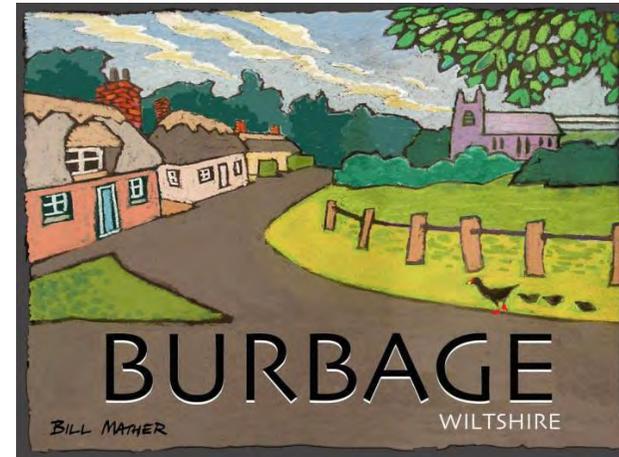


# Burbage Neighbourhood Development Plan

Burbage Parish 2014 – 2026

Submission Final Draft



Site Selection Report to Regulation 14 Consultation Stage

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## Glossary of Terms

BNDP	Burbage Neighbourhood Development Plan
CA	Community Area
Community Engagement Survey	Initial community engagement survey of 2014
HNS	Housing Needs Survey for Burbage
HRA	Habitat Regulations Assessment
LoD	Limit of Development (e.g. village boundary)
LPA	Local Planning Authority (Wiltshire Council)
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework - The Framework' sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
PC	Parish Council
PPG	Planning Practice Guidance
Qualifying Body Reg. 14 / 15	Body authorized by law to create a Neighbourhood Plan. Normally the Parish Council. Regulation 14 of the Neighbourhood Plan (General) Regulations 2012 requires that a formal 6-week Consultation be carried out. Regulation 15 Requires a Consultation Statement to be submitted.
SA	Sustainability Appraisal – A wide-ranging appraisal of the impacts of policy (such as this plan) to include socio-economic as well as environmental factors.
SEA	Strategic Environmental Assessment – European legislation requiring all plans to be assessed for environmental effects. In the UK compliance with the SEA Regulations can be achieved through SA or Sustainability Appraisal which takes into account socio-economic as well as environmental factors.
SSR	Site Selection Report
SHLAA	Strategic Housing Land Availability Assessment
WCS	Wiltshire Core Strategy

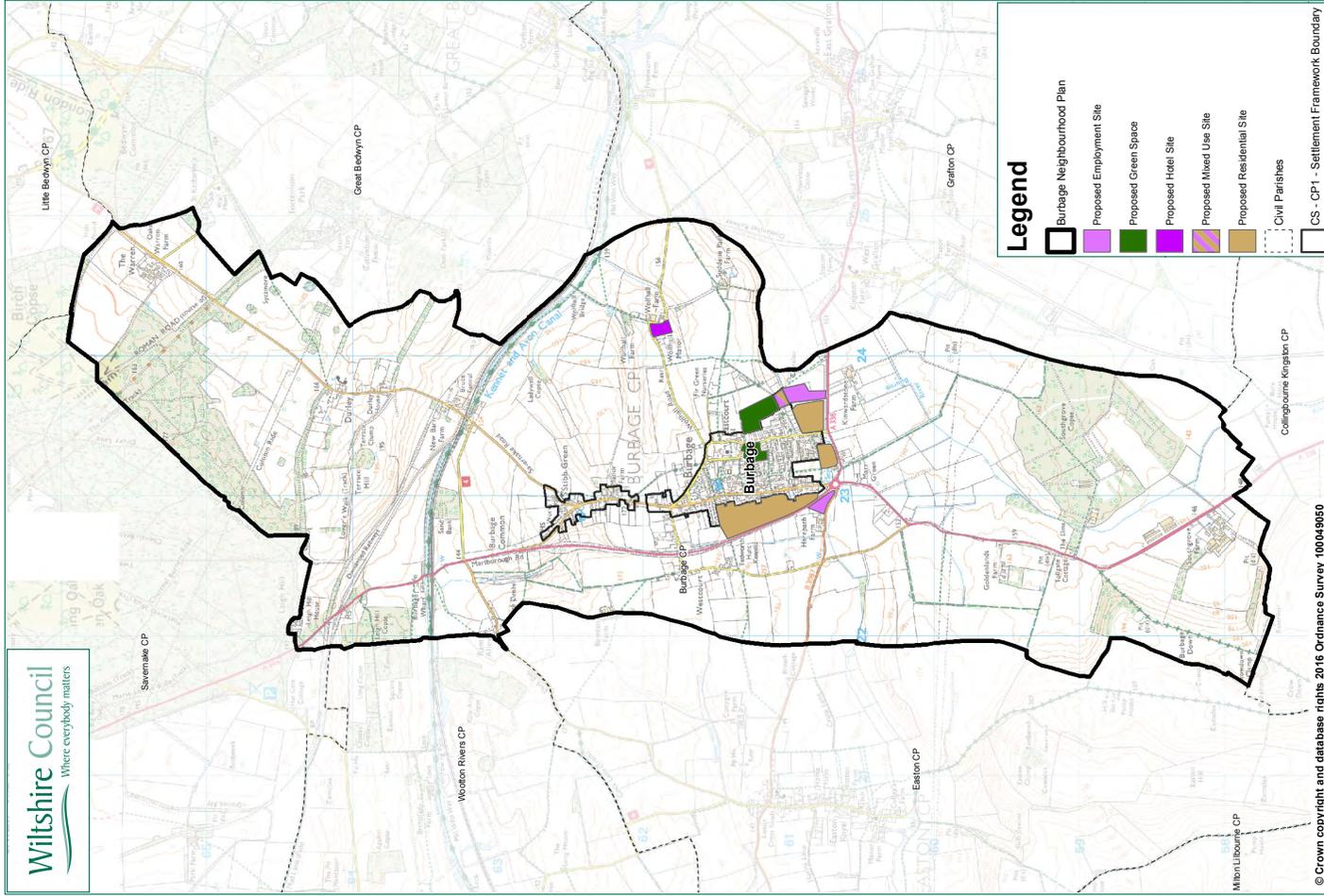
## Burbage Neighbourhood Plan Site Selection Process

