

# INTRODUCTION

- ❖ The work to produce the Hindon Neighbourhood Plan started in December 2014 when all of the Parish was formally agreed by Wiltshire as the 'designated area' (*map to the right*).
- ❖ Since then, a Steering Group has been working to prepare the plan, advised by consultants Place Studio. (*Members of the Steering Group are here at this event and can answer any of your queries.*)
- ❖ A lot of work has been done to produce all the evidence to ensure the plan clears its formal examination, and the basic content of the Neighbourhood Plan is now close to being finalised.
- ❖ That is why this event is being held and held now: **the Steering Group need your views, ideas, comments and – ideally – support before moving on to produce a final plan.**
- ❖ Early consultation with the community suggested some of the key issues that people hoped the Neighbourhood Plan would address.
- ❖ Many of these have been carried forward and the results can be seen on the sheets that follow.
- ❖ Those sheets cover:
  - The overall **Vision and Objectives**.
  - The emerging proposals for **New Development**.
  - Proposals on **Landscape, Character and Design**.
  - Proposals on **Local Green Spaces, Paths** and '**Green Infrastructure**'.
  - **Next Stages** – including further consultation – between now and having your Neighbourhood Plan finally agreed.
  - A final sheet ('**You Said .. We did**') illustrates how what is on display has responded to community consultation comments.

*Please have a good look around, ask any questions and be sure to fill in the **Feedback Form** you were given to let us have your views on what has been done so far and what now needs to be done.*

## VISION AND OBJECTIVES

Drawing on the issues that local people have highlighted, and sticking to what a Neighbourhood Plan can address (see below), here is the current Vision. If you wish to see the detailed list of plan objectives, speak to a member of the Steering Group.

**Overall Vision: A thriving sustainable community where people want to be, and which continues to evolve by developing in harmony with its character and natural environment.**

- ❖ **Development Vision:** To retain a clear, strong boundary to the village settlement in its landscape setting.
- ❖ **Housing Vision:** To maintain a strong community within the parish through planned growth and change to meet the housing needs of existing and future residents of Hindon.
- ❖ **Infrastructure Vision:** To achieve an efficient local infrastructure including key services that continues to meet the needs of the residents and that contributes towards a safe and healthy community.
- ❖ **Amenities Vision:** To protect and enhance existing amenities and their accessibility and to promote new amenity provision.
- ❖ **Environment Vision:** To ensure that valued aspects of our environment are protected, maintained and enhanced through active local management.
- ❖ **Historic Conservation Vision:** To develop a thriving and sustainable community in a village where people want to live and visit by preserving its current character whilst making appropriate additional housing and amenities available to meet local needs.
- ❖ **Economy Vision:** A resilient local economy providing business and employment opportunities and helping to support a sustainable community.

**Very Important!** *A Neighbourhood Plan can't include policies on issues around traffic, transport and parking (and a few other things) because these secure permission through different sorts of plans. For an explanation of this, chat to our consultant adviser from Place Studio.*

## **NEW DEVELOPMENT**

- ❖ Hindon is in the Tisbury Community Area, which has a target to deliver almost 150 new houses, but **there is no specific 'allocation' of new housing numbers to Hindon.**
- ❖ The early community consultations suggested that a figure of around 30-35 new houses might be appropriate.
- ❖ All of the Parish of Hindon is within the Cranborne Chase AONB (Area of Outstanding Natural Beauty), so strong arguments must be made to justify any development at all.
- ❖ Hindon currently has a '**Settlement Boundary**', set by Wiltshire Council (see map to the right), although the Neighbourhood Plan can change this boundary.
  
- ❖ 4 possible sites had been put forward for possible development by local landowners (see map to the right) but all 4 are currently *outside* the settlement boundary,
- ❖ The Steering Group have therefore produced a '**Housing Site Assessment and Selection**' report.
- ❖ The report concludes that **only site S158: Chicklade Road is appropriate** and the Settlement Boundary would be changed to include this. *(To see the draft report, ask a member of the Steering Group.)*
- ❖ Some other changes to the Settlement Boundary will probably be suggested to allow a few very minor 'infill' developments (and hence avoid any further large extensions).
  
- ❖ The Chicklade Road site is currently under option to developers C. G. Fry from the landowners.
- ❖ The Steering Group have had meetings with the developers and their designers to develop initial proposals that could meet the community's aspirations.
- ❖ These are all explained much more fully on the sheets in the other part of this room *(and there are Comments Sheets specifically about those proposals).*

## **LANDSCAPE, CHARACTER AND DESIGN**

- ❖ As on the previous sheet, all of the Parish of Hindon is within the **Cranborne Chase AONB**.
- ❖ The core of the village is in a **Conservation Area**, which not only controls the quality of even quite small changes within that area but also suggests appropriate standards for all new development.
- ❖ There is also a formal Assessment of the Conservation Area, supported by a **Village Design Statement** that applies to the whole of the village. *(Both reports available on request.)*
- ❖ All this means that the character of the village in its landscape setting is highly valued by local people, so the designs of any new developments, large or small, must show how they understand, respect and enhance this character.
- ❖ By clearly referencing all of the above, the Neighbourhood Plan can strengthen the requirements for good quality design.
- ❖ The plan is also likely to include encouragement to future applicants to discuss their proposals with the Parish Council very early so that the best designs can emerge. *(Exactly as Fry's have done for Chicklade Road.)*

# **GREEN SPACES, FOOTPATHS AND GREEN INFRASTRUCTURE**

## **LOCAL GREEN SPACES**

- ❖ The good news: Our Neighbourhood Plan can formally designate '**Local Green Spaces**' that are clearly valued by the community and protect them from any future development.
- ❖ The less good news: The law limits what areas can become Local Green Spaces.
- ❖ Those spaces that are, in the view of our consultants, possible contenders to meet the criteria and be supported at examination are shown on the map to the right.

