

# Grafton NDP site selection methodology

## Introduction

1. Grafton Parish Council began to prepare its neighbourhood development plan (NDP) in Spring 2022. The Parish Council convened a steering group (the SG) to lead the process. The SG's first major activities were to hold a community meeting to agree the content and vision for the NDP and then to undertake an online survey of the residents to understand what they wished for the NDP to cover.
2. The survey of 78 responses indicated that around a third of respondents would consider moving within the parish if a home that met their needs was available. Most of the respondents (77%) would wish to purchase their new home rather than rent, and there was equal demand for 2, 3 and 4+ bedroom homes. Most of the respondents would be willing to pay over £1000 a month indicating that though there is some demand for affordable housing, this is not over and above what would normally be expected through Wiltshire Council's planning policies. When asked whether respondents would support the provision of new housing in the parish, 78% indicated that they would, though there was a strong preference for affordable housing being provided with restrictions for local people.
3. The survey also showed that 58% of local people must go outside the parish for shopping and 88% would support the creation of a new farm shop or community shop. More generally, there was 90% support for creation of new local businesses.
4. The SG has accordingly decided that the NDP should seek to allocate land for housing and employment.
5. A request was made to Wiltshire Council who are the Local Planning Authority (LPA) asking what the requirement for new housing in the parish was. The Planning Authority was not able to provide a housing figure and was also not able to provide information on housing need due to the review of the Local Plan and staffing issues. The steering group has therefore decided to initially seek land for up to 30 houses and for small local businesses.
6. This document is the first step in identifying suitable land for housing in Grafton Parish as an allocation in the NDP. Once this allocation is made and the NDP becomes part of the Wiltshire Development Plan<sup>1</sup> the identified land can be developed in the manner set out in the NDP. Without this allocation, it would be difficult for Grafton parish to secure any additional housing or employment because of the constraints posed by the North Wessex Downs AONB (which entirely covers the parish), the countryside location and the significant heritage assets in the parish.

<sup>1</sup> The Development Plan is defined to include the adopted Wiltshire local plan, in this case the Core Strategy, and any neighbourhood plans that have passed referendum and have been "made" (adopted) by Wiltshire Council. The full list of development plan documents are provided in a later section of this report.

## The site allocation process

7. The stages of allocating land for development in a neighbourhood plan are summarised here:
- a. Parish Council agrees there is a need for a housing allocation.
  - b. The Parish Council seeks to agreed a methodology with the LPA. In the event, the LPA declined to comment on the allocation methodology. The North Wessex Downs AONB team was also given an opportunity to comment on the methodology but did not do so.
  - c. The Parish Council undertakes a “call for sites” asking landowners to put forward land that they wish to be considered.
  - d. The SG seeks advice from the LPA on whether strategic environmental assessment (SEA) of the allocations is required. If SEA is deemed to be required, the SG will commission an Environmental Report to be prepared which will consider all available sites.
  - e. The sites are assessed against the criteria and results of the SEA, and a shortlist of suitable sites is prepared.
  - f. The SG draws up proposals how the site should be developed and seeks agreement with the landowner that the provisions of the NDP are deliverable<sup>2</sup>.
  - g. The final list of sites is agreed by the steering group. This may involve an element of community consultation.
  - h. The site is allocated in the draft NDP including conditions for development. The conditions set out specifically how the site(s) should be developed including necessary infrastructure.
  - i. The NDP is subject to community consultation (referred to as Regulation 14 consultation).
  - j. The NDP is amended following consultation and submitted to the LPA who then undertakes further consultation (referred to as Regulation 16 consultation).
  - k. The NDP, including the site allocation, is subject to an independent Examination.

<sup>2</sup> To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 7 years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 7 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 7 years.

- l. A referendum is held in Grafton Parish, and if the NDP passes with a majority, the NDP is “made”.
- m. Once the NDP is made, the site can be developed, subject to detailed planning approval.