### 1.0 Introduction

This site selection report was concerned not with the final selection of sites, but with their initial consideration near the start of the process. It runs from the genesis of the plan to the regulation 14 Consultation stage. In the beginning, the Steering Group wanted an aspirational and ambitious programme of sites to support a significant improvement of infrastructure in the village. Actual site selection however, effectively took place during the democratic process of community engagement and consultation, when this vision was swept aside. This process is outlined in the Consultation Statement, and took place mainly during and after the Reg. 14 consultation. This can be seen as a filtering process, where a large range of sites were initially considered and this was whittled down to those that were acceptable in environmental and other terms and which would be supported by the community. Additional descriptions of the site selection process can be found in the Consultation Statement, The NDP itself and the SA.

- 1.1 Planning Practice Guidance, paragraph 42 states that, in order to allocate sites in a Neighbourhood Plan, a qualifying body should carry out an appraisal of options and an assessment of individual sites against 'clearly identified criteria'. These criteria are not specified. However, advice concerning viability and land suitability are given in the PPG's linked paragraphs. These relate mainly to Local Plans, and the guidance acknowledges that the process for a Neighbourhood Plan is expected to be 'proportionate' - that is, fit for purpose but not overly complex.
- 1.2 A neighbourhood plan can and indeed should draw on existing evidence, not least of which is, in this case, the substantial evidence base surrounding the Wiltshire Core Strategy, such as the SHMAA and SHLAA. The Burnage NDP utilises such existing research, but also undertakes additional investigations of its own.
- 1.3 In addition to housing sites, the Burbage Neighbourhood Plan also considers which sites, if any, should be formally designated as Local Green Space Careful consideration was necessary as, while the community suggested a number of possibilities, the NPPF makes it clear that this power must be used sparingly. The process is recorded in this document.

