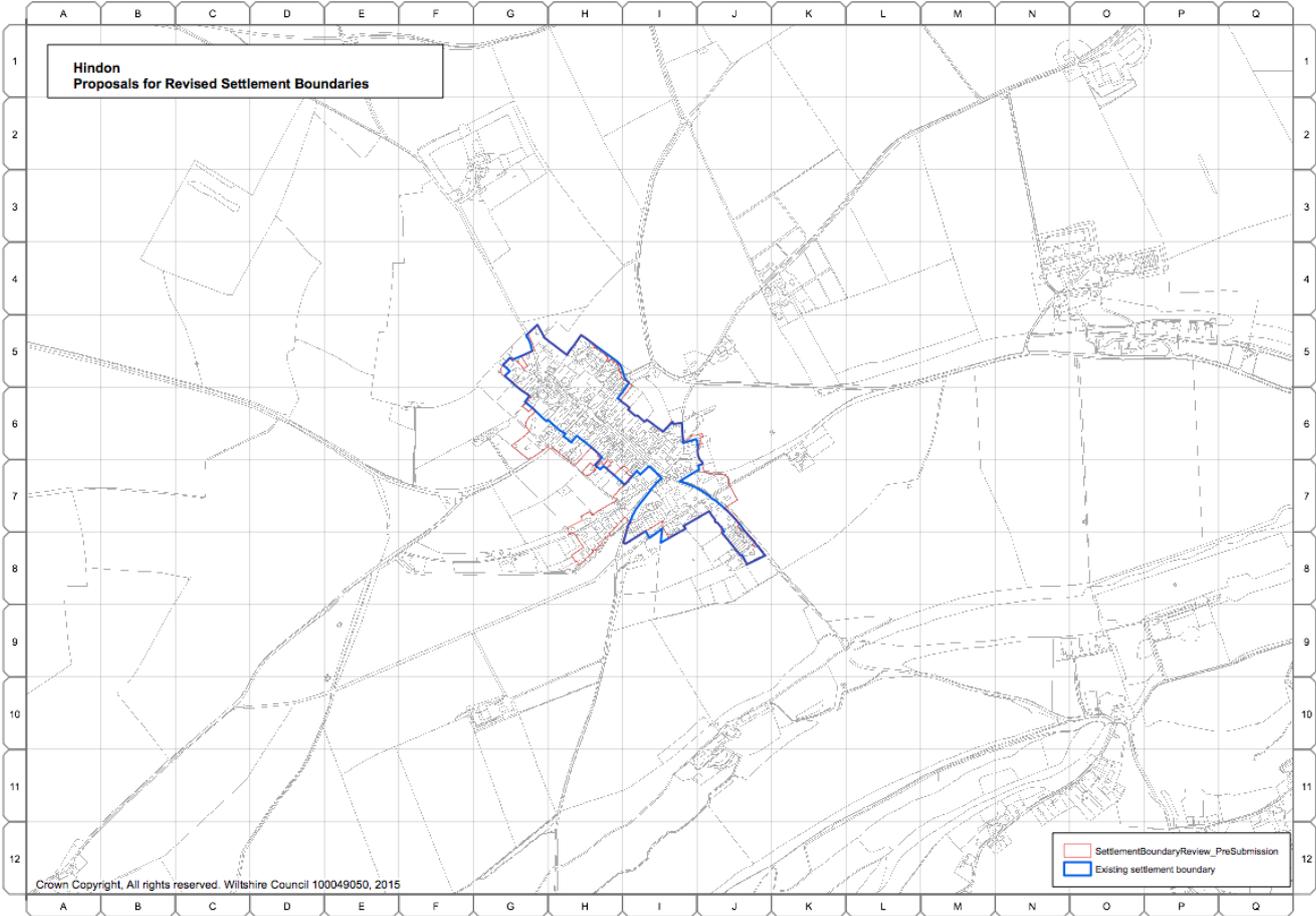


Appendix 3 of Base Evidence

HINDON NDP SETTLEMENT BOUNDARY REPORT (01.05.18)

A settlement boundary is already in place for Hindon. This was reconsidered and updated by Wiltshire Council in the currently draft 'Wiltshire Housing Site Allocations Development Plan Document'¹ of 2017. This document states that Neighbourhood Plans could propose further amendments to settlement boundaries for their designated areas. In line with national planning policy, changes to the settlement boundary introduced through a NDP require clear evidential justification and must be in accordance with national planning policy.

