

Hindon Neighbourhood Development Plan 2020 – 2036 Referendum Version



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Foreword

The Hindon Neighbourhood Plan Steering Group has produced this plan after many months of study, research and consultation. The Steering Group has sought advice from other villages and towns that are going through the same process. We have also worked closely with planning officers from Wiltshire Council and our own group of consultants.

We have involved our community through open days, the village newsletter, our web site and surveys and believe this plan reflects the views of our community. A strong message from the consultations was that we are proud of our village and wish to retain its character. Any development should be in keeping with the existing village architecture and provide good access to the rest of the village. Every effort should be made to ensure the integration of any development and its population into the heart of the community.

The further objectives and policies have been derived from this vision and are detailed in this plan. We believe this plan is robust and when adopted will provide the necessary guidance for the future.

Finally, I want to thank members of the Hindon Neighbourhood Plan Steering Group for their hard work over a number of years, without their efforts the plan would not have been possible.

David Robertson
Chairman
Hindon Parish Council



The Village Hall at bottom of the High Street

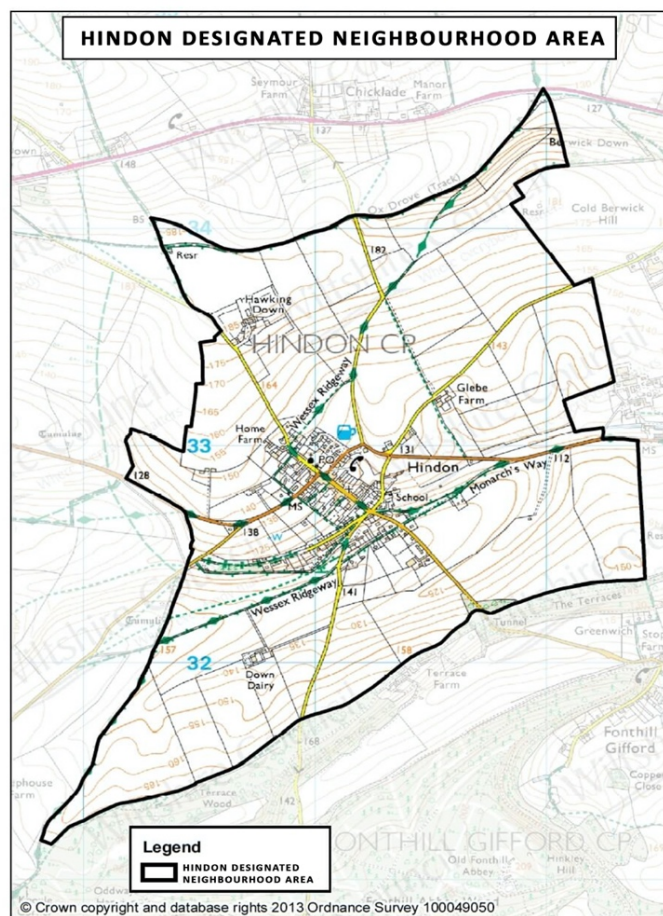
1. Purpose

- 1.1. In April 2012 the Localism Act 2011¹ amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape development in their community by preparing a Neighbourhood Development Plan which can establish general planning policies for the development and use of land in the defined neighbourhood. This document is a Neighbourhood Development Plan as defined in the Localism Act.²

2. Submitting Body

- 2.1 This Hindon Neighbourhood Development Plan has been prepared by Hindon Parish Council, which is a qualifying body as defined by the Localism Act 2011. It covers the administrative area of the Hindon Parish Council. Wiltshire Council the Local Planning Authority confirmed the Designation of the Neighbourhood Area on the 5th November 2014, (see Map 1 below).

Map 1 Hindon Neighbourhood Area



¹ A note to this effect can be seen in the Basic Conditions Statement https://www.hindonvillage.org/HNDP_Reg16/Basic Conditions Statement_February_2020.pdf

https://www.hindonvillage.org/HNDP_Reg16/BasicConditionsStatement_February_2020.pdf

² <https://www.legislation.gov.uk/ukpga/2011/20/introduction/enacted>

- 2.2. A Steering Group was formed from local residents and Parish councillors to consider the issues germane to the Parish and to reach out effectively and efficiently to the 230 plus households in Hindon. The aim has been to capture and sustain interest and ultimately garner their support for the development proposals.



The “entrance” to Hindon from Mere, The Grosvenor Arms on the left in the distance

3. Planning Policy Context

- 3.1 Neighbourhood Development Plans are required to have regard to national planning policy and guidance and be in general conformity with strategic local planning policies. National planning policy is set out in the National Planning Policy Framework (NPPF)³ which was first published by the government in 2012 and updated in July 2018 and February 2019. This revised version fully embeds Neighbourhood planning as a core part of the planning system, for example it states (para 31-33) that Local Policy can emerge from neighbourhood plans as much as from Local Plans. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development and there are three dimensions to sustainable development: economic, social and environmental.
- 3.2 Further guidance has also been published in Planning Practice Guidance⁴ which is updated regularly. This advises that “neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where

³ National Planning Policy Framework Feb 2019. <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

⁴ www.gov.uk/government/collections/planning-practice-guidance and in particular for the quotation (Paragraph: 001 Reference ID: 41-001-20190509)

the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”