# Overall Distribution of Initially Considered Sites



## 2.0 Methodology

- 2.0 The following records the initial methodology for the broad-brush selection of sites at the start of the process and runs to the Reg. 14 Consultation stage. Additional methods were applied later and recorded in the Consultation Statement. For example, the only site to eventually make it all the way through to the plan was subjected to a filtering process of public opinion (it was the only site to be acceptable to the community in scale of development) and also a specialist Landscape Appraisal as requested by Natural England. This latter document features as an Appendix of the NDP document itself. It is fair to say that the Steering Group has been on a steep learning curve throughout the process – which has progressively become more rigorous and professional throughout. The end result is considered to be robust. However the reader is advised to consider the process in the round – of which this report is just one, early part. In order to understand how the final site came to be selected it is necessary to read this report in conjunction with the other documents submitted with the plan, especially the Consultation Statement.
- 2.1 The starting point for site selection was to take sites known to the Steering Group that might be also acceptable to the community and could be in general conformity with the Development Plan and to then show that they are practicable in land-use terms, environmentally sustainable and realistically achievable in terms of availability and viability. As such the relevant stage of the methodology suggested in PPG ‘Housing and Economic Land Availability Assessment’ is stage 2, although the interpretation of the stage is proportionate (for example the NDP is prepared within the influence and evidence base of the WCS and there is no need to repeat this). The Wiltshire SHLAA is also considered but was not the only basis for the initial broad-brush site selection which drew on a range of sources including the local knowledge of the Steering Group.
- 2.2 The following initial assessment is therefore concerned with examining the planning or land-use implications of each housing or employment site. Environmental constraints and overall sustainability of each site is assessed separately in the SA, although impacts on neighbours are considered here. All sites were screened for HRA as part of the overall screening of the NDP and this information is given as Appendix 2 of the NDP.
- 2.3 The key elements of Stage 2, as appropriate criteria for housing or employment site selection in the NDP are:
- **Physical Site Constraints** – matters such as safe access, topography, physical impediments to using the site and so on.
  - **Development potential** – Type and quantum suitable for the site. This would normally relate to the criteria in the Wiltshire Core Strategy (WCS) and the Local Plan. However, the WCS does not specify densities and the Kennet Local Plan (KLP) does not require higher densities in Burbage. The WCS stresses design matters, stating that density should be determined on a site by site basis in relation to local characteristics. In view of this, site allocations are given with a range of indicative dwelling numbers. When considering density local community wishes will also be taken into account.

- **Viability** – Sites were checked against the rating in the SHLAA where appropriate. Each site type, (residential / employment / infill, greenfield, PDL etc.) whether in the SHLAA or not, was checked against the viability assessment used for the Wiltshire Core Strategy – WCS- (specifically ‘*Wiltshire Local Plan Viability Study, February 2014*’) . This gives a general indication of viability for development types per area.
- The housing market in Burbage is thriving and the area is relatively affluent with string demand. It is recorded as an area of good viability for housing in the *Wiltshire Local Plan Viability Study*. In fact the area covered by the NDP is classified in the WCS viability assessment as ‘Category 1’ – the area of highest returns. This suggests that all types of housing sites – as shown in Tables 11.0, 11.2 and 12.1 of the above, are likely to be viable even up beyond the highest level of affordable housing requirement. There is therefore some headroom to absorb additional costs, and developer contributions if required, in proportion to the scheme, and no housing site is likely to be unviable if these are fairly negotiated.
- The situation is very different however in the case of employment development – with low levels of viability for most uses, with the notable exception of hotels. While the desire of the community to provide additional employment opportunities is not in doubt, whether this can be delivered under current market conditions is doubtful. The approach of the Steering Group and this Site Selection Report to this has been two-fold:
  - To accept that some element of subsidy from housing may be required to deliver employment sites (i.e. to accept mixed use schemes rather than pure employment ones).
  - To nevertheless allocate some employment-only sites based on:
    - local experience of demand (some sites are full)
    - existing employment uses being already present (the assumption being that the extension of sites rather than creation of fresh ones would be less costly and so more viable)
    - The hope and belief that economic conditions will improve. The NDP runs until 2026 so this is a clear possibility.

- **Availability** – Determining availability can be a time consuming and lengthy process and the resources of a neighbourhood planning group are limited. The Wiltshire SHLAA was consulted and this was helpful in determining availability of the Grafton Road and Hirata I. However, due to time constraints, the other sites and local land agents were subject to enquiries from the Steering Group and were invited to comment during consultation. No replies were received.. Unless information was received to the contrary, sites were assumed to be available.
- **Regeneration / land Improvement aims** – removal of local eyesores, regeneration of lower quality areas of townscape and improvement of local economy to create local jobs (improving self-containment) is desirable and has been considered for each site.
- **Use proposed and resulting life quality of both potential occupiers and neighbours** – What use would be appropriate? What would it be like to live or work on the site once built? What would the effect be on existing properties? A site visit by the Steering Group was made to every site to answer these important questions.

2.4 **Timescale** – Timescale for delivery is not assessed and is assumed to be within the lifetime of the plan, which runs for some considerable time ahead, to 2026, in parallel with the WCS.

2.5 **WCS / KLP** - sites identified by the WCS or the KLP were not a priority for inclusion.

