

Appendix 4 of Base Evidence

HOUSING SITES OPTIONS ASSESSMENT REPORT

OPTIONS

The only potential formal allocations being considered for inclusion in the Hindon Neighbourhood Plan were for housing sites. Some very small sites were considered at some time but (a) these would have been considered infill and (b) none have been fully considered. The options considered were as follows:

Option 1: Not include any development sites with the plan. Although no specific target figure of new houses was provided for Hindon by Wiltshire Council, the overall Tisbury Area target was given (in July 2017)¹ as 174 houses, of which 149 were to be provided in locations other than Tisbury, thus including Hindon.

Option 2: Allocate sites from the SHELAA list to potentially deliver a proportion of the Tisbury Area target. Potential sites would be sought by reference to those submitted under the latest Wiltshire SHELAA process. All would be assessed and, if any proved suitable, available and achievable, potential capacities would be determined and a judgement made as to whether this would provide an appropriate proportion of the overall area target.

Option 3: Seek other sites beyond those submitted under the SHELAA process. This option would only be considered if Option 2 failed to offer any suitable, available and achievable sites to deliver an appropriate proportion of the overall area target.

Option 1 was dismissed because it was considered appropriate for Hindon to take at least some share of the Tisbury Area target. Option 3 was also dismissed because the results of the site assessment work for Option 1 suggested that one of the submitted SHELAA sites could deliver a reasonable proportion of the Tisbury Area target. Option 2 has therefore been taken forward as elaborated below.

SHELAA SITES ASSESSED (Option 2)

This section should be read in association with the ‘**Hindon Neighbourhood Plan - Heritage Assessment of Sites**’ report and the ‘**Informal Visual Appraisal**’ report.

Four possible sites were submitted during the latest Wiltshire call for sites. All are outside the current settlement boundary, all are in the Area of Outstanding Natural Beauty (AONB) and all were assessed in Wiltshire Council’s Strategic Housing and Economic Land Availability Assessment².

The following site-by-site assessments include (a) the summary conclusion from the SHELAA assessments (as well as site numbers etc.), (b) further detailed comments from the community assessment work, (c) summary conclusions from the Heritage Assessment and (d) summary conclusions from the Visual Appraisal. All maps below have been extracted from the SHELAA.

Acronyms used below:

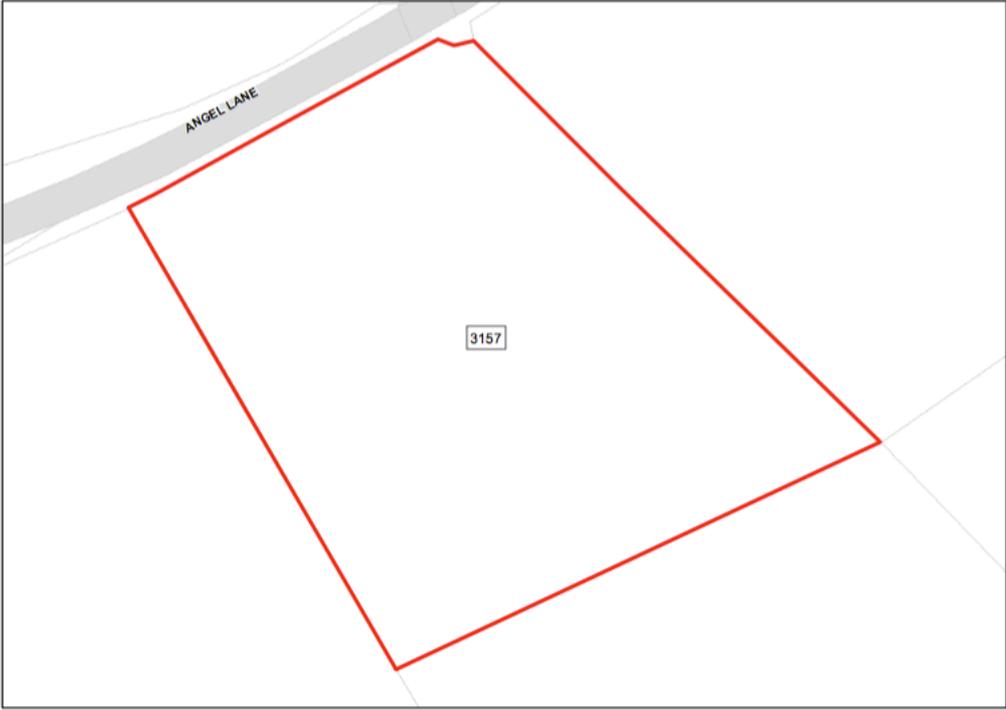
CAA = Conservation Area Appraisal

SSI = Site of Special Scientific Interest

VDS = Village Design Statement

1

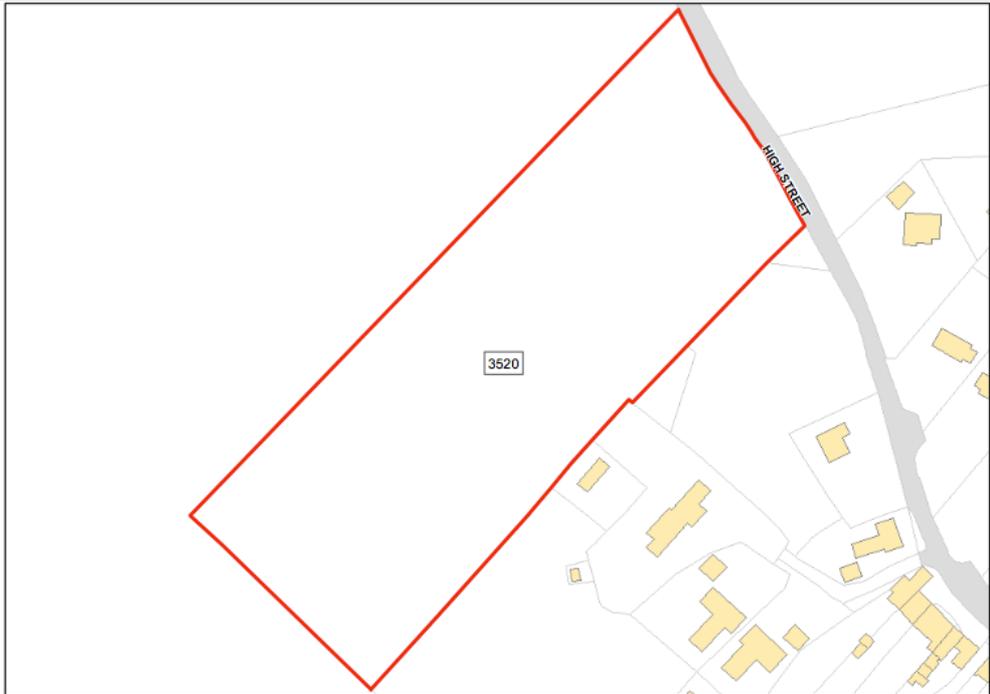
2

Site Name	ANGEL LANE WEST
SHELAA Site No.	3157
Map	
Topic	Assessment
	SHELAA MATERIAL
Description	0.87 hectares of Grade 1 Agricultural Land, used for grazing, to the west of the main village, sloping gently down from Angel Lane.
SHELAA (2017) conclusions	Deemed suitable subject to constraints (in the AONB and Grade 1 Agricultural Land).
Availability / Deliverability	SHELAA identifies the site as available and deliverable within 5 years.
	LOCAL ASSESSMENT COMMENTS
Access	Potential vehicle access off Angel Lane to the north. No pavement on road to centre of village, no other pedestrian access. There is also potential for the site to be accessed through Angel Lane East (S22) (see below).
Landscape	Within the AONB. The site slopes away from the village, but any development here would be visible from roads and paths to north, west and south.
Ecology	Empty field, no specific areas of interest, no distinctive flora or fauna.
Settlement Pattern Considerations	The Local Plan settlement boundary draws a tight line around the existing settlement pattern of Hindon. The site is located approximately 65m west of the proposed amended settlement boundary (see the emerging Housing Site Allocations DPD: Tisbury Community Area Topic Paper 2017, grid reference G6, p.22, 2017). See also the site's relationship with site S22 below.
Heritage	The site is approx. 140m from the Hindon Conservation Area boundary. There are 64 Listed Buildings within this Conservation Area. The site is within view from 'Gardens to the rear of west side of High Street' – a Character Area noted to be a very important part of the character of Hindon in the