- 3.3 Local strategic planning policies are set out in the Wiltshire Core Strategy 2015⁵, adopted by Wiltshire Council on 20th January 2015. Planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted Wiltshire Core Strategy and the Hindon Neighbourhood Plan, once made, will be part of the statutory development plan for the area.
- 3.4 The policies in the Plan are in general conformity with the strategic policies in Wiltshire Council’s Core Strategy with particular reference to sections 4.11, 4.13 and 4.15 relating to core policy 1, Settlement Strategy and Core Policy 27, the Tisbury Community Area Strategy, under which Hindon, one of three large villages, falls. When considering the implications of Core Policy 27 for Hindon. The latest published Wiltshire Council land supply statement⁶ shows that the indicative requirement to be delivered over the rest of the plan period for the Tisbury CA⁷ is 135.
- 3.5 This Neighbourhood Development Plan will run concurrently with the Wiltshire Core Strategy to 2026, and further to 2036 which coincides with the horizon date for the current Wiltshire Local Plan review (LPR). It is however a response to the needs and aspirations of the specific Hindon community as understood today (2020).
- 3.6 Planning policy and proposals need to be based on a proper understanding of the place to which they relate if they are to be relevant, realistic and address local issues effectively. It is important that the Neighbourhood Plan is based on robust information and analysis of the local area; this is called the “Evidence Base”. The Hindon Neighbourhood Plan “Evidence Base Documents” can be found in a separate document that is available on the Hindon Parish Council website⁸.
- 3.7 Hindon has a tightly drawn settlement boundary⁹ with little potential for infill and therefore any significant development would need to be outside of the settlement boundary. Core Policy 2 of the Wiltshire Core Strategy allows neighbourhood plans to identify sites adjacent to settlement boundaries.¹⁰

⁵ <http://www.wiltshire.gov.uk/planning-policy-core-strategy>

⁶ Wiltshire Housing Land Supply Statement (www.wiltshire.gov.uk/media/723/Wiltshire-Housing-Land-Supply-Statement-2018/pdf/spp-housing-land-supply-statement-2018-published.pdf?m=637103752709130000)

⁷ Tisbury CA = Tisbury Community Area

⁸ Evidence Base Documents <https://hindonvillage.org/neighbourhoodplan.htm>

⁹ Wiltshire Housing Site Allocations Plan Adopted February 2020 (www.wiltshire.gov.uk/whsap-adopted2020-feb-pdf).

¹⁰ Wiltshire Site Allocations Plan Adopted February 2020 (www.wiltshire.gov.uk/whsap-adopted-2020-feb-pdf)

4. Physical Context

4.1 The Village

- 4.1.1 Hindon lies approximately one mile south of the A303, and one mile to the east of the A350. The B3089 runs east/west through the village, and crosses the picturesque High Street, which is the notable feature of the village.
- 4.1.2 The much larger parish of East Knoyle borders Hindon on the west. The parish of Chicklade is to the North, Berwick St Leonard to the east and Fonthill Gifford and the road to the small town of Tisbury, with its railway station to the south.
- 4.1.3 Hindon includes some limited commerce within the village (community shop, 2 public houses, and a showroom for the local furniture manufacturer), and within the parish, there are a local building firm, a contemporary quality furniture manufacturer, stud farm and active dairy farm.
- 4.1.4 The historic core of the village, especially High Street, is highly distinctive – much is a Conservation Area. Only one new building has been constructed within the Hindon settlement boundary in the last 20 years and the only remaining brownfield site proved unviable due to flooding risk. Hindon has not therefore seen any “organic” growth over a period of time. There has been very little development in Hindon over many years. The only recent building developments were at East Street (1953) and extended to include retirement bungalows (1976), Whitehill (1958) and Hill Terrace. Otherwise individual properties have been built along The Dene and around the periphery of the village, mainly in the 1960s and 1970s. Map 2 below shows where development in the village has occurred from the pre 1900’s to the present day.



The Angel Inn, now The Grosvenor Arms since November 2019

Map 2 Hindon Village Development Phases



Source: Stenfor's Cartographic, www.mapshero.com/data/os/#masterScale 1:1250 inch@Crown copyright and database rights 2015 Ordnance Survey 100054682:Hindon Village Development Phases Map: Sir Henry Colthorpe Map 1740 Transcription of Hindon High Street attached to Tithe Commissioner Map 1844. Shaw-Stewart Map 1922 (available in Hindon Archives), Village records, local knowledge and recent Planning applications.

4.2 Hindon History

- 4.2.1 Hindon was established as a new borough in 1220 by the Bishop of Winchester who owned the manor of Knoyle Episcopi (now East Knoyle) of which Hindon was a part. It was sited at the intersection of several ancient track ways between Salisbury and the market towns of Warminster and Mere, thus maintaining the practice of establishing new boroughs with a market, a fair and a church.
- 4.2.2 Hindon was set on the slopes of a dry chalk valley so that wells (of which there were several in the village) might readily be sunk. Most of the cottages were built along the High Street, which runs the length of the village and was made wide enough to accommodate the weekly market. The cottages were developed on burgage plots¹¹ with tracks leading from the High Street to the fields beyond; a pattern which largely survives to this day.
- 4.2.3 The Church of St John the Baptist stands on a rise in the upper High Street and, with its tower and steeple, is the dominant building in the village. In 1870 it replaced the chapel-of-ease in the parish of East Knoyle, and Hindon finally became an independent parish.
- 4.2.4 An annual (later bi-annual) fair was held around the site of the present crossroads, trading in horses, cattle, sheep, pigs and cheese which, survived until the late 19th century. On 2nd July 1754, fire destroyed a large part of the High Street. The houses, most of which had been thatched, were subsequently re-built using Chilmark or Tisbury stone and brick with clay or slate roof tiles, setting the main character of Hindon to the present day. The fire severely damaged the prosperity of Hindon, but a turnpike created soon afterwards across the new stage coach route from London to Exeter (the present B3089) generated service trades and commerce. As a result, Hindon became renowned for the number of its inns and alehouses, of which, The Lamb and The Grosvenor still survive. The Industrial Revolution caused a general decline in agriculture and this, together with the building in 1859 of the Salisbury to Yeovil railway with a station at Tisbury, was the death knell of the coach and carriage trade in Hindon.

