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## Royal Wootton Bassett Neighbourhood Plan

### Call for Sites – Site Selection Process

#### Draft for Consultation

#### Background

Royal Wootton Bassett Town Council is currently undertaking a review of its Neighbourhood Plan. As part of this process, the Town Council will be considering whether to allocate any specific non-strategic sites for development within the new Neighbourhood Plan. A 'Call for Sites' exercise is being undertaken through which landowners, developers and other interested parties can put forward sites they think may be suitable for development. Once these potential sites have been identified, they will be assessed using the assessment process and selection criteria set out below in order to identify which of these sites are **suitable**, **available**, and **achievable**, and subsequently which may be appropriate for allocation within the Neighbourhood Plan.

#### Context

The strategic context for the Neighbourhood Plan is set by the strategic policies in the Wiltshire Local Plan. The Wiltshire Local Plan is currently being reviewed with an initial consultation on the emerging Spatial Strategy undertaken between January and March 2021. This initial consultation identified a 'brownfield target' for housing on non-strategic sites within the Royal Wootton Bassett Neighbourhood Plan area of 70 dwellings.

A further update of the housing evidence to inform the Local Plan Review is currently being undertaken, so it is likely this figure will change.

Alongside the 'Call for Sites', a Housing Need Assessment is currently being undertaken to support the Neighbourhood Plan by providing evidence of the type, size and mix of housing that is required in the Neighbourhood Plan area. This evidence will also inform the potential allocation of sites.

Any sites that are chosen as potential allocated sites within the Neighbourhood Plan will be subject to further consultation that will be undertaken on the Draft Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

#### Approach to Assessing Potential Development Sites

The site assessment and selection process for the Royal Wootton Bassett Neighbourhood Plan will follow a staged process as set out below.

##### *Stage 1: Compliance with Wiltshire Local Plan Strategy*

This stage assesses whether the sites are in conformity with the adopted (and emerging) Wiltshire Local Plan Strategy, including whether they are considered to be 'non-strategic' in scale and nature. Any sites that do not conform with the Local Plan Strategy or are considered to be 'strategic' will be removed from the site selection process at this stage.

##### *Stage 2: Detailed Site Assessment*

This stage assesses key strategic considerations, including known designations and constraints, access, and planning history. It also considers whether the sites are suitable, available, and deliverable (including indicative timescales for development and potential phasing).



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### **Stage 3: Site Appraisal Conclusions and Recommendations**

The final stage of the process is to draw conclusions and to make recommendations about the suitability of the sites for inclusion in the new Neighbourhood Plan. A site assessment sheet will be prepared for each site (see **Appendix 1**). The conclusions will set out whether or not a site is recommended for inclusion as a site allocation in the new Neighbourhood Plan. It will also set out the main reasons to explain why a site is included or not.

It should be noted that the Royal Wootton Bassett Neighbourhood Plan would only allocate 'non-strategic sites' and therefore larger 'strategic' sites would be allocated in Royal Wootton Bassett as part of the Wiltshire Local Plan process. There is no specific definition of 'non-strategic' in planning guidance, however each site will be assessed in the context of the 'strategic' sites that are currently being proposed for allocation through the Wiltshire Local Plan.



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## Appendix 1 – Site Assessment Proforma

<b>Site 1</b>	
<b>Site Reference(s):</b>	
<b>Source(s):</b>	
<b>Approximate Site Size (Gross Area):</b>	
<b>Location:</b>	
[Insert location plan]	
<b>Site Assessment</b>	
<b>Existing Use</b>	
<b>Proposed Use and Capacity</b>	
<b>Brownfield / Greenfield</b>	
<b>Potential Site Access / Road Name</b>	
<b>Relevant Planning Application / Appeal History</b>	
<b>Known Designations and/or Constraints</b>	Are there any known designations or constraints within or in close proximity to the site e.g. flood risk, heritage assets, environmental designations, tree preservation orders, conservation areas, power lines?
<b>Land Ownership Details</b>	
<b>Suitability</b>	<p>Is there adequate car / pedestrian access to the site?</p> <p>Is the site accessible by public transport?</p> <p>Does the proposed use offer additional/improved community facilities or affordable housing?</p> <p>Are there any significant designations or constraints (see above) that would make the site unsuitable for development?</p> <p>What is the topography of the site?</p> <p>Would development of the site result in the loss of community or other uses?</p> <p>Is the site located within walking distance of a shop or other</p>



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	<p>amenities?</p> <p>Does the site accord with the Wiltshire Local Plan Strategy?</p> <p>Does the site accord with the Neighbourhood Plan Vision &amp; Objectives?</p>
<b>Availability</b>	<p>Is the site currently available for development?</p> <p>Are there any existing tenants / leaseholders on the site?</p>
<b>Deliverability</b>	<p>Is the site economically viable?</p> <p>Within what timescales could the site be delivered?</p> <p>Would the development of the site need to be phased / over what time period?</p>
<b>Assessment Conclusion</b>	<p>Is the site recommended for allocation in the Neighbourhood Plan?</p>