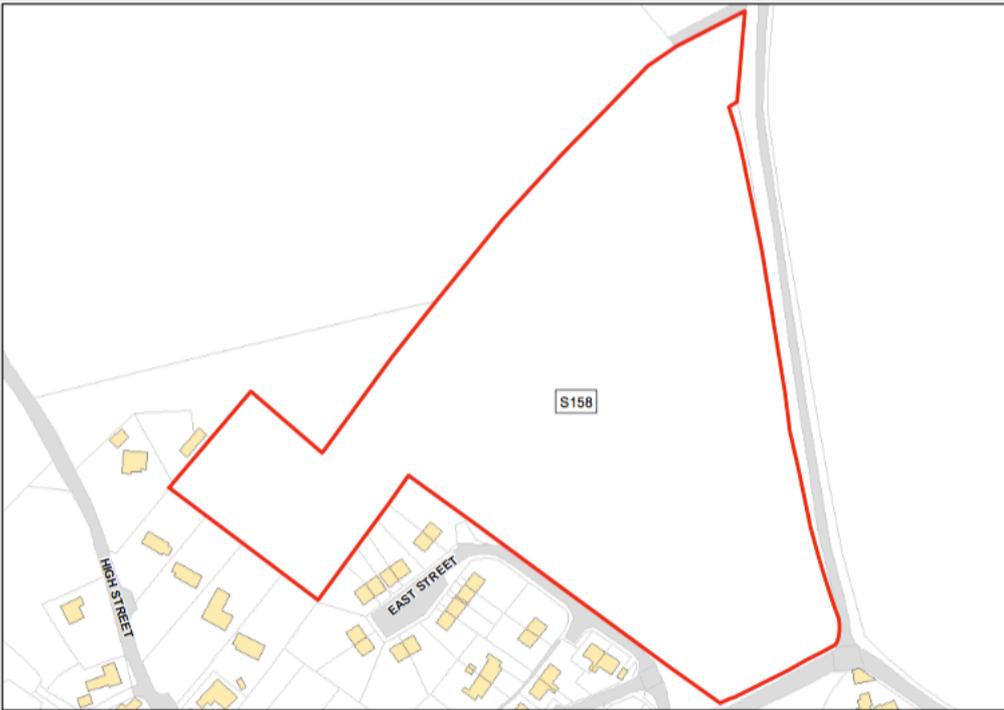
	Conservation Area Appraisal. The area comprises burgage plots. Important views from the 'back lane' looking west (out of the Conservation Area, and over the site in part) are noted as far-reaching and rural in character.
Flooding & Contamination	Located in Flood Zone 1. 'Very low' risk of flooding from surface water. No known contamination – historic maps do not show evidence of any built structures on site.
Community Facilities	The housing capacity of the site would not put undue pressure on school places at Hindon Primary School. Evidence shows a need for a new community hall and GP surgery in the village. However, inclusion of these facilities on site would have a disproportionate affect on the site's capacity and viability. The site is also located inappropriately in relation to the village as a whole.
Utilities	Unknown
	HERITAGE ASSESSMENT CONCLUSIONS
	(NB. This is the conclusion for Angel Lane West as here and Angel Lane East as below.) Development of these sites for housing and a relocated GP surgery would harm the setting of the conservation area, the established village gateway entrance on Angel Lane and important established views, including those of the backs of important historic buildings on High Street. Harm to these heritage assets would not be acceptable.
	VISUAL APPRAISAL CONCLUSIONS
	It could appear detached from the existing village if developed in isolation.
Conclusion	Site 3157 is located immediately west of site S22 (see below). Given the below assessment of site S22, and the relationship between the sites, it is not suitable for development.