¹¹ Burgage was used as the basis of the franchise in many boroughs sending [members](#) to the [Unreformed House of Commons](#) before 1832. In these boroughs the right to vote was attached to the occupation of particular burgage tenements. Since these could be freely bought and sold, and since the owner of the tenement was perfectly entitled to convey it for the election period to a reliable nominee, who could then vote, it was possible to purchase the majority of the burgages and thereby the absolute power to nominate the members of Parliament

4.3 Hindon's Landscape Setting

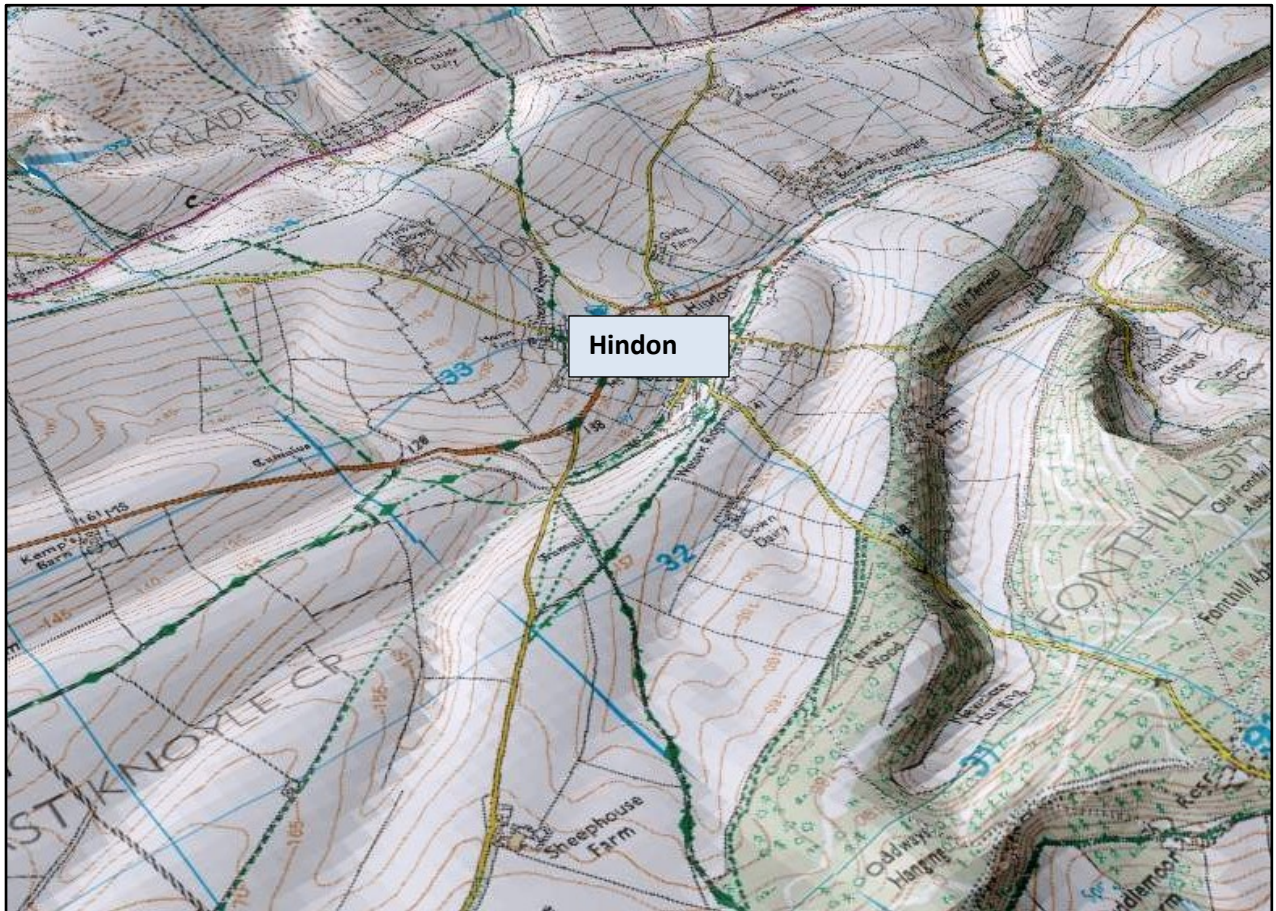
- 4.3.1 Hindon is set in open countryside that is part of rolling scenery wholly within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)¹². The AONB is nationally important. It has been designated to conserve and enhance the outstanding natural beauty of the area which covers 380 sq miles of countryside overlapping the boundaries of Wiltshire, Hampshire, Dorset and Somerset. That natural beauty includes wildlife, scientific and cultural heritage. It is also recognized that, in relation to their landscape characteristics and quality, National Parks and AONBs are equally important aspects of the nation's heritage assets and environmental capital. The AONB Landscape Character Assessment (LCA) defined the Parish as falling within their Category 2A West Wiltshire Downs Open Chalk Downland classification (see map 4 on page 13).
- 4.3.2 There are no woodland areas within the parish, although there are large woodlands to the north with Great Ridge Wood, and to the south Fonthill Abbey Wood and Terrace Wood.
- 4.3.3 The village is approximately 5 miles from the south west edge of Salisbury Plain on the southern slopes of the West Wilts Downs, it lies in a 'bowl', with the land gently rising to the east and west, and with steeper inclines to the north at the top of High Street, and to the south at Stops Hill, therefore despite the open nature of the surrounding landscape, which is a major feature, largely the village remains hidden in a fold in the downs,(see digital terrain model map 3 on the next page).



