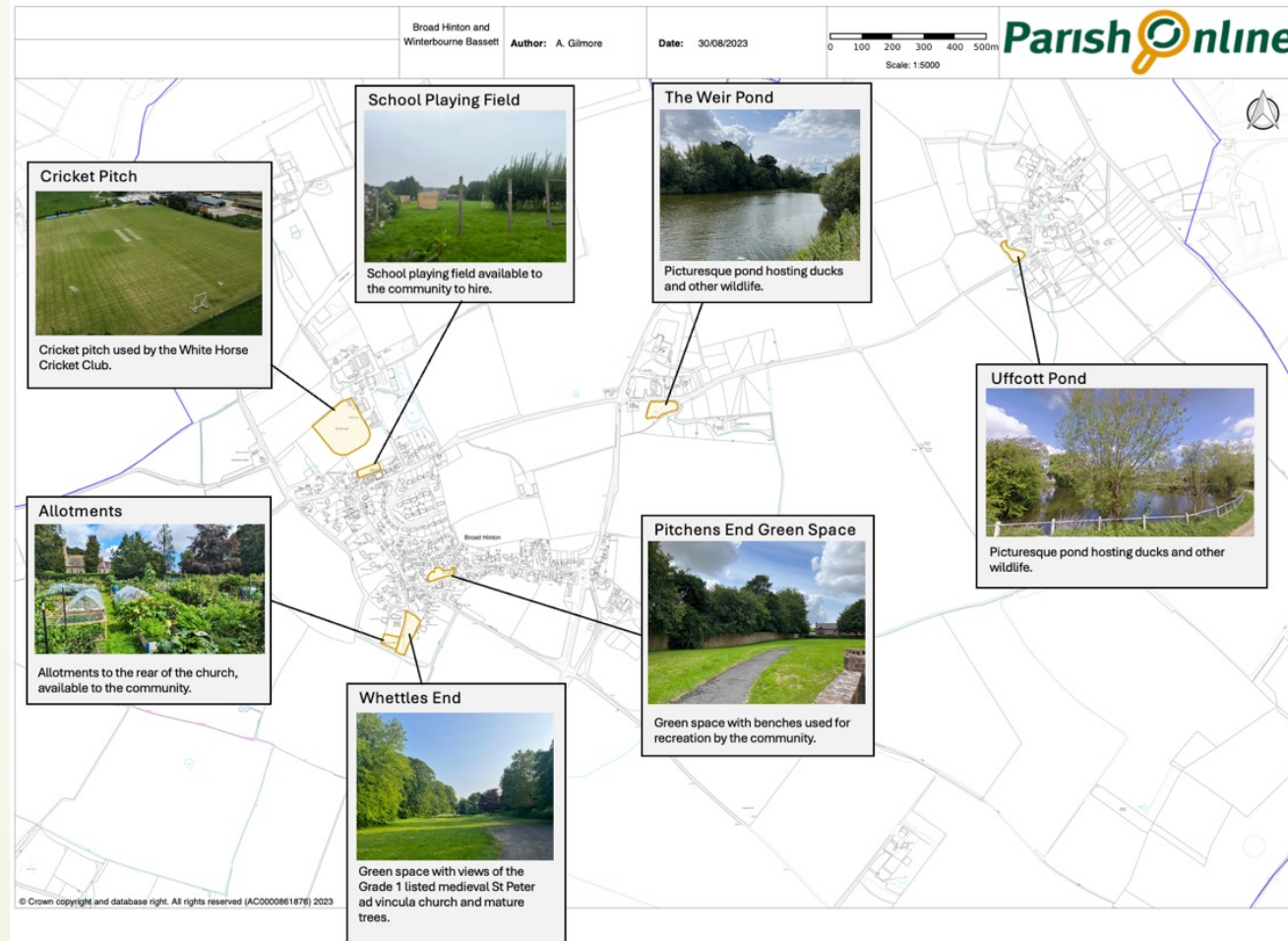


### 3.b. Protect and enhance the character of the built environment

- Updated Broad Hinton Conservation Area plan
  - Design Guide
- 

# 3.c. Protect and enhance the natural environment

## Local Green Spaces



# 3.c. Protect and enhance the natural environment

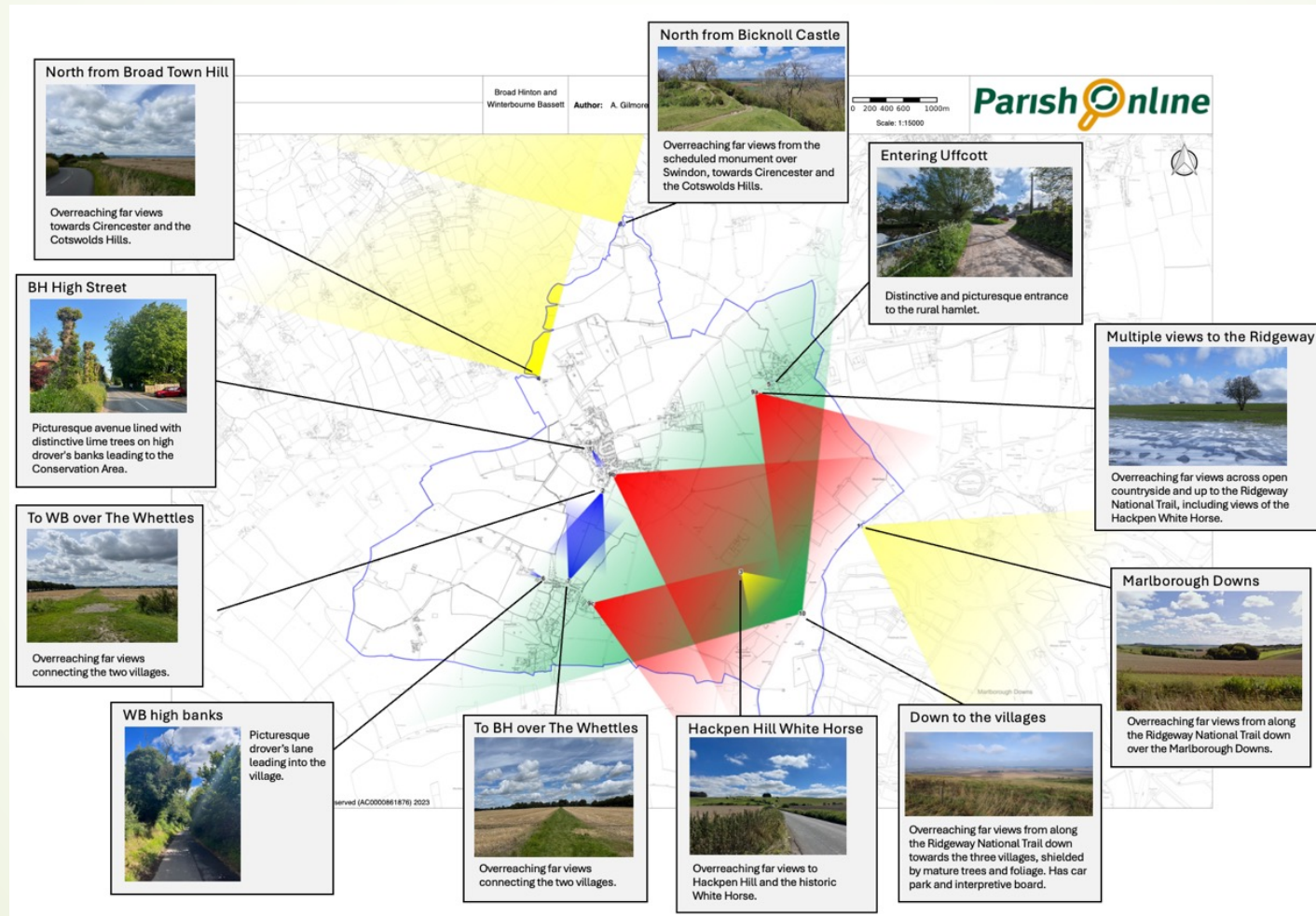
## Local Green Spaces





# 3.c. Protect and enhance the natural environment

## Key Views





## 4. Local Economy

4.a. Support the **continued vitality** and needs of the local, rural and villages economy

4.b. Support **home and hybrid working**





## 4. Local Economy

- To **support and promote the growth of local businesses**, including those in the agriculture, tourism, services sectors and internet-based businesses.
  - To **promote economic growth and job creation** in our rural community, while preserving our natural and cultural resources.
  - To **promote the development of skilled workforce** to meet the needs of local businesses and promote entrepreneurship and innovation.
  - To **encourage sustainable practices** in all sectors of the local economy, including agriculture, and tourism.
  - To **foster collaboration between local businesses, government and other agencies** to support economic development goals and promote the sharing of resources and best practices.
- 



## 4. Local Economy

### What's Next?

- Survey of Local Business's needs and desires.
- Identify local resources that enable business sustainability and opportunities.
- Formulate sustainable policies for our local community to form part of NDP.