Site Name	ANGEL LANE EAST
SHELAA Site No.	S22
Map	
Topic	Assessment
	SHELAA MATERIAL
Description	1.38 hectares of Grade 1 Agricultural Land, used for grazing, to the west of the main village, sloping gently down from Angel Lane.
SHELAA (2017) conclusions	Deemed suitable subject to constraints (in the AONB and Grade 1 Agricultural Land).
Availability / Deliverability	SHELAA identifies the site as available and deliverable within 5 years.
	LOCAL ASSESSMENT COMMENTS
Access	No pavement on road to centre of village. Footpath access from village centre. Potential, but poor, vehicle access from Angel Lane.
Landscape	Located within the AONB. The site slopes away from the village, but development would be visible from roads and paths to north, west and south.
Ecology	Hedgerows to all four sides very likely to be used for bat foraging, otherwise no specific areas of interest, no distinctive flora or fauna.
Settlement Boundary Considerations	<p>The Local Plan settlement boundary draws a tight line around the existing settlement pattern of Hindon. The emerging Housing Site Allocations DPD (2017) proposes to amend the boundary to include built development and plots adjacent to the site to the north and east. Development of the site would break the consistency of the settlement boundary.</p> <p>The CAA notes the strongest pattern of burbage plots in the village as to the west of High Street, backing onto the eastern boundary of the site. Development of the site would break the consistency of the village and settlement boundary.</p>
Heritage	<p>The site abuts the Hindon Conservation Area Boundary. There are 64 Listed Buildings within this adjacent Conservation Area.</p> <p>The site lies adjacent to 'Gardens to the rear of west side of High Street' – a Character Area noted to be a very important part of the character of Hindon in the Conservation Area Appraisal. The area comprises burbage plots. Important views</p>

	<p>from the 'back lane' looking west (out of the Conservation Area, and over the site in part) are noted as far-reaching and rural in character.</p> <p>The Grade II Listed Milestone (about 175m south west of the Angel Inn) is located adjacent to the site on opposite side of Angel Lane. This dates back to C.18.</p> <p>The CAA notes the Church of St. John the Baptist (Grade II Listed) as an important building in the townscape, which punctuates the village's form. Views to the church from the site would need to be considered.</p>
Flooding & Contamination	<p>Located in Flood Zone 1. The majority of the site has a 'very low' risk of flooding from surface water. There are areas at the east of the site which are at 'low' risk.</p> <p>No known contamination – historic maps do not show evidence of any built structures on site.</p>
Community Facilities	<p>The housing capacity of the site would not put undue pressure on the capacity of Hindon Primary School.</p> <p>Evidence shows a need for a new community hall and GP surgery in the village. However, inclusion of these facilities on site would have a disproportionate affect on the site's capacity and viability. The site is also located inappropriately in relation to the village as a whole.</p>
Utilities	Unknown.
	HERITAGE ASSESSMENT CONCLUSIONS
	<p>(NB. This is the conclusion for Angel Lane East as here and Angel Lane West as above.) Development of these sites for housing and a relocated GP surgery would harm the setting of the conservation area, the established village gateway entrance on Angel Lane and important established views, including those of the backs of important historic buildings on High Street. Harm to these heritage assets would not be acceptable.</p>
	VISUAL APPRAISAL CONCLUSIONS
	Development of this site is very likely to be visible from several viewpoints.
Conclusion	See relationship with site 3157 above. The site is unsuitable for development, as it would have serious impacts on the village's settlement pattern and Conservation Area.

Site Name	HAWKING DOWN LANE
SHELAA Site No.	3520
Map	 A map showing a site boundary outlined in red. The site is located north of a village area with yellow buildings. A road labeled 'HIGH STREET' runs along the eastern boundary of the site. A small box with the number '3520' is placed within the site boundary.
Topic	Assessment
	SHELAA MATERIAL
Description	1.57 hectares of Grade 1 Agricultural Land, part only of a large field used for crops, sloping upwards to the north.
SHELAA (2017) conclusions	Deemed suitable subject to constraints (located in AONB and Grade 1 Agricultural Land).
Availability / Deliverability	SHELAA identifies site as available and deliverable in the next 5 years.
	LOCAL ASSESSMENT COMMENTS
Access	High Street, as it leaves the existing village to the north, is very narrow and the only current road accesses beyond the historic core of the village are for single houses or very small groups. Vehicle access has not been assessed but would be extremely difficult. There is no pavement along High Street to the village.
Landscape	The site is partially visible from north, west and south.
Ecology	Hedgerows to two sides very likely to be used for bat foraging, otherwise no specific areas of interest, no distinctive flora or fauna.
Settlement Pattern Considerations	The site lies outside of the settlement boundary to the north. The northern part of the village straggles through low-density developments of detached houses on large plots.
Heritage	The site is adjacent to (and outside of) the settlement boundary, approximately 100m north west of the Conservation Area boundary. The nearest Listed Building is Pilgrim's Rest Velden (Grade II Listed) approximately 50m south east of the site boundary, comprising a pair of cottages built in circa 1800. Any development on the site would need to consider important views to the