Hindon Village Community shop and Post Office

¹² Cranborne Chase & West Wilts Downs AONB - <http://www.ccwwdaonb.org.uk/>

Map 3 Digital Terrain Model of Hindon



Map 3 - Digital Terrain Model of Hindon - from LVSCA
Mapping @ Ordnance Survey Crown 2019. Licence number 100019980

Map of Hindon showing the village deeply nested in a valley with steep inclines into and out of the village, south where Stops Hill rises sharply to Terrace and Fonthill Abbey Woods and to the north at the top of the High Street to Hawking Down and the expansive Great Ridge woodland to the north just off the map on the other side of the A303 through route.

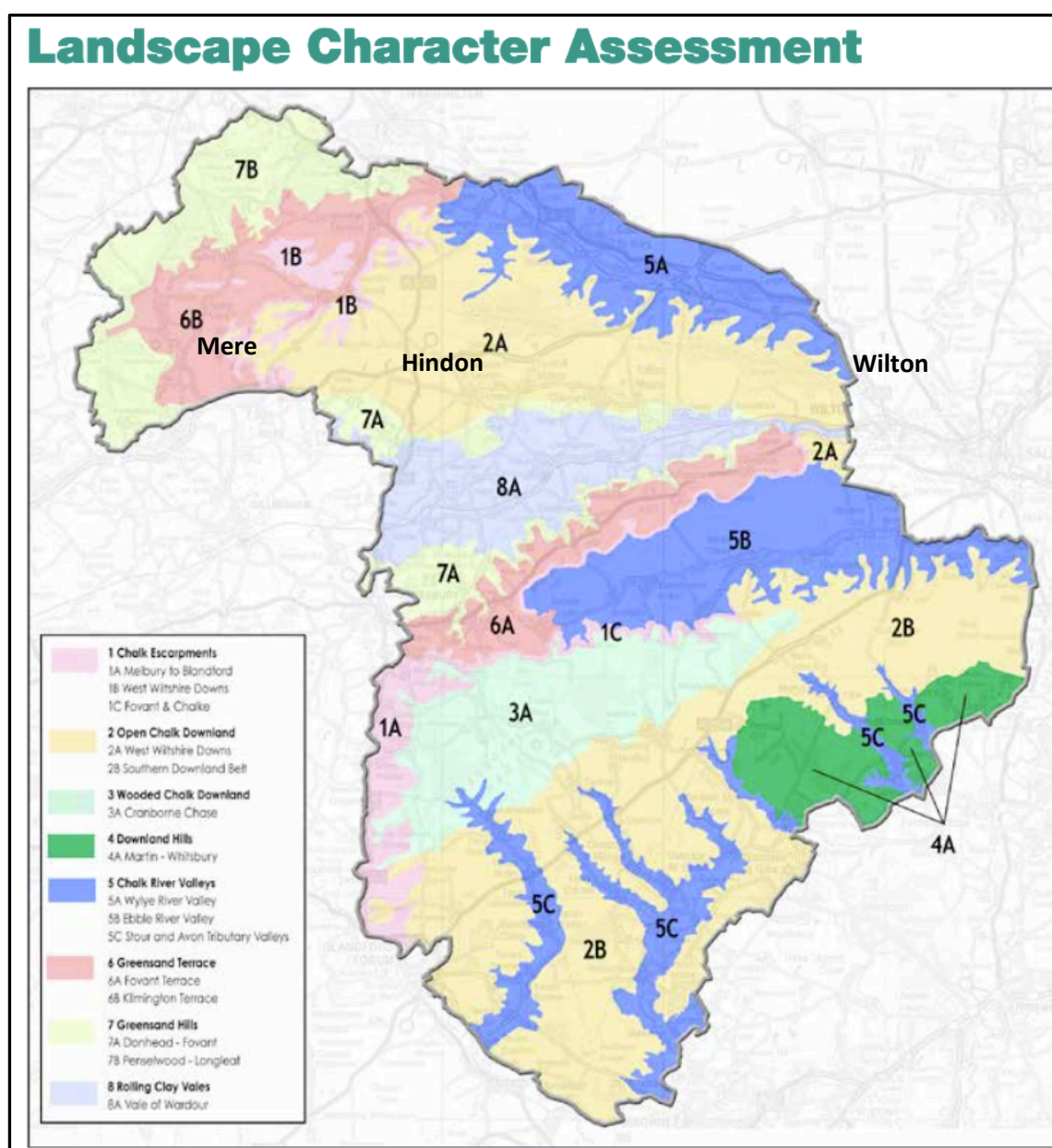


The Tunnel, the road out of Hindon to Fonthill Gifford

4.4 West Wiltshire open Chalk Downland (Category 2A)¹³

4.4.1 The Landscape Character around Hindon is West Wiltshire Open Chalk Downland (category 2A). It is a distinctive, large scale landscape covering an extensive area extending from the village of Wilton in the east (sited on the edge of the AONB boundary) to Mere in the west. With a surface geology of Upper Chalk, the landscape comprises a series of rolling hills and dry river valleys. Predominantly given over to arable farming, the intensive agricultural land use brings with it a simple land cover (vast tracts of arable production with few field boundaries).

Map 4 Cranborne Chase & West Wilts Downs AONB



¹³ Landscape Character Assessment Map from Cranborne Chase AONB Management Plan <https://cranbornechase.org.uk/wp-content/uploads/2020/04/CCAONB-Management-Plan-2019-2024-for-WEB.pdf>

4.5 Hindon Village today

4.5.1 The population of Hindon was 488 at the 2011 census (it was much larger 830 people, 180 years earlier). The village attracts many people of retirement age and therefore it is not surprising that the mean age of residents at 47.4, is significantly higher than the national average of 39.