2.6 Environmental topics and the question of sustainability, including socio-economic impacts, will be assessed for each site via the SA. This is a separate process to the strictly land use planning assessment given in this report. A site will only be acceptable if it is demonstrated to deliver sustainable development as demonstrated by the SA. The Burbage SA is submitted as a separate document alongside the NDP.

### 3.0 **Formal Site Selection Process for Housing and Actual Site Selection**

3.0 The following table was used to assess sites for housing and employment development, using the above planning criteria prior to sites being included in the pre-submission draft NDP. In order to 'pass' and be considered acceptable, a site would normally have to receive a positive comment or tick in every column shaded green with the exception of 'Regeneration' (since, while desirable, the latter attribute is not essential to deliver the strategy of the plan).

3.1 Site selection began with the first survey, and comments and suggestions from this were taken forward (see Appendix 2). Broadly speaking the survey indicated:

- An apparent appetite for some housing growth (the majority stating more than 25 homes were needed)
- A desire for more employment - based ideally on consolidating or expanding existing employment areas
- Development within and outside the village boundary is acceptable
- Brownfield sites should be considered
- The land between the village and the bypass should be considered
- Limited development could take place in the hamlets of the parish

The full survey is included in the Consultation Statement.

3.2 Later, a workshop session of the Steering Group was followed by site visits and a further meeting. The objective was to identify practical possibilities including sites that might reasonably obtain public support (based on survey responses and known attitudes from past parish Council meetings) in order to fuel an ongoing debate during the future evolution of the NDP. It was accepted and indeed hoped for and expected, that alternatives and additional sites would be suggested during consultation by the community. Hand-drawn boundaries were hand-sketched onto maps covering; development sites in the village, sites in the wider parish and Local Green Space sites.

3.3 Initial site assessment proper began with site visits by the Steering Group chairman and planning consultant, during which the above maps were used and forms based on the tables below formed the basis for assessing each housing, employment and potential local green space site. Sites were also named and these names put on the maps. These named maps, given as Appendix 3, therefore show the range of sites initially considered.

3.4 Following the site visits, a desk-based analysis was carried out by the Planning Consultant, completing the rest of the tables, and referring to the evidence base shown in Appendix 1, which are given below, and to rough notes made during the site visits. Recommendations were then made to the Steering Group, based on their desire for an ambitious programme, and a revised overall sites map was then created to identify the sites to actually go forward for public consultation. (Appendix 4).

3.5 At this stage compliance with WCS policies was not checked, although an initial reading of the WCS suggested that the ones proposed could comply if brought forward through a neighbourhood plan. This was because:

- The main objective initially was to identify sites acceptable to the community
- No strategic WCS or saved sites from the KLP are in the area
- The quantum of development proposed is higher than that of the WCS

Sites and policies must however be in general conformity with the Development Plan and indeed Government policy, and this was formally checked as part of the formal Regulation 14 consultation with the LPA. It is also discussed in the NDP document in relation to the final site selected.

3.6 Sites that passed the initial assessment below were then later assessed by SA (see separate SA Environmental report). They were also subject to public scrutiny, and the consideration of the LPA during the Regulation 14 consultation. Where appropriate further research, detailed in the Consultation Statement and NDP was undertaken to establish the suitability of sites.

3.7 The one site that finally forms part of the NDP has therefore progressed from the initial assessment recorded here, through the crucible of community scrutiny and further research, including an SA, and specialist evaluation before being included. The entire Plan has been screened for HRA. This is considered to be an adequate site selection process for a Neighbourhood Plan.