### **Planning Policy Context**

8. Grafton Parish has significant “planning constraints” which mean, in a practical sense, that it is difficult to obtain planning permission for housing and commercial proposals in the parish. It is for this reason that the NDP will allocate sites because in doing so, it will be possible to adjust the planning constraints to allow for these specific types of development.
9. A full policy review is included in **Appendix 1**.

### **Assessment Criteria and planning conditions**

10. The call for sites will ask for land either for housing or commercial development. Once the sites have been submitted to the SG, they will be assessed against the criteria shown in **Appendix 2**.
11. Any new development will need to meet the planning requirements of the Wiltshire Core Strategy. Until a site has been allocated and a scheme has been designed, it is not possible to understand the full extent of what that development needs to deliver. However, there are some basic requirements that are highly likely and these are set out as minimum planning conditions in **Appendix 3**.

### **Planning constraints maps**

12. A series of maps of the parish have been created and are available to view on the Parish Council’s website following [this link](#). These maps will assist potential site proposers to understand the constraints they face (in relation to the policies set out in Appendix 1) and also can be used for those proposers who do not have access to online mapping to draw site outlines upon, if that is helpful.

### **The Call for Sites**

13. The call for site will take place between May 16 and July 28, 2023. The SG will advertise the call for sites in Grafton Parish Community News, on Parish noticeboards and through contacting landowners
14. The call for sites will be limited to land within the parish boundary (the neighbourhood area) and only to land under the control or ownership of the proposers.

# APPENDIX 1: PLANNING POLICIES AND CONSTRAINTS

## The Development Plan for Grafton Parish

- Saved Policies from the Kennet District Local Plan – adopted April 2004
- Wiltshire Core Strategy – adopted January 2015
- Minerals and waste core strategies and development control policies (not included here)

## Wiltshire Core Strategy (2015)

Relevant extracts (not all policies are copied in total)	Relevance for the site allocation exercise
<p><b>Core Policy 1: Settlement Strategy</b></p> <p>Large and Small Villages 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 few employment opportunities.</p> <p>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. The Large and Small Villages are: see area strategies, Chapter 5.</p>	<p>Core Policy 1 identifies the parish is not appropriate for large-scale development. Only limited development will be allowed in small villages and will be difficult outside small villages (i.e. the open countryside).</p>
<p><b>Core Policy 2: Delivery Strategy</b></p> <p><b>Outside the defined limits of development</b> Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. <b>The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.</b> 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</p>	<p>The policy indicates East Grafton, (Wilton?), are small villages where some development will be possible. Outside these villages, opportunities for development will be limited to agricultural and small business purposes (including their on-site staff).</p> <p>This policy also makes it possible for the NDP to allocate land for housing and employment uses. Without an allocation, and only in East Grafton and (Wilton?), development will only be allowed where it is infill unless the proposal meets local needs.</p> <p>The NDP will meet local needs identified in the survey and will seek to allocate land for housing and employment.</p>

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<p>settlements or provide employment, services and facilities provided that the development:</p> <ul style="list-style-type: none"> <li>i) Respects the existing character and form of the settlement</li> <li>ii) Does not elongate the village or impose development in sensitive landscape areas</li> <li>iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.</li> </ul>	<p>The allocation will need to be within the existing character of the parish, should seek to fit into a compact urban form with existing development.</p>
<p>4.25 The Core Strategy also includes ‘exception policies’ which seek to respond to local circumstance and national policy. In doing so these represent additional sources of supply to those detailed at paragraphs 4.22 and 4.24. These policies are listed overleaf:</p> <ul style="list-style-type: none"> <li>• Additional employment land (Core Policy 34)</li> <li>• Military establishments (Core Policy 37)</li> <li>• Development related to tourism (Core Policies 39 and 40)</li> <li>• Rural exception sites (Core Policy 44)</li> <li>• Specialist accommodation provision (Core Policies 46 and 47)</li> <li>• <b>Supporting rural life (Core Policy 48)</b></li> </ul>	<p>Exception sites are for 100% affordable housing (or for some cross-subsidising market rate development) which is not what the NDP is seeking to do.</p>
<p><b>Core Policy 3 Infrastructure requirements</b></p> <p>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.</p>	<p>The allocations will be required to accommodate necessary infrastructure requirements.</p>
<p><b>Core Policy 18 Spatial Strategy: Pewsey Community Area</b></p> <p>Small Villages: Alton Priors / Alton Barnes, Charlton St Peter, Chirton, <b>East Grafton</b>, Easton Royal, Ham, Hilcott, Little Bedwyn, Manningford Bruce, Marden, Milton Lilbourne, Oare, Rushall, Stanton St Bernard, Wilcot, Woodborough and Wootton Rivers.</p>	