4.5.2 Hindon's age profile differs significantly from wider Wiltshire and from England with lower percentage of children, young adults, adults up to 44 years old, and a far older population - see the table below¹⁴.

Age	Percent of Pop Wilts	Percent of Pop England	Percent of Pop Hindon
0-15	19.5 percent	19.5 percent	17 percent
16-24	10 percent	11.5 percent	5.5 percent
25-44	25 percent	24.5 percent	18 percent
65-84	15.5 percent	14 percent	25.5percent

4.5.3 The village is relatively affluent, the attractive environment, strong sense of local community, good accessibility to nearby towns and the wider rail and road transport networks, combine to make it a highly desirable place in which to live, 44.9% of households own their homes outright (without a mortgage) compared to 33.8% in Wiltshire and 30.6% in England. The table below compares the population percentages for common occupations with wider Wiltshire¹⁵.

Occupations	Percentage of Population Wiltshire	Percentage of Population Hindon
Professional	12.4 percent	21.1 percent
Director/Manager	16.7 percent	19.4 percent
Associate Professional/Technical	14.6 percent	10.3 percent
Total	43.7 percent	50.8 percent
Agriculture, Forestry, Fishing	1.7 percent	5.4 percent

4.5.4 Hindon is well provided with facilities and services often not found in larger villages. However some of these services struggle to survive due to the lack of growth within the village over the past 20+ years.

¹⁴ From 2011 Census

¹⁵ From 2011 Census

4.6 Highway Issues

- 4.6.1 A major constraint on development in Hindon is the present road system. Any plans of the village are misleading because all roads are shown to be equal width. A brief analysis of each road will highlight the problem but with very few exceptions, significant major building projects are unlikely to be viable unless there are major improvements.
- 4.6.2 B3089. This secondary road runs east – west through the northern third of the village. It is a single carriage-way road with two narrow lanes and with a major choke point by the Lamb public house (a listed building) and a significant S-bend where it crosses the High Street.
- 4.6.3 There are no footpaths west of this cross roads except for a short distance on Angel Lane. It is a bus route.
- 4.6.4 High Street. The High Street, north and south is a single carriageway road which is permanently obstructed by residents' parked vehicles. It is therefore generally reduced to a single track road with occasional passing places. There are ample footpaths on either side of the road. It is a bus route.
- 4.6.5 Hawking Down Lane (3 metres). This lane is a continuation of the High Street to the north. It is a very narrow single track no through road with no made passing places or pedestrian paths and is suitable only for access to the very few houses on Hawking Down, public paths on the Down and for agricultural and utility vehicles.
- 4.6.6 Stops Hill (4 metres). This is a continuation of the High Street to the south and is a busy road and the main route between Hindon and Tisbury; it is a bus route. It is a narrow, single track road where cars can pass with care, there is no pedestrian access to any of the houses on this road or Chalk Lane. It rises sharply to the crest-line by Hill Terrace and sightlines from existing and potential access/exits are very restricted.
- 4.6.7 Chalk Lane (2.8 metres). This Lane crosses Stops Hill and is a Restricted Byway. The east end is metalled and there is no scope for further development or access to other sites here. The west end is not made up and has a different owner and limited development would be possible within certain constraints.
- 4.6.8 School Lane. This very narrow lane runs east from the bottom of the High Street. It gives access to the School and the rear of houses in the east end of the Dene and joins the B3089 opposite the road which eventually joins the A303. It is used by school minibuses and is often congested during the school hours and there are no pedestrian footpaths.
- 4.6.9 Newtown Road (3 metres). This narrow road runs south west from the bottom of the High Street and leads to the Down, Whitehill and the continuation of the Dene and passes the west end of Chalk Lane. There is no pedestrian footpath. Just outside the village the hill is 1:7.

- 4.6.10 The Dene. This road runs beside a winterbourne and has been subject to flooding in the past. The western end is un-adopted and unsuitable for further development at present.
- 4.6.11 The Down. This Restricted Byway is not suitable for access to any significant development.

5. Community Engagement

- 5.1 A Neighbourhood Plan is a community derived plan and must develop its objectives and actions from the community.
- 5.1.1 Hindon Parish Council initiated the process of producing a Neighbourhood Plan by holding a public meeting explaining the background and benefits of producing a Hindon Neighbourhood Plan (HNP) from which meeting a Steering Group was formed.
- 5.1.2 From this 14 volunteers offered their services and time from which the Steering group of 9 was formed with representatives of prime organisations and groups within the village including:
- Hindon surgery
 - Hindon Parish Council, which has representatives from the Allotment and Conservation Association, St Johns Church and Hindon Primary school
 - Independent members of the public
 - (Over the period of the development process of the HNP some members changed, but the number has remained throughout as 9)
- 5.1.3 The first Village meetings on June 12th and 13th 2015 asked a variety of questions about the need for housing, the numbers and types. and affordability as well as prime benefits that the village needed.
- 5.1.4 Emanating from this the Steering Group analysed all possible sites around the village both from local knowledge and professional Landscape and Visual Sight and Capacity Assessments and put forward options for public comments and approval.
- 5.1.5 A regular communication process was established to:
1. Promote a constant awareness of the project and its development;
 2. Invite additional participation;
 3. Encourage contributions and comments at every stage
 4. Run open meetings at strategic stages
 5. Provide regular updates on the status and development of the Plan
- 5.1.6 Publicity for all public events was essential and this was carried out by regular

use of house to house fliers, posters, the Parish monthly Newsletter and a dedicated Hindon Neighbourhood Plan website (www.hindonvillage.org/neighbourhoodplan) designed to inform the village of events and progress of the development of the plan, and to encourage involvement.