## Burbage Neighbourhood Plan – Initial Site Selection Pre Regulation 14

Site Name or Address	Description Current Use / History	Description (Potential type / quantum)	WCS or KLP Site?	SHLAA (Recorded as Suitable)?	Site Constraints Describe, (indicate if mitigation possible. Tick if so).	Site Benefits	Regeneration? Tick or cross plus notes	Market Needs? Tick or cross plus notes	Life Quality? Tick or cross plus notes	Availability? Tick or cross plus notes	Viability? Tick or cross plus notes from WCS Viability Assessment	PASS/ FAIL
<b>Grafton Road</b>	Agriculture Arable.	Housing – 15-40 units?	No	Yes (But AONB and MRA*)	√ AONB (but on edge of urban area) Outside village boundary (but with building on 2 sides) Access? (possible through Persimmon site? Greenfield MRA	√ Flat, clear. Existing mature screening. Well related to rest of village and local amenities.	X	√ HNS (Feb 2014). Wiltshire SHMA. Strong developer interest in Burbage (e.g. N. Seymour site adjacent).	√ Unlikely to cause probs. for existing properties, but screening and separation needed for dwellings to the south	√? Crown Estates? (CE have recently sold land in Burbage)	√	<b>PASS</b>
<b>Mundy's Yard and Scout Hut</b>	Builders Yard and adjacent scout hut. Generates traffic dust & noise in existing residential neighbourhood. Yet facility is popular within the village. Scout hut popular yet dilapidated.	Mixed use development  Up to 20 houses plus small number of offices.  Relocate existing uses (e.g.Mundy's to Hirata site, Scout Hut to Red Lion Field.	No	Yes (But AONB and MRA*)	√ AONB (but on edge of urban area) Brownfield. Contamination. (Mitigation Possible). MRA	√ Brownfield. Services ready. Reduction in noise, traffic and dust if yard moved to new location. close to local amenities, within village boundary & by bus and paths. Good road access.	√ Yes, would enable expansion of business and consolidation of employment Area if moved to old Hirata site..	√ HNS (Feb 2014). Wiltshire SHMA. Strong developer interest in Burbage. Mundy's has been considering re-location for some time.	√ Would improve life quality for local residents.	√?	√?	<b>PASS</b> (non-housing uses would have to be modest element)
<b>North Seymour</b>		Since original selection, site now granted permission for Persimmon housing development of 45 houses. Site therefore withdrawn (W/D) from selection process.										<b>W/D</b>

\*MRA = Minerals Resource Area. This appears to be an error in the SHLAA. The British Geological Survey Map and Wiltshire Minerals Core Strategy do not agree.

Site Name or Address	Description Current Use / History	Description (Potential type / quantum)	WCS or KLP Site?	SHLAA (Recorded as Suitable)?	Site Constraints Describe, (indicate if mitigation possible. Tick if so).	Site Benefits	Regeneration? Tick or cross plus notes	Market Needs? Tick or cross plus notes	Life Quality? Tick or cross plus notes	Availability? Tick or cross plus notes	Viability? Tick or cross plus notes from WCS Viability Assessment	PASS/ FAIL
<b>By-Pass Site</b>	Agriculture. Rough pasture. Poor land quality.	Housing (80 homes) development with green spaces and wildlife habitat enhancement.  Large enough to enable regen. aims of rest of plan.  Provision of new village Hall on ex., site Plus Scout Hut on new site.	No	No	√?  AONB (minimal impact as bypass already damages tranquillity and landscape) Outside Village Boundary (but adjacent) Access? (Possibly via BT site. Bypass may be possible?) Greenfield MRA	√  Flat, clear, well drained. Well screened. Some way from existing houses.  Well related to village.	√  Site big enough to help fund regen. of infrastructure elsewhere – e.g. Village Hall and Scout Hut.	√  HNS (Feb 2014). Wiltshire SHMA. Strong developer interest in Burbage.	√  Little impact on nearby properties due to deep back gardens and existing mature screening. Bypass noise part screened by cutting.	√?  	√  	<b>PASS</b>  Access could be a key issue
<b>Hirata I</b>	Employment Factory site plus spare land	Expand employment facility	Yes*	YES (But AONB and MRA*)	√  AONB(minimal impact as roads already damage tranquillity and dissect landscape) Outside Village Boundary (but adjacent) Greenfield MRA	√  Brownfield land. Existing employment use. Well connected to transport links.	√  Would facilitate creation of employment land reserve to serve expanding village. Increased employment would enhance viability of existing and new facilities.	√?  	√  Well screened from existing properties.	√  Existing factory on site with spare land. Assume available.	√?  May take time.	<b>PASS</b>  WCS site with existing employ. units but much spare land.

\* Hirata I is supported in WCS, but no map is provided and it is not clear if support includes expansion of existing buildings within entire site boundary. The NDP does propose this expansion, so the site is therefore retained to provide clarity and add detail.

