

VOTE YES

Our Neighbourhood Plan at a glance

Broad Hinton, Winterbourne Bassett & Uffcott
Neighbourhood Development Plan 2025–2038

Seventeen policies, written by residents, approved by an independent examiner.

What is the Plan? Our two parishes' own set of planning policies, running to 2038. Work began in January 2022, 216 households answered the questionnaire, and an independent examiner has approved it. If a majority vote **Yes**, Wiltshire Council must adopt it and every planning application in Broad Hinton, Winterbourne Bassett and Uffcott must be decided against its policies.

The 17 policies in brief

Community facilities

BHWB1 protects our ten existing facilities: village hall, pubs, school, cricket club, allotments and churches. **BHWB2** sets the priorities for new ones: a new sports pavilion with space inside it for a community shop and café, more parking, a children's play area and better sports facilities.

Homes that meet local needs

BHWB3 sets the affordable tenure mix: around three-quarters shared ownership with low minimum equity stakes, a quarter for rent. Across the two sites that means 18 to 19 affordable homes: 16 at Broad Hinton (12 shared ownership, 4 rented) and at least 2 at Winterbourne Bassett. Local-connection criteria are to be secured through each site's legal agreement. **BHWB4** favours 1-, 2- and 3-bedroom and single-storey homes, the sizes we lack.

New homes

BHWB5 Land North of Broad Hinton and **BHWB6** Bowmans Paddock, Winterbourne Bassett (see the map and box opposite). **BHWB7** allows infill only within Broad Hinton's settlement boundary and as single homes along the Winterbourne Bassett and Uffcott village roads.

Design

BHWB8 makes our Design Guidelines and Codes the test for new building. **BHWB9** asks for energy-efficient homes. **BHWB10** keeps our dark skies dark.

Heritage

BHWB11 gives weight to twelve local heritage assets, from St Peter's Cottages to the Hackpen Hill White Horse.

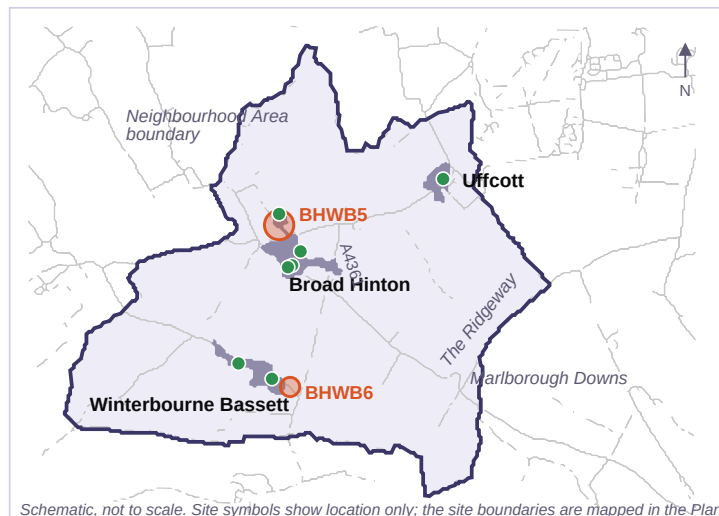
Green spaces, wildlife and views

BHWB12 designates seven Local Green Spaces (green dots on the map). **BHWB13** protects and connects streams, ponds, hedgerows and habitats. **BHWB14** protects fifteen valued local views, including those to the Ridgeway and the White Horse.

Local economy and getting around

BHWB15 backs local and community-run businesses and home working; **BHWB17** supports parking, paths and signposting for Ridgeway visitors; **BHWB18** puts walkers, riders and cyclists first on named local routes.

Why no BHWB16? The Examiner removed two draft policies, BHWB16 (broadband, now covered by building regulations) and BHWB19 (bus services, not a planning matter). The rest keep their original numbers.



Schematic, not to scale. Site symbols show location only; the site boundaries are mapped in the Plan.

- Neighbourhood Area (all within the North Wessex Downs National Landscape)
- Villages: infill only (BHWB7)
- Housing sites
- Local Green Spaces

Where development is planned, and where it isn't

Land North of Broad Hinton (BHWB5). 3.14 hectares behind the village hall and school, for up to 40 homes: 40% affordable (16 homes), a mix weighted to 1-, 2- and 3-bedroom homes including homes for downsizers, and 5% self- or custom-build plots. The site must also deliver a new multi-use pavilion with a community shop and café/workspace, a children's playground, an upgraded all-year sports pitch and around 40 parking spaces for the cricket club, village hall and school. These are tied to the homes by a legal agreement with trigger clauses, so the facilities cannot be dropped.

Bowmans Paddock, Winterbourne Bassett (BHWB6). 0.38 hectares behind Fox Row at the east end of the village: around three homes, at least two of them 3-bedroom affordable homes kept affordable in perpetuity, plus footpath links to Fox Row and The Mead, and to the existing unofficial footpath to the bus stop. A rural exception site under Wiltshire Core Strategy Core Policy 44.

Everywhere else. Apart from these two sites and the infill locations in BHWB7, the Plan does not direct any housing into the open countryside. The whole area sits in the North Wessex Downs National Landscape, where national policy gives landscape the highest level of protection and major development should be refused except in exceptional circumstances.

Why vote YES?



Local rules with legal force

A made Plan is part of the statutory development plan. Every application here is decided against our policies, by the council and at appeal.



Extra protection when it matters

A made Plan with up-to-date allocations carries added weight in national policy, and ties our National Landscape protection to named local views and places.



Protects what we value

Seven Local Green Spaces, fifteen views, twelve heritage assets and our dark skies get written protection in a Plan that has already passed independent examination.



Development where we chose it

Two sites picked and shaped by residents to meet a locally evidenced need for smaller and affordable homes, rather than whichever field a developer picks.



More money for the parish

Where development happens, our share of the Community Infrastructure Levy rises from 15% (capped) to 25% (uncapped), to be spent locally on what the parish decides.



It only counts if you vote

The Plan only takes effect if a majority of those voting say Yes. A Yes supporter who stays at home counts for nothing.

One cross. A lasting say.

Put your X in the **YES** box on Thursday 24 September 2026, and encourage your neighbours to do the same. Polling stations are open 7am to 10pm; your poll card tells you where. Take photo ID.

Want the detail? The FAQ, the full Plan, the Examiner's Report and Wiltshire Council's decision statement are at neighbourhoodforum.org.uk. A No vote does not stop development. It only removes our say over where it goes and what it looks like.

Promoted by Mark Miller and Kate Marshall on behalf of Broad Hinton, Winterbourne Bassett & Uffcott Neighbourhood Forum, 4 Post Office Lane, Broad Hinton, SN4 9PB. The Forum is the residents' Yes campaign and is independent of the Parish Council. Map is a schematic based on the Plan's Neighbourhood Area; site symbols show approximate locations only.