	Church of St. John the Baptist (Grade II Listed).
Flooding & Contamination	Located in Flood Zone 1. 'Very low' risk of flooding from surface water. No known contamination – historic maps do not show evidence of any built structures on site.
Community Facilities and Infrastructure	The housing capacity of the site would not put undue pressure on the capacity of Hindon Primary School. Evidence shows a need for a new community hall and GP surgery in the village. However, inclusion of these facilities on site would have a disproportionate affect on the site's capacity and viability. The site is also located inappropriately in relation to the village as a whole.
Utilities	Unknown.
	HERITAGE ASSESSMENT CONCLUSIONS
	The important long distance views and setting of the conservation area would be substantially harmed by development of this site for housing and a relocated GP surgery. It is both physically and visually isolated from the settlement, including the conservation area, and is considered unsuitable for development.
	VISUAL APPRAISAL CONCLUSIONS
	Development on the site is likely to be visible. It may appear detached from the existing settlement if developed in isolation.
Conclusion	Unsuitable for development.

Site Name	CHICKLADE ROAD
SHELAA Site No.	S158
Map	
Topic	Assessment
	SHELAA MATERIAL
Description	4.1 hectares of Grade 1 Agricultural Land (crops) to the north east of the village, sloping very gently up from Chicklade Road.
SHELAA (2017) conclusions	Deemed suitable subject to constraints (in the AONB and Grade 1 Agricultural Land).
Availability / Deliverability	SHELAA identifies the site as available and deliverable within 6-10 years.
	LOCAL ASSESSMENT COMMENTS
Access	No pavement on road to centre of village. There are two footpath connections between the site and the village centre (one being the Wessex Ridgeway). Vehicular access achievable off East Street, just off Chicklade Road.
Landscape	Located in the AONB. Limited longer distance views to the site from north, east and south except for the north east corner. The Wessex Ridgeway runs behind the hedge on the northern boundary of the site.
Ecology	Hedgerows to the north edge only, used for bat foraging, otherwise no specific areas of interest, no distinctive flora or fauna on the site itself. SSSI to the north of the site.
Settlement Pattern Considerations	The site abuts the existing and proposed Settlement Boundary (see the emerging Housing Site Allocations DPD: Tisbury Community Area Topic Paper (grid reference H5, p.22, 2017). The modern housing development to the south west of the site (off East Street) is of poor quality which does not respect or enhance the character of the village. Any development on site S158 should consider reflecting the existing more sparse development at the north of the village.
Heritage	The site lies north east of the Conservation Area Boundary (approx. 40m from the Conservation Area's most northern edge). Modern housing development (off East

	<p>Street) lies between the majority of the site and the Conservation Area boundary. Any development at the site would need to respect and enhance the character and appearance of the Conservation Area as a whole.</p> <p>Listings nearest to the site, separate to those on the east side of High Street (9 in total including the Church (Grade II Listed) and Hacker Monument (Grade II Listed), are Monk's Cellar (Grade II) and Weavers cottage (Grade II). These are located approximately 90m south west of the site.</p> <p>Any development at the site would need to consider important views to the Church of St. John the Baptist (Grade II Listed). The church represents a key characteristic of the Conservation Area, as noted in the CAA.</p>
Flooding & Contamination	<p>Located in Flood Zone 1. 'Very low' risk of flooding from surface water.</p> <p>No known contamination – historic maps do not show evidence of any built structures on site.</p>
Community Facilities	<p>The housing capacity of the site would not put undue pressure on the capacity of Hindon Primary School.</p> <p>Evidence shows a need for a new community hall and GP surgery in the village. Due to its size, the site's viability would not be affected by the inclusion of a GP surgery and/or village hall. The site is well located in terms of pedestrian and vehicular access, an in relation to the village as a whole.</p>
Utilities	Unknown
	HERITAGE ASSESSMENT CONCLUSIONS
	<p>Include only about half the site for development with the remainder left as undeveloped land, and include design criteria to ensure that new development fully respects the rural setting and distinctive historic character of Hindon.</p>
	VISUAL APPRAISAL CONCLUSIONS
	<p>Development to the north of the site is likely to be visible, but seen at some distance and within the context of the existing roofscape. It is likely to have some effect on the receptor, but this could be reduced by limiting development on the northern edge and through tree planting.</p>
Conclusion	<p>Site S158 has several potentially positive features but also some important constraints that would have to be shown to have been addressed. If addressed, this site is suitable.</p>