Site Name or Address	Description Current Use / History	Description (Potential type / quantum)	WCS or KLP Site?	SHLAA (Recorded as Suitable?)	Site Constraints Describe, (indicate if mitigation possible. Tick if so).	Site Benefits	Regeneration? Tick or cross plus notes	Market Needs? Tick or cross plus notes	Life Quality? Tick or cross plus notes	Availability? Tick or cross plus notes	Viability? Tick or cross plus notes from WCS Viability Assessment	PASS/ FAIL
Hirata II	Agriculture. Good quality arable.	60 Homes	No	YES (But AONB and MRA*)	√ AONB(minimal impact as roads already damage tranquillity and dissect landscape) Outside Village Boundary (but adjacent) Greenfield MRA	√ Flat, clear. Good road access. Employment and village facilities nearby. Transport links good.	√ Would enhance employment sector and place it close to housing to be sustainable.	√ HNS (Feb 2014). Wiltshire SHMA. Strong developer interest in Burbage.	√ Well screened and separated from adjacent housing.	√? Crown Estates? (CE have recently sold land in Burbage)	√	PASS
Harepath Farm Exten.	Rural enterprise centre. Mower repair, blacksmith, landscape gardening Stove company etc.	Expand employment facility	No	No	√ AONB(minimal impact as roads already damage tranquillity and dissect landscape) Outside Village Boundary (but adjacent) Access issues – from existing site? MRA	√ No use to agriculture as too small. Adjacent to existing employment use. Well connected to transport links.	√ Would facilitate creation of employment land reserve to serve expanding village. Increased employment would enhance viability of existing and new facilities.	√ Existing site is full	√	√?	√?	PASS Small extension where demand is strong.

Site Name or Address	Description Current Use / History	Description (Potential type / quantum)	WCS or KLP Site?	SHLAA (Recorded as Suitable?)	Site Constraints Describe, (indicate if mitigation possible. Tick if so).	Site Benefits	Regeneration? Tick or cross plus notes	Market Needs? Tick or cross plus notes	Life Quality? Tick or cross plus notes	Availability? Tick or cross plus notes	Viability? Tick or cross plus notes from WCS Viability Assessment	PASS/ FAIL
<b>Wolf Hall</b>	Henry VIII hunting lodge site. Victorian mansion and derelict buildings.	Hotel and tourism related development	No	No	√ AONB – would have to be carefully designed. Access is not good. Needs enhancement.	√ Rural views K&A Canal nearby Association with Wolf Hall	√ Creation of local employment	√? 	Would improve appearance of area.	√? 	√ 	<b>PASS</b> Site is already attracting visitors. Would boost tourism jobs
<b>Southgrove Farm</b>	Agriculture. Disused chicken rearing sheds	Employment	No	No	<b>X?</b> Contaminated (can be mediated – but at cost). Substantially Outside village boundary. Remaining chicken business may be bad neighbour.	√ Brownfield Road Access	<b>X</b> Creates employment but not close to village	<b>?</b> 	<b>?</b> Away from existing residential use. Remaining chicken farm may impact negatively on new employment units.	<b>?</b> May still be viable as agriculture	<b>X</b> Possible return to agricultural use which would be more viable.	<b>FAIL</b> Viability doubtful Better sites exist. Farming is best use.

3.8 In terms of Green Space sites – these were considered against the following criteria:

**Burbage Neighbourhood Plan – Initial Site Selection Pre Regulation 14**

Site Name or Address	Description Current Use	Description History	Demonstrably Special? (Value to Community)	Close to Village? (e.g. accessible on foot?)	Local Scale (not extensive)	Do Threats exist?	Sufficiently Protected? (by other means)	Designate? Yes / No
Barn Meadow	Recreation ground Home to the Royal British Legion (RBL) Home to the Village Hall	In continuous use as recreation ground and site of village events since 1960's.	Yes. Central hub of outdoor village life: Football pitch Village Hall RBL Site of Fetes and village gatherings	Yes. Central. Well connected by footpath. Close to church, primary school and housing.	Large area, but multi-use. Contained within village core and not excessive.	Housing (already attempted and defeated)	No. Recorded as Community Asset, but not sufficiently protected from development in light of importance.	<b>YES</b>
Red Lion Field	Sports Field Home to popular championship-winning cricket club. Possible site for relocation of Scout Hut.	In use as cricket ground for many years. Also serves as one of the village's Green Hearts – lowering density and bringing rural into urban.	Yes. Important location for village sports and events. Cricket matches, Beer Festival. Perimeter used as informal recreation (e.g. dog walking). Pavilion used for community events Cricket club attracts 60 youngsters on Tuesday training evenings.	Yes. Well connected by footpaths.	Large area. Contained within village core and not excessive.	Unknown	No. Recorded as Community Asset, but not sufficiently protected from development in light of importance.	<b>YES</b>
Seymour Pond	Ancient and scenic pond where marshy ground drains. Recently cleared.	Ancient origin. Derelict until recently cleared as result of agreement with developers of North Seymour	Value for ecology Landscape value History / heritage – probably ancient.	Yes	Yes	Probably not.	Probably. Partly now in guardianship of Parish Council.	<b>NO</b>
Stibb Green	Small, ancient triangular village green.	Mediaeval origins. Little known.	Landscape value	Yes	Yes	Probably not – too small for realistic prospect of development.	Could be recorded as an Asset of Community Value.	<b>NO</b>

The above criteria include those found in paragraph 77 of the NPPF.