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<p><b>Core Policy 34 Additional employment land</b></p> <p>Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that:</p> <ul style="list-style-type: none"> <li>i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or</li> <li>ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or</li> <li>iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or</li> <li>iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council.</li> </ul> <p>Where they:</p> <ul style="list-style-type: none"> <li>a. meet sustainable development objectives as set out in the policies of this Core Strategy and</li> <li>b. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and</li> <li>c. are supported by evidence that they are required to benefit the local economic and social needs and</li> <li>d. would not undermine the delivery of strategic employment allocations and e. are supported by adequate infrastructure.</li> </ul>	<p>Any employment land allocation or policies must ensure that new sites are part of the existing settlements or linked to agriculture or are rural businesses. These businesses should serve local needs if possible. They must also not cause harm or disturbance to their neighbours.</p>
<p><b>Core Policy 39 Tourist development</b></p> <p>Outside the Principal Settlements and Market Towns, tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where</p>	<p>New tourism and visitor businesses would be appropriate in Grafton Parish and might be suitable to include in commercial land allocations. It would be preferable if tourism and visitor businesses were located</p>

<p>practicable, be located in existing or replacement buildings. Any proposal needs to carefully consider the need to protect landscapes and environmentally sensitive sites with the objective of providing adequate facilities, enhancing enjoyment and improving the financial viability of the attraction. If new buildings are required in the countryside for tourist development, these should be directed towards the Local Service Centres and Large and Small Villages.</p> <p>In exceptional cases development may be supported away from the Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages where it can be demonstrated that all of the following criteria are met:</p> <ol style="list-style-type: none"> <li>i. There is evidence that the facilities are in conjunction with a particular countryside attraction.</li> <li>ii. No suitable alternative existing buildings or sites exist which are available for re-use.</li> <li>iii. The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.</li> <li>iv. The building is served by adequate access and infrastructure.</li> <li>v. The site has reasonable access to local services and a local employment base.</li> </ol> <p>Extensions to existing facilities should be appropriate in scale to their location and help to ensure the future viability of the business, including farm diversification schemes.</p> <p>Proposals for camping and touring caravan sites (including extensions) will be supported where they can be accommodated without adverse impact on the character and appearance of the landscape and meet criteria iii to v above.</p>	<p>in the existing settlements and not the open countryside.</p>
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<p><b>Core Policy 43 Providing affordable homes</b></p> <p><b>Provision</b></p> <p>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. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered.</p> <p>The provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development. All affordable housing will be subject to an appropriate legal agreement with the council.</p> <p>This level of provision should be delivered with nil public subsidy, unless otherwise agreed by the council.</p> <p><b>Tenure</b></p> <p>Tenure will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in Core Policy 45 (Meeting Wiltshire’s housing needs).</p> <p><b>On site distribution and standards</b></p> <p>Affordable housing units will be dispersed throughout a development and designed to a high quality, so as to be indistinguishable from other development. In determining the level of integration that can be achieved, consideration will be given to the practicalities of management and maintenance associated with the proposal whilst still ensuring affordability, particularly in developments of flats.</p>	<p>The housing allocation should include 30% affordable housing.</p>
<p><b>Core Policy 45 Meeting Wiltshire’s housing needs</b></p> <p><b>Type, mix and size</b></p> <p>New housing, both market and affordable, must be well designed to address local</p>	<p>The community survey indicates that local demand is for an equal mix of 2/3/4+ bedroom properties.</p>