## **FOOTPATHS**

- ❖ Hindon is well endowed with footpaths and bridleways, with those within the village maintained by the Parish Council. There are two Long Distance paths: The Wessex Ridgeway, running from the SW to NE and formed by footpath numbers HIND 6, 7 9 and 11 and the Monarch's Way, running West to East via number HIND 22 as shown on the map.
- ❖ These paths are important Green Corridors for flora and fauna as well as being much used paths by residents and visitors alike.
- ❖ Footpath HIND 6 passes through the Chicklade Road site at the western end and would be improved with better access from the High Street and along its length.

## **GREEN INFRASTRUCTURE**

*(This is not easy to explain, so chat to our consultant from Place Studio.)*

- ❖ Apart from the Local Green Spaces detailed above, Hindon benefits from other spaces which need protection for their importance through Green Infrastructure designation. These include the Churchyard; Pinchers Down; Margins of the Dene and the trees and steep bank on the North West of Whitehill.
- ❖ (The grassed area of Whitehill is not being designated as a Local Green Space as this would conflict with the wishes of residents who might wish to apply for more parking spaces.)

# **NEXT STAGES**

## **NEXT STAGE 1**

- ❖ All your comments from today will be brought together and taken into account as the Neighbourhood Plan moves forward.
- ❖ A report listing all your comments will be available on the Parish Council website.
- ❖ This will be just one of several reports about local views that will have to be brought together in a final 'Consultation Statement'.

## **NEXT STAGE 2**

- ❖ Over the next few months, a full Neighbourhood Plan will be produced, supported by a very full and thorough Evidence Report.
- ❖ This is all then used for a first formal consultation with all in the community and 'statutory consultees' such as Wiltshire Council and the AONB.
- ❖ The Steering Group will then use the comments to produce a final plan.

## **NEXT STAGE 3**

- ❖ The final plan is submitted to Wiltshire Council.
- ❖ They appoint an Examiner (with advice from the Steering Group) and that Examiner checks that the plan meets all legal requirements.
- ❖ All in Hindon, and all the statutory consultees, landowners and others, will have an opportunity to submit comments to the Examiner.
- ❖ Assuming the Examiner is content (the plan can proceed to referendum.
- ❖ Examiners usually suggest minor changes which must be taken on board.

## **FINAL STAGES**

- ❖ The very final Neighbourhood Plan then goes to a local referendum.
- ❖ All on the Electoral Roll can vote and the plan is finally approved if more than 50% of those voting support it.
- ❖ If that happens in Hindon, there is then a purely formal process through which Wiltshire Council formally 'make' the plan.
- ***At this point your Neighbourhood Plan will have as much legal status as Wiltshire's overall Core Strategy.***

**THANKS FOR YOUR TIME!**

# YOU SAID ... WE DID!

Following the Neighbourhood Plan drop-in sessions and subsequent feedback comments, the Steering Committee summarised the key points and issues that concerned many in the village. The chart below outlines (for the key issues) what you said and what the Steering Group have now done.

| <b>YOU SAID ....</b>  | <b>WE DID ....</b>   |
|---|--|
| <b>Development Sites</b>  |  |
| Only use 1 of 4 sites - Chicklade Road.   | <i>Accepted.</i>   |
| <b>Infill/Windfall sites</b>  |  |
| Burgage plots not to be used.   | <i>Considering use of plots north of The Nook only.</i>  |
| Access to plots east of High Street not to be onto School Lane.                                     | <i>Accepted.</i>   |
| <b>Housing</b>  |  |
| Number of houses ideally 30-35, but accepting more could lead to additional or improved facilities. | <i>Number of houses yet to be established when residents views have been analysed from this session.</i>   |
| <b>Amenities</b>  |  |
| A new surgery with adequate parking welcomed.   | <i>Currently proposed for Chicklade Road site.</i>   |
| A new Community Hall incorporating the Fellowship Club.   | <i>Being considered as above for new surgery, sharing parking space.</i>   |
| <b>Building Line (Settlement Boundary)</b>  |  |
| A slightly amended boundary is being proposed by Wiltshire Council.                                 | <i>Boundary to be modified in the Neighbourhood Plan to incorporate above new sites.</i>   |
| <b>Traffic and Parking</b>  |  |
| Attention to be given to improving this as far as possible.   | <i>Relocation of both Surgery and Community Hall with new parking will relieve pressure at north of High Street and around The Lamb.</i>   |
| <b>Landscape and Environment</b>  |  |
| Maintain existing appearance of village as well as footpaths and green areas.                       | <i>Footpaths from High Street to East Street and Chicklade Road site to be improved with new green spaces and landscaping of the site. Designation of Allotments and Playground as official 'Local Green Spaces' and other sites of importance to be registered.</i> |