*Your feedback is very important!!!*

*Feedback Form available at breakout session.*



## 5. Getting Around

- ▶ 5.a. Protect and support better connections within, between and beyond the villages
- 

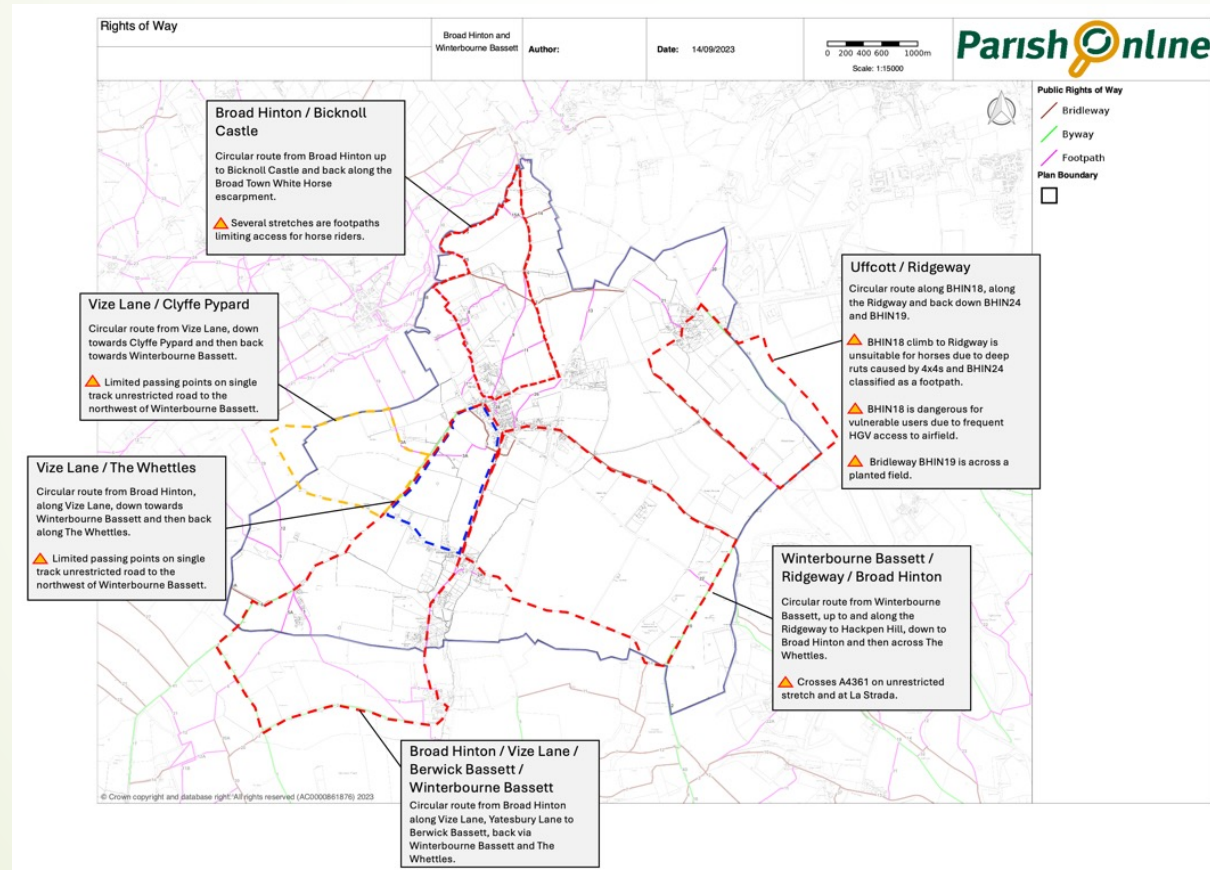


# Connect new developments to public transport and facilities

- Require new developments to consider connections to public transport, facilities and active travel
- Require CIL/S106 contributions to be allocated to improve local active travel infrastructure.