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<p>housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.</p> <p>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.</p> <p><b>In relation to affordable housing, other sources of credible evidence include the council’s housing register and local needs surveys.</b></p>	
<p><b>Core Policy 48 Supporting rural life</b></p> <p><b>New shops</b></p> <p>New shops in villages will be supported where they are small in scale and would not threaten the viability of nearby centres. Farm shops will be supported where they utilise existing buildings, are small in scale and cause no unacceptable impact on nearby village shops or the character of the area.</p>	<p>New shops and farm shops to meet local needs are supported.</p>
<p><b>Core Policy 50 Biodiversity and geodiversity</b></p> <p><b>Protection</b></p> <p>Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to</p>	<p>This policy has been overtaken by the Environment Act and changes to national planning policy which now requires a minimum 10% biodiversity net gain in all developments.</p> <p>Site allocations should avoid land that is currently protected such as SSSIs, protected habitats, hedges, mature trees, and other areas that have high natural value.</p>

<p>ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.</p> <p>All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.</p> <p>Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy. 264</p> <p><b>Biodiversity enhancement</b></p> <p>All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.</p> <p><b>Local sites</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i. cannot reasonably be avoided</li> </ul>	
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<ul style="list-style-type: none"> <li>ii. are reduced as far as possible</li> <li>iii. are outweighed by other planning considerations in the public interest</li> <li>iv. where appropriate compensation measures can be secured through planning obligations or agreements.</li> </ul> <p>Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.</p>	
<p><b>Core Policy 51</b></p> <p><b>Landscape</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.</li> <li>ii. The locally distinctive character of settlements and their landscape settings.</li> <li>iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.</li> </ul>	<p>The allocations must pay regard to the North Wessex Downs AONB management plan.</p> <p>If it is the case that the NDP is subject to Strategic Environmental Assessment regulations, the Environmental Report and the NDP will need to consider the landscape implications of individual sites.</p>

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<ul style="list-style-type: none"> <li>iv. Visually sensitive skylines, soils, geological and topographical features.</li> <li>v. Landscape features of cultural, historic and heritage value.</li> <li>vi. Important views and visual amenity.</li> <li>vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.</li> <li>viii. Landscape functions including places to live, work, relax and recreate.</li> <li>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.</li> </ul> <p><b>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.</b></p>	
<p><b>Core Policy 52 Green infrastructure</b></p> <p>Development shall make provision for the retention and enhancement of Wiltshire’s green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:</p> <ul style="list-style-type: none"> <li>i. retain and enhance existing on site green infrastructure</li> <li>ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards</li> <li>iii. put measures in place to ensure appropriate long-term management of any green</li> </ul>	<p>The site allocations will also be required to provide “green infrastructure” which is landscaping, planting, retention of existing important trees and hedgerows, preservation of waterbodies, etc. Replacement green infrastructure may be required where it is necessary to lose what is already there.</p>

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<p>infrastructure directly related to the development</p> <p>iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy</p> <p>v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.</p> <p>If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required. Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.</p>	
<p><b>Core Policy 58 Ensuring the conservation of the historic environment</b></p> <p>Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.</p>	<p>Allocations should protect, conserve and enhance the historic features in Grafton Parish (listed buildings, scheduled monuments and Conservation Areas).</p>
<p><b>Core Policy 67 Flood Risk</b></p> <p>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.</p> <p>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</p>	<p>Allocations should not be in Flood Zones 2 and 3.</p>