#### 4.0 Sites Selected for Pre-Submission Draft

Sites selected to go forward into the Pre-Submission Draft Plan are therefore:

##### Housing / Mixed Use

Site Name	Notes
Grafton Road	Access might have to be via Persimmon development. AONB. MRA (?).
Mundy's Yard and Scout Hut	Scheme offers improved life quality for residents and better sites for existing uses. AONB. MRA (?)
By-Pass Site	Could fund new Village Hall and Scout Hut plus benefits for nature and walking. Access could be a key issue. Very large. Big impact on AONB? MRA (?)
Hirata II	Logical site close to employment AONB. MRA

##### Employment / Tourism

Site Name	Notes
Harepath Farm	Extension to over-subscribed existing site. AONB. MRA(?)
Hirata I	Development of existing site as economy improves AONB. MRA (?)
Wolf Hall	Ideal site for country hotel. Would support local tourism businesses. AONB. MRA (?)

##### Green Space

Site Name	Notes
Barn meadow	Centre of village life. Retention as green space essential. Close to Population
Red Lion Field	Well-loved and used green space. Highly desirable to retain. Close to Population

Note: MRA – Minerals Resource Area – this seems to be an error in the SHLAA – the site area is not within an MRA as shown on the British Geological Survey Map for Wiltshire and Wiltshire Minerals Core Strategy. .

Constraints may be overcome by further research or use of policy criteria / planning conditions. See NDP.

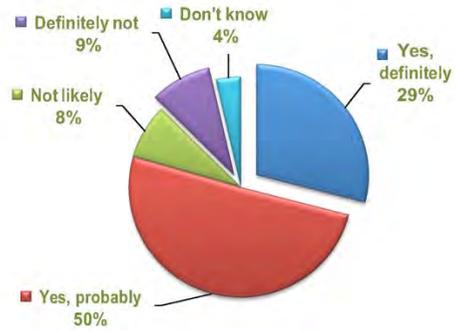
## Appendix 1 Evidence Base

In addition to site visits, the following were useful sources of information uses in the preparation of this site selection assessment.

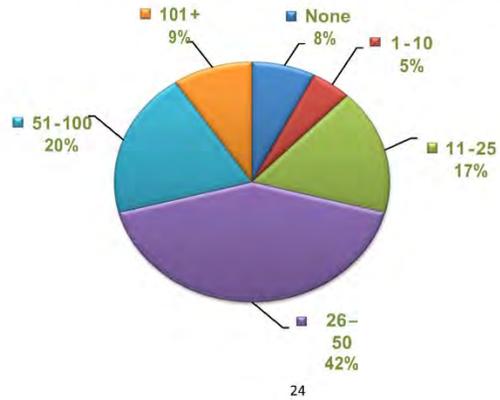
An Air Quality Strategy for Wiltshire 2006  
British History Online - Burbage  
Burbage Conservation Area Character Appraisal - 2008  
Burbage SA Scoping Report  
Burbage-wiltshire.co.uk (village history)  
County SMR and GIS System  
Consultation Responses  
Flood Risk Maps – Environment Agency website  
Kennet Local Plan 2011 (Saved Policies)  
National Planning Policy Framework (NPPF)  
North Wessex Downs AONB Management Plan - 2014-19  
North Wessex Downs AONB position statement housing  
Planning Practice Guidance – online resource  
UK Census - Wiltshire and Burbage Parish - 2011  
Wiltshire Council SFRA 2008  
Wiltshire Council Core Strategy 2015  
Wiltshire Council Topic Paper 12 - Site Selection Process (January 2012)  
Wiltshire Council, SHMA February 2011  
Wiltshire Council SHLAA 2012  
Wiltshire Council (2015): JSA for Pewsey Community Area, [online]  
Wiltshire Local Plan Viability Study, February 2014  
Wiltshire Land Character Assessment 2010