5.1.7 Villagers were given opportunities at “open” events to complete questionnaires to inform the Steering Group on specific topics at various stages of the process:

- Village meetings 12 & 13 June 2015 to introduce idea of NP to villagers with questionnaires on number of houses, type and size and important aspects of Hindon
- Discussions during autumn 2016 with local employers both within the village and in neighbouring parishes to establish their employment numbers and need for additional housing.
- Presentation and exhibition of outline ideas with one to one sessions Feb 2017 at 2 venues with 170 attendees overall
- July 2017 Display at village annual Flower show
- Jan 2018 open forum to review modified proposals and site selection, highlighting objectives, policies, location of proposed new surgery and other possible benefits with questionnaires for feedback.
- Revised Draft Plan developed by Steering group
- Undertaking formal consultation for 7 week period (in accordance with Regulation 14 of the Neighbourhood Planning Regulations) June-Aug 2018
- Open meetings in August 2019 to view site assessment process
- November 2019 to present indicative site plan and brief

5.2 Outcomes

5.2.1 The main outcomes of the above community engagement in June 2015 being:

- Identification of need for new housing; 60% suggesting 20-40 houses. 85% suggesting 2-3 bed houses
- 85% asking for subsidised (affordable) housing
- 65% asking for houses available to rent
- 85% asking for housing for elderly
- 92% Importance of maintaining Conservation Area and countryside environment
- 58% asking for new / larger surgery

5.2.2 From later public consultations villagers agreed with the following:

- Identification of primary Objectives for the Hindon NP
- Seeking external assistance in carrying out Landscape and Site Assessments
- Establishment of suitable site selection from a variety of possible sites
- Agreement from village on policies, proposals and final “objectives” for inclusion in the draft Hindon NP.

5.2.3 A Consultation Statement covering all aspects of Community Engagement, the detail of Meetings, Questionnaires, Feedback Analysis, Communications, during the emergence of the Neighbourhood Development Plan can be found on the Hindon Website¹⁶.



Looking up the High Street towards the cross roads

¹⁶ <https://hindonvillage.org/neighbourhoodplan.htm> https://hindonvillage.org/HNDP_Reg16/Consul_State_part1_February_2020.pdf

6. Vision of the Plan

- 6.1. The Vision and Objectives below were derived directly from the views expressed by residents in the village through the consultations and surveys held as part of the evidence gathering for the Plan.

The overall vision is that Hindon should be “A thriving sustainable village community where people want to be, and which continues to evolve by developing in harmony with its history, its heritage and its natural environment”

7. Issues

- 7.1 Integration of any development with the existing village was shown as being of major importance at the first Village Meeting in 2015 and the lack of existing pavements / footpaths or the practicality of incorporating new was highlighted at an early stage of the Community Engagement process.
- 7.2 Other than for the East Street development which has pedestrian access to the shop, none of the other existing developments along The Dene, Whitehill, Stops Hill or Chalk Lane have pavements linking to the High Street or Hindon School largely due to the narrowness of the roads which have no verges. Whilst being outside the planning aspects of the NP, these issues are important and are discussed in Highway issues, see 4.6.
- 7.3 The situation with the surgery and the need to find a suitable site for its relocation is a major concern. The practice is presently in inadequate premises, is on a short lease, due to be converted to residential use, is award winning and renowned, but suffers from a shortage of space and would not work at all were it not for the fact that the present GPs are running much of the practice from home.
- 7.4 The impact of the surgery being lost would be far wider than just on the inhabitants of Hindon of just under 500, with a further 1,900+ patients using Hindon surgery from neighbouring villages. The proposals for a new surgery are to meet current needs and also to progress national imperatives to provide primary care in networks of practices working ever closer together. Through the Neighbourhood Plan there is an opportunity to allocate land for a new surgery.
- 7.5 Hindon Primary school has presently 58 children on the roll (December 2020) not all live in Hindon, the catchment area extends to East and West Knoyle. The present capacity is circa 60 children and it is possible that additional pupils from a new development would create a shortage of capacity. A plan for increasing capacity is being formulated and developer contributions are expected to be required where appropriate.
- 7.6 The importance of Hindon lying within the AONB is well accepted and appreciated from feed-back from village consultations, however the village also expressed the view that some development is required to maintain the facilities from which the villagers benefit, but are currently in danger of being lost due to financial viability, these include, the shop,

the bespoke joinery showroom, the 2 inns, the Fellowship Club and the viability of the Primary and nursery schools.

8. Main Objectives

- 8.1 The following primary objectives for the Hindon Neighbourhood Development Plan have been identified by the community.

Objective 1 Amenities

The Plan will protect and enhance existing amenities and their accessibility and promote new amenity provision by:

- Safeguarding all existing amenities within the parish.
- Relocating the existing doctors surgery with a new surgery with increased parking, to serve the village and the surrounding area.
- Providing improved recreational facilities for teenagers within prime new green spaces available from the development in addition to access to facilities in neighbouring towns and villages.

Objective 2 Historical Conservation

The Plan will respect, protect and enhance the history and heritage of Hindon and it's special landscape location and celebrate it's current character, including through new development by:

- Ensuring that new developments acknowledge and contribute through design and materials to the local qualities and character of the environment of Hindon.
- Protecting and enhancing the connection between local people and all aspects of Hindon's built and natural historic environments.