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<p>site or environmental conditions make these measures unsuitable.</p>	
<p><b>Core Policy 61 Transport and new development</b></p> <p>New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.</p> <p>As part of a required transport assessment, the following must be demonstrated:</p> <ul style="list-style-type: none"> <li>i. That consideration has been given to the needs of all transport users, where relevant, according to the following hierarchy: a. Visually impaired and other disabled people b. Pedestrians c. Cyclists d. Public transport e. Goods vehicles f. Powered two-wheelers g. Private cars.</li> <li>ii. That the proposal is capable of being served by safe access to the highway network.</li> <li>iii. That fit for purpose and safe loading/unloading facilities can be provided where these are required as part of the normal functioning of the development.</li> </ul> <p>Where appropriate, contributions will be sought towards sustainable transport improvements, and travel plans will be required to encourage the use of sustainable transport alternatives and more sustainable freight movements.</p>	<p>New development must have suitable and safe access and be accessible by sustainable modes of transport.</p>

**Kennet District Local Plan (2004)**

<p>Relevant extracts (not all policies are copied in total)</p>	<p>Relevance for the site allocation exercise</p>
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<p>Saved policy HC34 Recreation provision on large housing sites</p> <div style="border: 1px solid black; padding: 5px; background-color: #f8d7da;"> <p><b>Policy HC34</b></p> <p><b>RECREATION PROVISION ON LARGE HOUSING SITES</b></p> <p>In new residential developments of 20 or more dwelling units recreational open space will be required to be provided on the basis of 2.43 ha/1000 people, comprising:</p> <ul style="list-style-type: none"> <li>a. equipped play space - 0.31ha/1000 people</li> <li>b. casual play space - 0.41ha/1000 people</li> <li>c. formal sports/pitches - 1.71 ha/1000 people</li> </ul> </div>	<p>For an allocation of 20+ dwellings, these calculations will indicate the recreational provision requirements.</p>
<p>Saved policy HC35 Recreation provision on small housing sites</p> <div style="border: 1px solid black; padding: 5px; background-color: #f8d7da;"> <p><b>Policy HC35</b></p> <p><b>RECREATION PROVISION ON SMALL HOUSING SITES</b></p> <p>New residential developments of between 5 and 19 dwellings, which do not form part of a larger scheme or potential scheme, will be expected to provide land for children's recreation on the basis of 0.72 ha/1000 people.</p> </div>	<p>For an allocation of 19 or fewer houses, these calculations will indicate the recreational provision requirements.</p>

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<p>Saved policy HC37 Demand for Education</p> <div style="border: 1px solid black; background-color: #f8d7da; padding: 5px; margin: 10px 0;"> <p><b>Policy HC37</b></p> <p><b>DEMAND FOR EDUCATION</b></p> <p>In the case of new housing developments involving 25 or more dwellings or 1 hectare of land (irrespective of the number of dwellings) the Local Planning Authority will need to be satisfied (having regard to advice from the LEA) that the primary and secondary education needs of the population of the new development can be met either by existing school infrastructure or through improvements to the existing school infrastructure. A contribution towards improvement of the existing school infrastructure will be sought where there is evidence that demonstrates that the need for the improvement is a consequence of the new housing development. The contribution will be related to the education needs generated by that development.</p> </div>	<p>A housing scheme of 25+ houses or over 1 hectare of land will be required to make a contribution to education provision.</p>
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**North Wessex Downs Area of Outstanding Beauty Management Plan 2019-2024**

Relevant extracts (not all policies are copied in total)	Relevance for the site allocation exercise
<p>7.37 Key Issues Key issues with the potential to have significant influence on the AONB’s Development Special Qualities:</p> <ul style="list-style-type: none"> <li>b) New large free-standing dwellings as replacement dwellings in the open countryside.</li> <li>c) The change of use of land to domestic garden use.</li> <li>d) The loss of rural character through suburbanising influences from new development (new fencing, lighting, signage, parking areas, paved</li> </ul>	<p>The allocation should be compact against the current built settlement form and should avoid individual developments in the open countryside.</p> <p>Gardens in the new allocation will not be so large as to create new building plots at a later date.</p> <p>Design including landscaping materials and external features will be in a style appropriate to the countryside.</p> <p>Where possible, previously developed land will be preferred for site allocations.</p>