Advancing Site S158: Chicklade Road

As with all the sites above, S158 is in the AONB so the three key NPPF tests for development in an AONB would have to be addressed first. Comments as follow:

Test 1: "The need for development, including in terms of national considerations, and the impact of permitting it, or refusing it, upon the local economy."

As introduced earlier the target for the whole of the Tisbury Area is 149 houses. Tisbury and other settlements all have extremely tightly drawn settlement boundaries, severely limiting the potential for delivering the target within those settlements. Hindon could only do so by amending its settlement boundary, which the DPD makes clear is possible now that a Neighbourhood Plan is being prepared. The DPD is presumably in line with national considerations so, although there is no specific target of housing numbers for Hindon, it is reasonable to assume some "need" for additional development. The Employment section of the Evidence Report highlights a need for housing for parish-based employees within Hindon itself, hence supporting the local economy.

Test 2: The cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way.”

No part of Hindon Parish is outside the AONB. No development other than small infill is possible within the current settlement boundary so, if development is to take place, a site or sites outside the current boundary need to be found, as is the case for S158. As above, no other sites are suitable.

Test 3: “Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent it could be moderated.”

The following could be put in place to moderate any negative impacts:

- With a restriction on building heights of two storeys (or 2.5, i.e. attic rooms) the visual impact within the landscape would be minimal and good design could ensure views to the Church of St. John the Baptist (Grade II Listed).
- Leaving a landscape strip immediately below the hedge to the north would not disrupt bat foraging along the hedge and slightly distance development from the Wessex Way. (The Wessex Way is not, however, just a countryside route; it passes deliberately through built villages as is the case in Hindon.)
- A boundary to the net developable area that provides the landscape strip to the north, prohibits development on the north east corner, and limits development to the south (enabling views along Chicklade Road out into the landscape) would ensure limited impacts from development. This would mitigate the visual impact of the development in wider views of the village.
- Provision of some form of balancing pond or equivalent to the south of the site could mitigate flood risk from surface water.
- More positively, appropriate development on the site could deliver environmental quality benefits in terms of establishing a clear, high quality visual edge to the village.

There are 4 SHLAA sites which have been registered outside the existing building boundary of the village, all of which are “greenfield” sites. Each site was assessed by the Steering Group for its impact, visibility, impact and suitability for possible development. These sites are:

SHLAA site S158 – Chicklade Road to the east of East Street

SHLAA site S22 – Angel Lane East

SHLAA site S157 – Angel Lane West

SHLAA site ??? – Hawking Down Lane to the north-west of the village

The last 2 sites above were discounted as being in-appropriate both for their impact and distance from the centre of the village and poor access, and the remaining 2 were included in outline proposals that were put to the village for their consideration together with copies of the assessments.

From the results obtained (see attached) it was agreed that part only of just one site, Chicklade Road, could best accommodate all the development of housing and possible other “benefits”, with the least visual impact, best access into the heart of the village and onto the B30189 and this selection was also supported by Wiltshire Council Highways officer (*and the AONB?*)

The Angel Lane East site was discounted for its’ greater visual impact from surrounding approach roads and footpaths, poor pedestrian access into the village and possible drainage impact on existing housing along the Dene to the south of the site.

Hindon has no “brownfield” sites either within or outside the building boundary other than one small plot which has flooding possibilities.