Objective 3 Environment

The Plan will protect, maintain or enhance valued aspects of environment by:

- Protecting a local environment which is attractive and rich in biodiversity and ensure that it is sympathetically developed for the enjoyment of everyone.
- To have a planned and managed local green infrastructure network that links together roads, footpaths, bridleways and open spaces using Community Infrastructure Levy Financing.
- Maintaining and protecting existing green areas and to designate further green areas as appropriate.
- Protecting and enhancing the landscape character of the parish and the AONB and retain the character of the village including its rural nature and the tranquility of its setting whilst also respecting the Dark Sky status of the AONB.
- Having a local environment in which long-term sustainability is ensured through long-term management and the active involvement of all local stakeholders.

Objective 4 Housing

The Plan will maintain a strong community within the parish through planned growth and change to meet the housing needs of existing and future residents of Hindon by:

- Ensuring a range of housing sizes and types, providing opportunities for local people to stay in the Parish throughout their lifetime.
- Ensuring an adequate supply of affordable housing with priority to those with local connection (residential, employment or recent history) to Hindon for the allocation of affordable or lower cost dwellings.
- Ensuring improved pedestrian access with the heart of the village, around the Village Stores/Post Office and Church to improve full integration within the existing village

Objective 5 Settlement Boundary

The Plan will retain a clear, strong boundary to the village settlement in its landscape by:

- Reviewing the Settlement Boundary to allow for new development
- Ensuring that new development is integrated with the existing village and is of high quality design, reinforces local distinctiveness, is built to a high sustainability standard and addresses resilience to climate change.
- Managing development with the involvement and agreement of the community.

Objective 6 Infrastructure

The Plan will 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 by:

- Improving the village infrastructure through securing developer contributions.
- Ensuring that any new development delivers drainage systems that are resilient and deal efficiently with surface water run off to mitigate the risk of local flooding.
- Improving road and pedestrian safety in the Parish by careful planning of new development, together with traffic management measures to improve road safety throughout the village particularly at the bottom of the High Street, Hill Terrace area and at the junction of the B3089 with the High Street.
- Improving, and linking together and adding to the footpath and bridleway network within the Parish and beyond.

Objective 7 Economy

The Plan will provide a resilient local economy providing business and employment opportunity and helping to support a sustainable community by:

- Working to retain existing employment within the Parish
- Supporting appropriate consolidation and expansion of businesses in the wider parish.

9. Policies of the Plan

9.1 Community Facilities

This section of the Plan contains the various policies that, together with the Wiltshire Core Strategy and the NPPF, will help manage development in the area until 2036 and help to achieve most if not all of the above-mentioned objectives. There are policies to cover: the protection of existing services, community facilities and village amenities; the protection of those open areas within and around the village that are considered to be worthy of specific protection because of their distinctive character; the allocation of land for the relocation of the doctors surgery, for future housing development and for additional recreational facilities.

- 9.2 It should be noted that some of the objectives above have not been translated into planning policies contained in this plan. It was accepted by the Steering Group that in several cases there are existing planning policies contained in the Wiltshire Core Strategy which are perfectly capable of managing future development proposals without the need for any additional specific policy in the Hindon Neighbourhood Plan. There are of course some other objectives identified which cannot naturally be translated into planning policies. The decision has been made to retain these objectives in the HNP for the sake of completeness but to accept that in such cases they simply remain aspirations rather than “policy”.
- 9.3 The policies of the NP stem directly from the Community Engagement discussed in section 5.0 above. This underpinned the identification of the key Objectives and of course an analysis of the relevant background information. They have been drafted so as to carry forward the requirements of the NPPF and the planning policies contained in the adopted Wiltshire Core Strategy.
- 9.4 The following policies are considered necessary to achieve the various objectives set out above.

1. Community facilities

In consultation villagers voted for new or enhanced facilities:

- Protection of the Village High Street services
- Off road parking 30%
- Relocated surgery 58%
- Larger community shop 60%
- Larger Village Hall
- Larger Primary School

- 9.5 From the very first community meetings in 2015, and through to the present day, concern

was strongly expressed about the dire state of parking at the surgery.

- 9.6 Retention of key facilities in Hindon is essential to maintaining the vitality of the village. The loss of just one of these, for example the surgery, could have significant negative effects on the vitality and sustainability of the village. It is therefore essential to do as much as possible to retain all existing facilities. Policy 1 seeks to encourage the protection and enhancement of local facilities. The relocation of the doctors surgery is addressed in Policy 3 below.

Policy 1 Protection and improvement of community facilities

Proposals that impact upon the following community facilities (as shown on map 5 below) should protect and, where appropriate, enhance these for the benefit of the community:

The facilities are:

The Surgery

The Fellowship Club

The Grosvenor Arms

The Lamb Inn

The Primary School

The Village Hall

The War Memorial

The Village Stores and Post Office

St John's Church

Enhancement proposals must meet an evidenced need which is supported, where appropriate, by the body with statutory responsibility for the service(s) provided by the facility.