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<p>footpaths, loss of native hedgerows and creation of new garden areas).</p> <p>e) New housing developments on greenfield sites.</p> <p>f) The threat of incremental housing development outside settlements from conversions, redevelopments or rural workers' accommodation which are not clearly beneficial.</p> <p>g) Impact on dark skies and tranquillity of high-powered external lighting, especially where poorly directed or in an exposed location (not usually subject to planning control).</p> <p>o) Development that results in a material loss of tranquillity and/ or impact on the dark night skies within the North Wessex Downs or its setting.</p> <p>p) Development that does not provide for or support existing Green Infrastructure.</p>	<p>The new developments will be expected to provide a lighting strategy that preserves the tranquillity and dark skies of Grafton.</p> <p>The new developments will be expected to provide suitable green infrastructure, help nature connectivity and recovery and provide biodiversity net gain (10%).</p>
<p>DE 02 Encourage high standards of design, comprehensive landscaping where required, traditional building styles, energy conservation and innovation that respect historic settlement patterns and the distinctive character of the North Wessex Downs</p>	<p>The new developments will be of a high quality and standard of development reflecting the historic building styles in Grafton Parish and will demonstrate high levels of energy efficiency.</p>
<p>DE 08 Avoid and reduce light pollution, including control of lighting schemes or other developments that threaten the integrity of dark night skies over the North Wessex Downs.</p>	<p>The new developments will prepare a lighting strategy that will protect the integrity of the dark skies over Grafton Parish.</p>
<p>DE 11 Encourage the use of planning briefs or master plans which guide developments within and on the edge of the North Wessex Downs and take account of AONB purposes</p>	<p>The NDP should contain site masterplans for the site allocations.</p>
<p>DE 16 Encourage local communities to identify local needs and assist in the conservation and enhancement of local distinctiveness through the preparation and</p>	<p>The NDP will be a means for the local community to have a strong influence in future development in the parish.</p>

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development of Neighbourhood Plans, Parish Plans, Village Design Statements, Neighbourhood Development Orders and other initiatives	
DE 17 Encourage economic growth, new responsible tourism opportunities and diversification of the local economy within the overall aim of conserving and enhancing the natural beauty of the AONB.	New businesses in the parish are welcome where they are for local tourism or meet local needs.
8.18 Key Issues (community) e) Loss of affordable housing, reducing the social mix within settlements and leading to a loss of essential rural skills and services k) Opportunities and risks for the AONB associated with new instruments such as Neighbourhood Plans, which may form an increasingly important element of local decision-making. r) The need for local sources of employment and opportunities for local people to develop skills that could support them into self-employment or enterprise	The provision of affordable housing to meet local needs is supported. Support for local employment generating activities.
CO 04 Support projects to promote community use of renewable energy sources consistent with AONB objectives.	The allocations should produce renewable energy if possible.
CO 13 Support good practice examples of community approaches that respond to locally identified needs and promote them as an inspiration to others (e.g. the establishment of local housing trusts, support for new village shops, community transport schemes, etc.).	The AONB Management Board should support the NDP and its allocations.
CO 14 Support communities in landscape-led approaches to enabling the availability of housing for identified local needs that will be – and will remain – genuinely affordable in perpetuity, consistent with AONB purposes.	The allocations should provide long-lasting opportunities for local people to live and work in Grafton Parish.

