

HINDON
NEIGHBOURHOOD DEVELOPMENT PLAN
RESPONSES TO OUTLINE PROPOSALS

Introduction

The Feed Back forms following the Drop In Sessions raised a wide variety of topics. Even comments which were not directly relevant to the proposals were considered because there are issues which are germane and are certainly of great significance to the respondents. This assessment will attempt to cover the main issues raised and is supported by a brief synopsis of these points.

The returns reflect strongly held views regarding current and potential increases in traffic and its control, parking and pedestrian safety. There are very mixed views as to the number of additional houses required types and sizes of units to be built and who they are to accommodate. There is concern that as yet there have been no details of actual housing needs to establish what relevant new build is required and how this should be allocated. If this is not effectively controlled it may change the character and cohesion of Hindon.

Inevitably there were individual opinions in some responses, particularly where views and access and social issues are concerned. However, on balance, there is an understanding of the need for change and a deep concern for housing of the elderly and the young and for the provision of satisfactory facilities and opportunities within the village boundaries.

Boundaries

Chicklade Road and Angel Lane sites were considered under specific headings but there was a view that the latter is very visible and will change the character of the village. In general, the other proposed boundary changes raised limited but strongly expressed views. The most contentious proposal was the dotted boundary east of the High Street where the effect on adjacent properties and access via School Lane was raised by a number of people.

A few thought that the boundaries should include Pincher's Down and the Dene and whilst others thought there should be no change whatsoever. There were some who felt that infilling causes congestion or that the proposed building should be spread over three sites to make the village more compact.

Chicklade Road Site

Conflicting questions were raised about the number of houses: would proposals fulfil the needs, should the site carry all the development for the village or is too much being proposed here or is it acceptable if there is the right number? The mix of houses was also raised and there is a view that suggests that this site is developed first. Inevitably and understandably there were concerns the effect on nearby properties. There is a view that there should be no Housing Association houses above the footpath.

Access is an issue and will need careful planning. One suggestion is through East Street and others suggest new roads, even a by-pass via Hawking Down.

Angel Lane Site

The views regarding the Angel Lane site were almost all negative; most are based primarily on concerns over drainage, springs and access. Two strongly objected and another said development was intrusive and would have poor access. Brownfield development only was proposed and the balance of house sizes was also questioned.

Traffic and Parking

Whilst it is accepted that traffic and parking are outwith the scope of Neighbourhood Development Plan there is no getting away from the fact that they are major concerns for most respondents who fear that the present poor parking situation can only get worse during the many months of development and the subsequent increase in the village population. They are already aware of the effect of the Tisbury development on Hindon Lane, Stops Hill and the High Street and any plan that does not take these issues into account might expect to meet significant local opposition.

Housing

The need for so many new houses was queried. There was concern over the selection of potential residents and the effect on the character of the village of unrestricted tenancies, perhaps to refugees, and the sale of houses as second homes. Whatever else the developers need proper and decisive direction and the timescale must be clear.

Housing for the elderly was the most consistent point raised, followed closely by the needs of the young. There were suggestions ranging from a Care Home with respite accommodation to sheltered housing and for bungalows with wheel chair access. Whilst manning special facilities may be beyond the capacity of the village it is clear that housing for the elderly must be a significant planning factor in any development.

There were mixed views about social and housing for the young and starter homes. There was a thought that the elderly should have priority. Certainly smaller houses with small gardens which are cheap to buy or rent are thought to be a requirement. Terrace housing and nothing above two storeys were also recommended.

There is strong support for the re-development of East Street and for the need for self build plots in any development. Whilst there is good support to build in the vernacular and even more wanted well built, eco efficient houses that are not pastiche.

Surprisingly there was little support for larger housing, which might be expected to provide balance in the community, except to retain larger families and a significant body of opinion said there should be no open market property at all.

Amenities

The most important amenity suggested was the provision of outdoor facilities for older children. The need for a larger surgery and village shop were also mentioned as important. Views on the Village Hall were divided between those who thought that the Church and/or the Fellowship Club were adequate and others who considered a new Hall, possibly encompassing the surgery and shop, would be assets. The present Hall could be sold or made a Reading/Coffee room.

Several suggested the value of industrial/business sites to provide local employment; yet few seemed to recognise the developments along the Wylde road towards the A 303.

Improved transport links were well supported and there were interesting suggestions that there should be a Community energy project and that the Churchyard should be extended. There were also a number of respondents who were concerned about how flora and fauna might be affected by the development.

Footpaths and Pedestrian Access

The points under this heading have been partially covered elsewhere but it is clear that pedestrian, wheelchair and cycle access within the village is considered very important and that this should apply to new sites.

Allocation of Housing

Allocation of Housing has been mentioned where relevant elsewhere but there is clearly a strong feeling that housing should be allocated to Hindon families, not those with problems from elsewhere or the disenfranchised or refugees!