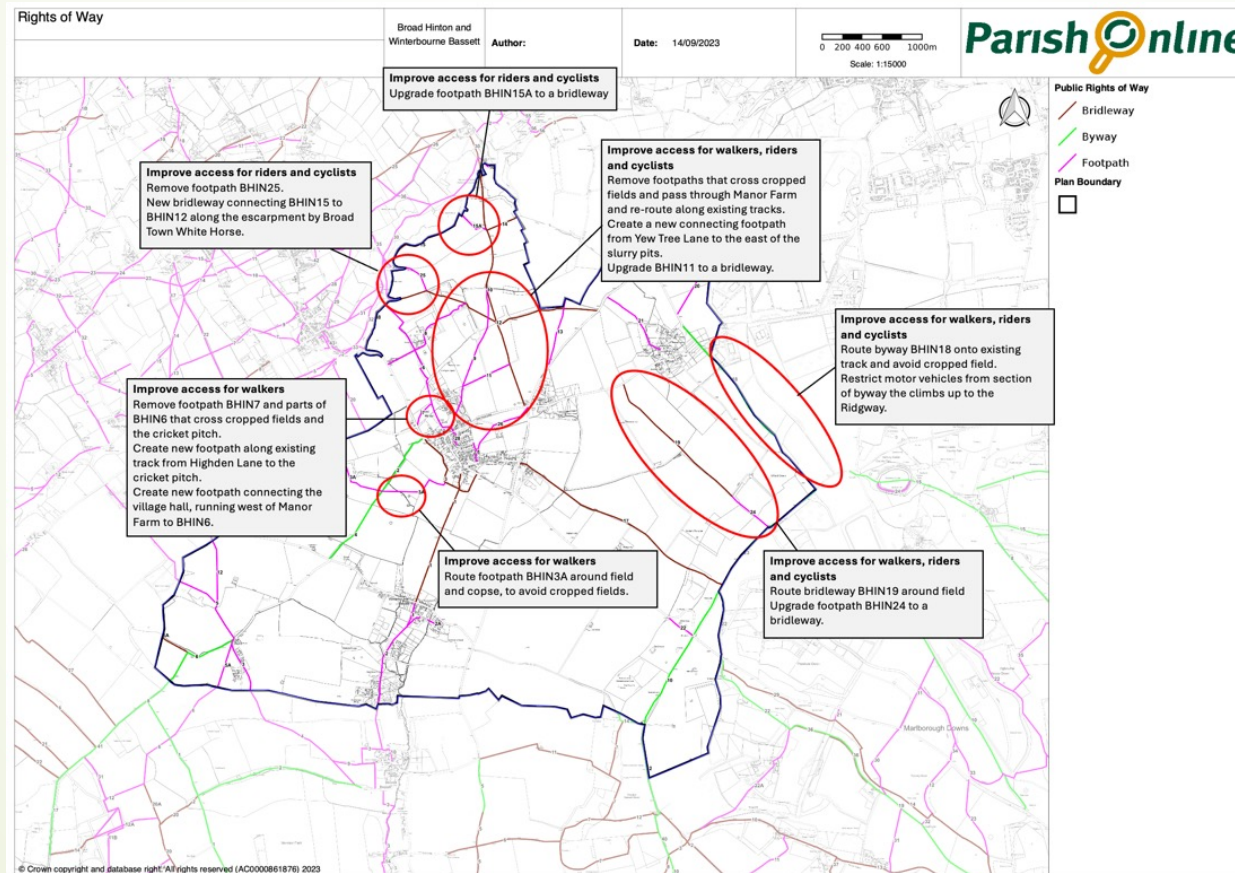
# Protect and enhance connections between the villages and beyond