The following document suggested a number of minor amendments to Hindon's settlement boundary as per



map 1 below, based on changes to the fringe of the village since the original settlement boundary was drawn.
Map 1: Proposed Amendments to Hindon's Settlement Boundary (2017) from Wiltshire Council's Housing Site Allocations DPD

Wiltshire Council's proposed settlement boundary amendments were considered by the Neighbourhood Plan Steering Group in their own right and in relation to potential development sites, comments were provided to Wiltshire as part of their *Housing Site Allocations DPD* process.

In terms of local changes to the settlement boundary, two evidence reports are of particular importance in reaching conclusions about the boundary and also about potential development sites. These were:

¹ <https://cms.wiltshire.gov.uk/documents/b33424/Housing%20Site%20Allocations%20-%20Additional%20Papers%2020th-Jun-2017%2009.30%20Cabinet.pdf?T=9>

the *Strategic Landscape and Visual Impact Appraisal of sites 2018* and the *Heritage Assessment of Sites (2018)* (see the Summary Evidence Report – Appendix 1 in the main plan). The outcome was a decision to accept Wiltshire Council’s suggested amendments.

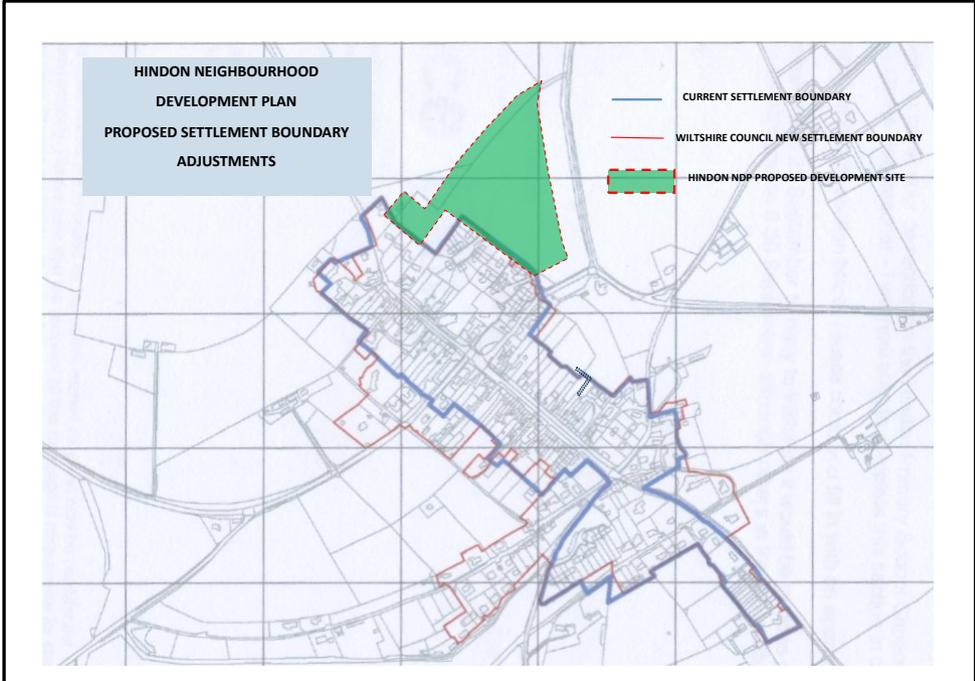
In relation to development sites, note was taken of Wiltshire Council’s methodology guidance on settlement boundaries² (which also draws from approaches used by three other authorities).

Wiltshire Council (and the others they reference) recommend excluding (a) existing permissions unless already commenced and (b) allocations in the plan. In relation to sites with permission but where construction has not started, the Wiltshire guidance states that:

“Until they are built, there is still a degree of uncertainty over the exact layout of the urban form. Indeed, they may not be built out at all. However, for those planning permissions where development has commenced, there is a much greater certainty over the final built form of the development.”

The Neighbourhood Plan includes the allocation of the Chicklade Road site. Using the Wiltshire settlement boundary guidance, it is not appropriate at this stage to extend the settlement boundary to include that site so the final **map 2** below (as also used in the main plan) includes Wiltshire Council’s amendments and shows, with a dotted line, the proposed Chicklade Road site.

Map 2



² <https://cms.wiltshire.gov.uk/documents/s132056/Appendix%20%20Topic%20Paper%201%20-%20Settlement%20Boundary%20Review%20Methodology.pdf>