Appendix 2 Extract from initial village survey

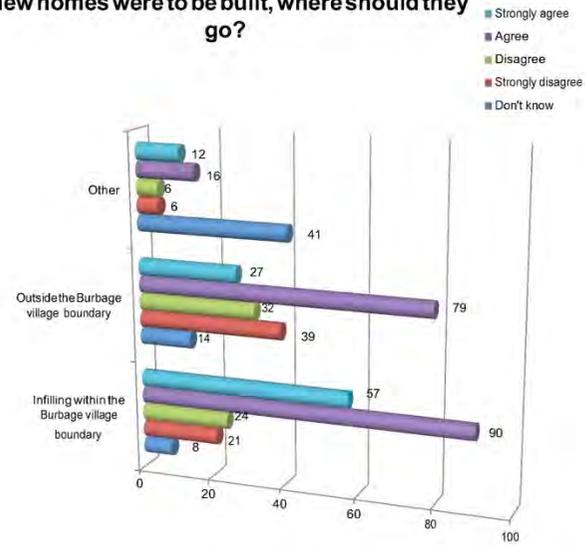
**Need for New Housing**



If new homes were to be built in the next 20 years, regardless of type, how many do you think we need?



If new homes were to be built, where should they go?

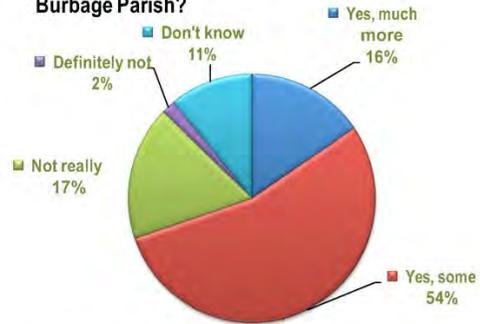


Where 'other' options were specified these included:

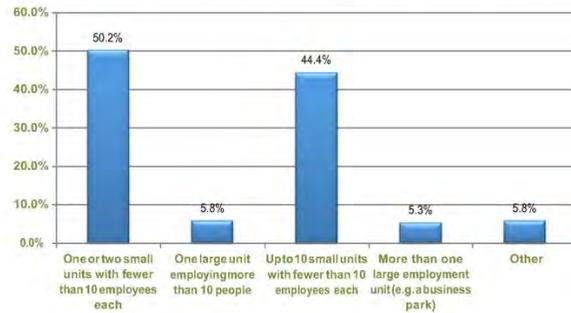
- Just outside the village boundary or near a modified boundary
- Brownfield sites
- Between the village and by-pass
- In hamlets—Durley, Wolf Hall etc.
- Not in green spaces

## Appendix 2 Extract from initial village survey

### Is there a need for more employment in Burbage Parish?

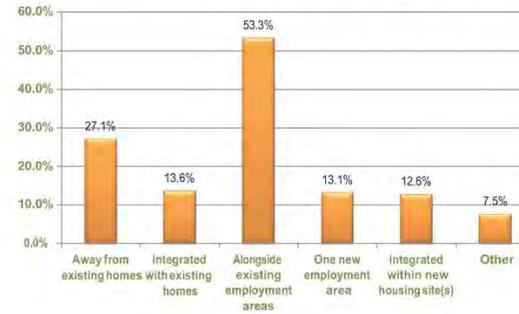


### If there was to be more employment/new businesses, what sort would suit the Parish best?



27

### If there was to be more building for employment, where should it be located?

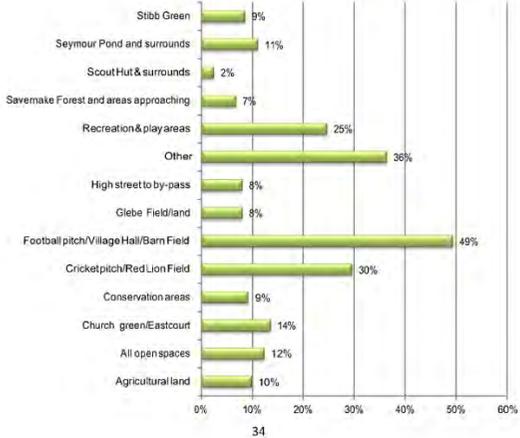


Of those suggesting 'other' locations; over 75% said that it depended upon the type or nature of the business. Brownfield sites and re-use of farm buildings were also mentioned.

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# Appendix 2 Extract from initial village survey

Are there any areas or spaces in the Parish that you think should be protected from future development?





Appendix 3 Original overall site master maps – B. Sites outside the village (Housing, Employment, Mixed)



Appendix 3 Original overall site master maps – C. Local Green Spaces



Appendix 4

Sites map – Sites to go forward to reg. 14 consultation