## Rights of Way and popular routes



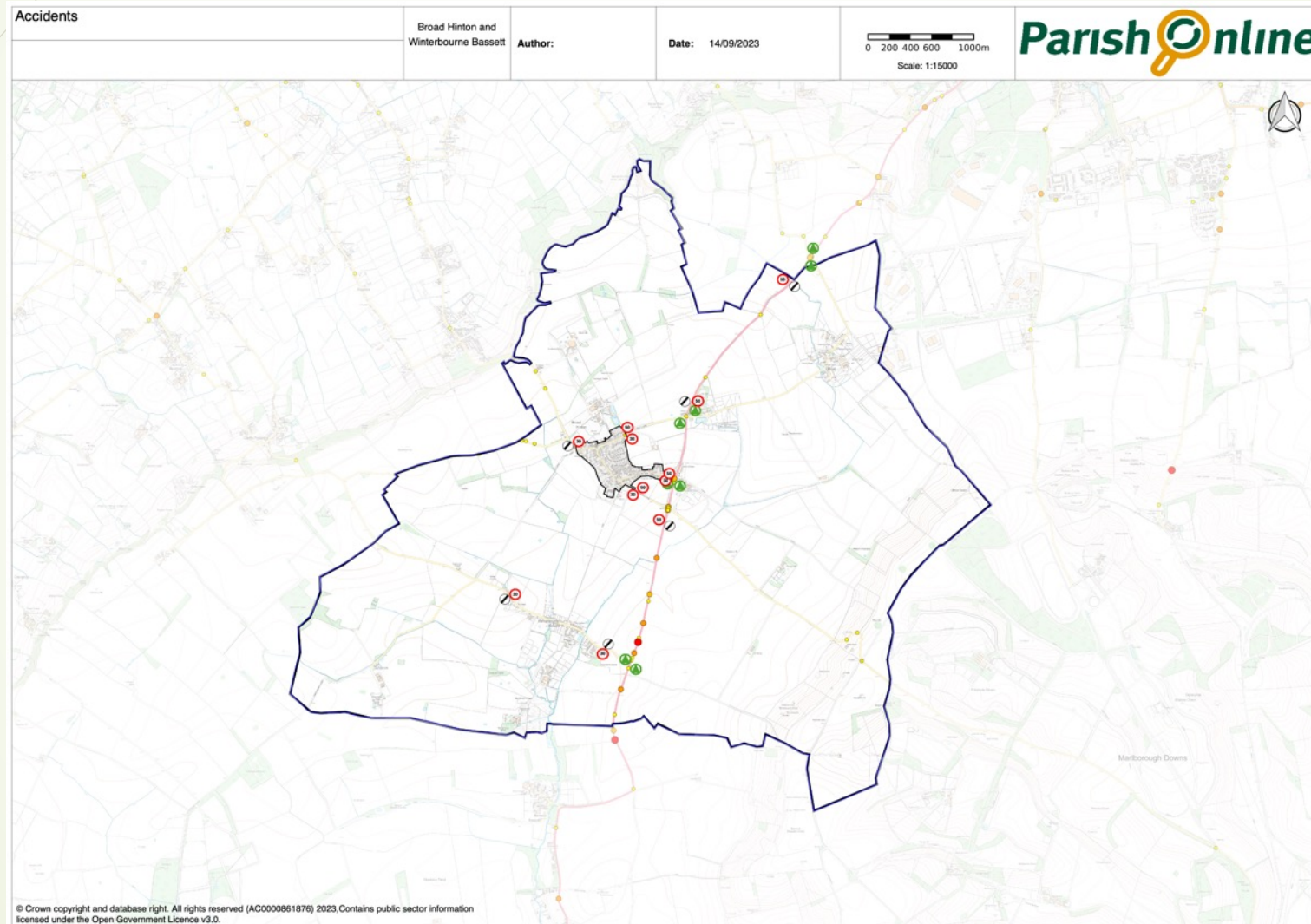
# Protect and enhance connections between the villages and beyond

## Rights of Way accessibility





# Protect vulnerable users





# Breakout Groups

- Sustainable Community, Local Economy
- Local Character & Environment, Getting Around
- Local Housing Needs

## Points To Consider

1. Is the evidence accurate?
2. Will the policies address our needs?
3. Are you supportive of the plan?

**Opportunity to provide your views and alternative solutions**



# Questions & Discussion



# Thank You and What's next?

- 2023
  - Consolidate your feedback
  - Draft policies and gathering supporting evidence
  - Write the Neighbourhood Plan document
- 2024
  - Reg 14 – Community consultation
  - Reg 16 – Planning Authority consultation
  - Reg 17 – Independent examination
  - Referendum

2,145 hectares  
in the North  
Wessex Downs  
AONB