## Appendix 2: Assessment Criteria

### Assessment Criteria based on planning policy review

<b>Meets fully</b>	<b>Meets partially but could meet fully with mitigation</b>	<b>Fails</b>
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### Housing allocation

Planning policy	Assessment Criteria	Result
Deliverable	Is the site available now?	
Deliverable	Will the development be completed within 7 years of when the NDP is made?	
Core Policy 2	Is the site within or adjacent to either East Grafton, Marten, Wilton, West Grafton or Wexcombe villages?	
Core Policy 2	Does the site allocation fit tightly against existing development so that it creates a compact urban form?	
Core Policy 43	For sites of more than five houses, can the site provide 30% affordable housing on-site?	
Community survey	Can the site provide a range of 2-4+ bedroom homes?	
Core Policy 50	Can the site provide 10% biodiversity net gain (preferably on-site)?	
Core Policy 50	Does the site avoid the loss or harm to natural features of ecological value?	
Core Policy 50	Can natural features of ecological value be protected over the lifetime of the development?	

## Site Selection Methodology

Core Policy 51	Is the proposal likely to have a harmful impact on the AONB landscape?	
Core Policy 52	Can the proposal make appropriate provision for green infrastructure?	
Core Policy 58	Is the proposal likely to have a harmful impact on the historic environment (listed buildings, Conservation Areas and Scheduled Monuments)?	
Core Policy 61	Does the development have safe access on to the road network?	
Core Policy 67	Is the site located outside Flood Zones 2 and 3?	

**Employment Land Allocation**

Planning policy	Assessment Criteria	Result
Deliverable	Is the site available now?	
Deliverable	Will the development be completed within 7 years of when the NDP is made?	
Core Policy 2	Is the site within or adjacent to either East Grafton, Marten, Wilton, West Grafton or Wexcombe villages?	
Core Policy 2	Does the site allocation fit tightly against existing development so that it creates a compact urban form?	
Core Policy 61	Does the development have safe access on to the road network?	
Core Policy 34	Is the site part of the existing settlements or linked to and existing agriculture or a rural business?	
Core Policy 34 and 39	Is the proposed site or business compatible with a countryside location (if not located in an existing settlement)?	

## Site Selection Methodology

Core Policy 34	Does the proposal meet local needs and design principles (Appendix 3)?	
Core Policy 34	Will development on this site give rise to disturbance of neighbouring properties?	
Core Policy 39	Will the site be used for a new tourism or visitor business with a "link" to the location?	
Core Policy 39	Does the site have good road access?	
Core Policy 50	Can the site provide 10% biodiversity net gain (preferably on-site)?	
Core Policy 50	Does the site avoid the loss or harm to natural features of ecological value?	
Core Policy 50	Can natural features of ecological value be protected over the lifetime of the development?	
Core Policy 51	Is the proposal likely to have a harmful impact on the AONB landscape?	
Core Policy 52	Can the proposal make appropriate provision for green infrastructure?	
Core Policy 58	Is the proposal likely to have a harmful impact on the historic environment (listed buildings, Conservation Areas and Scheduled Monuments)?	
Core Policy 67	Is the site located outside Flood Zones 2 and 3?	

## Appendix 3: Anticipated planning conditions (minimum)

- All planning applications will be accompanied by a site masterplan.
- A Landscape and Visual Assessment will be required for any planning application.
- Appropriate Heritage assessments will be required for most planning applications.
- Allocations will be required to provide necessary infrastructure according to Core Policy 3.
- SUDS/permeable surfaces and good on-site surface water management will be required.
- Recreation provision will be made as appropriate.
- Biodiversity net gain of 10% will be achieved on-site if possible.
- Provision of necessary infrastructure according to the provisions of the Wiltshire Core Strategy will be provided.
- Layout and design should satisfy local design principles (Grafton Parish)
  1. Reflect **local rural character** of the area
  2. **Respect** the form, layout, materials, siting, height, scale and design of the **adjoining and surrounding buildings, the setting and countryside**
  3. **Enhance the local character** and environment at an appropriate scale, avoiding in-filling (adding new dwellings into small gaps between existing houses).
  4. Achieve **high environmental and energy standards**
  5. **Retain and enhance** existing **landscape features**
  6. Be designed to **comply with [Building for Life Principles](#)**
- A lighting strategy that will preserve the Dark Skies status of Grafton Parish and the North Wessex Downs AONB will be prepared and delivered.