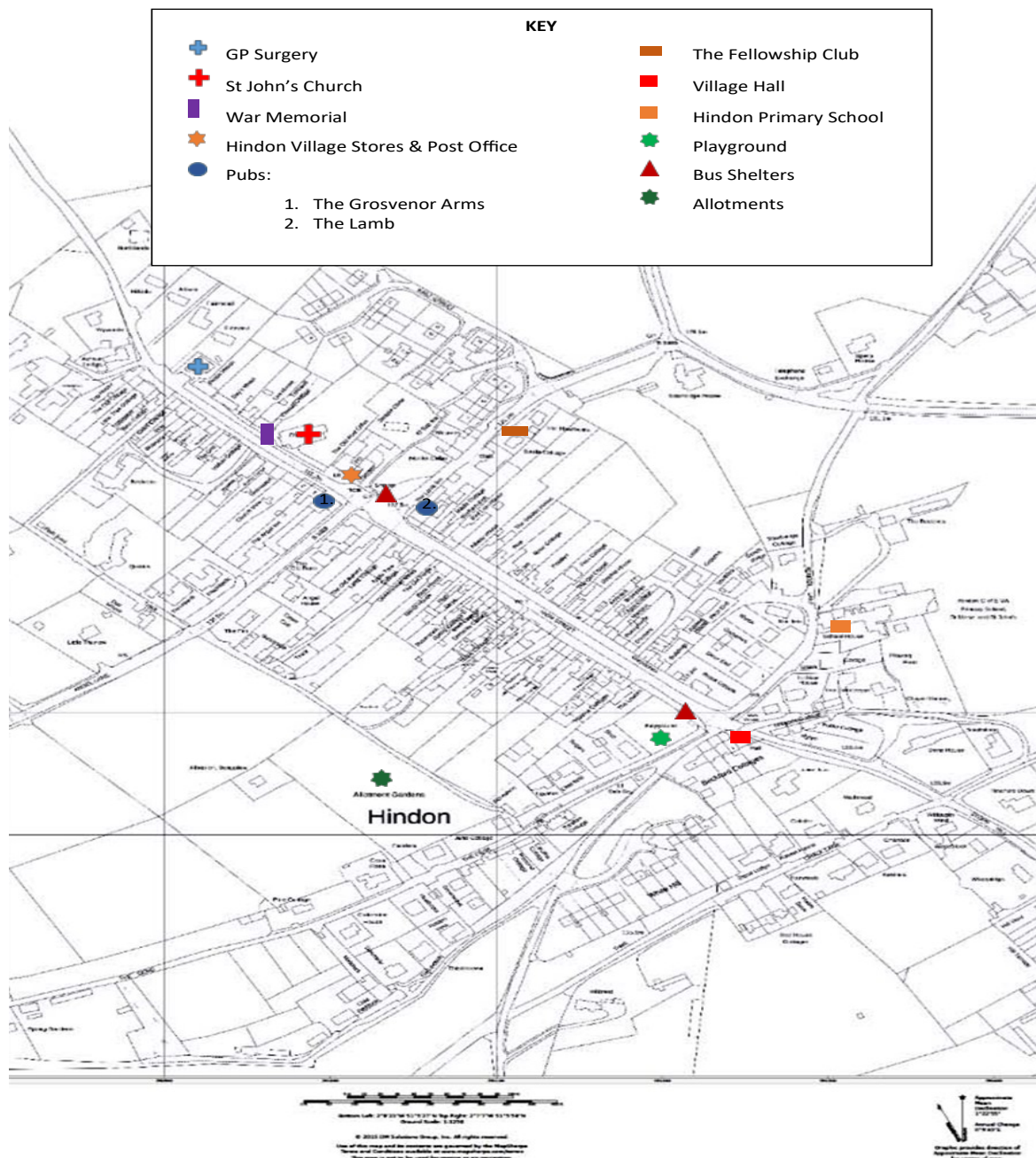
Enhancement proposals must identify, assess and address their environmental impacts, including those from traffic and parking.

Helps meet Objectives 1,3 and 7



The Old School House and Hindon Primary School

Map 5 Hindon Community Facilities



Hindon Community Facilities. Map source information for maps is:
 Stanfords Cartographic, www.mapsherpa.com/data/os/#master Scale 1:1250 inch
 ©Crown copyright and database rights 2015 Ordnance Survey 100054682

2. Protection of open spaces and open areas

Following various village meetings, the importance of the local landscape and green spaces needed particular attention as follows:

- The village green spaces need safeguarding.
- There is an acknowledged need to protect and enhance the Cranborne Chase and West Wilts Downs AONB.

Refer to Section 5 Community Engagement

- 9.7 Wiltshire Core Policy 52 focuses on Green Infrastructure, a descriptive term used to characterize spaces such as amenity green space, paths and rights of way, cycling routes and green corridors. This Core Policy states that Green Infrastructure provides socio-economic and cultural benefits which underpin individual and community health and wellbeing.
- 9.8 There are a number of as yet minimally connected or unconnected green infrastructure features in and around Hindon that could make a more positive contribution to the village and its surrounding countryside if these were improved and better connected. Details of how these features were identified are provided in the evidence report. Hindon is limited to a small playground for young children, partly because of topography, and whilst there are small green spaces there is nothing available that is large enough for a recreation area for older children. This deficit has been a topic of discussion for some time and regularly raised at village events including at Neighbourhood Planning consultations.
- 9.9 Through Local and Neighbourhood Development Plans, local communities can identify and protect green areas of particular importance. There are two small, green spaces in Hindon that meet the Local Green Space (LGS) designation criteria set down in the NPPF (paragraph 100) which are the Playground which has been registered with the Fields in Trust (National Playing Fields Association and the Allotments which was purchased from Wiltshire Council in 2012 on the basis that it remains as allotments. These sites would benefit from further protection under LGS designation. The churchyard already has ecclesiastic restrictions being a burial ground.
- 9.10 Appendix 1 on page 53 sets out the bases including the boundaries, on which each of the Local Green Spaces is designated.

Policy 2 Green Infrastructure

The important Green Infrastructure features identified on map 6 below, should be retained and enhanced and, where possible, their interconnectivity improved by extending the network of features, all in accordance with Core Policy 52 of the Wiltshire Core Strategy.

The following areas (also identified on map 6) are designated for protection as Local Green Spaces:

- LGS1 The Allotments
- LGS2 The Playground.

Development Proposals in the designated Local Green Spaces will not be permitted unless they are necessary to facilitate the continued enjoyment of the existing use of the land and of an appropriate scale.

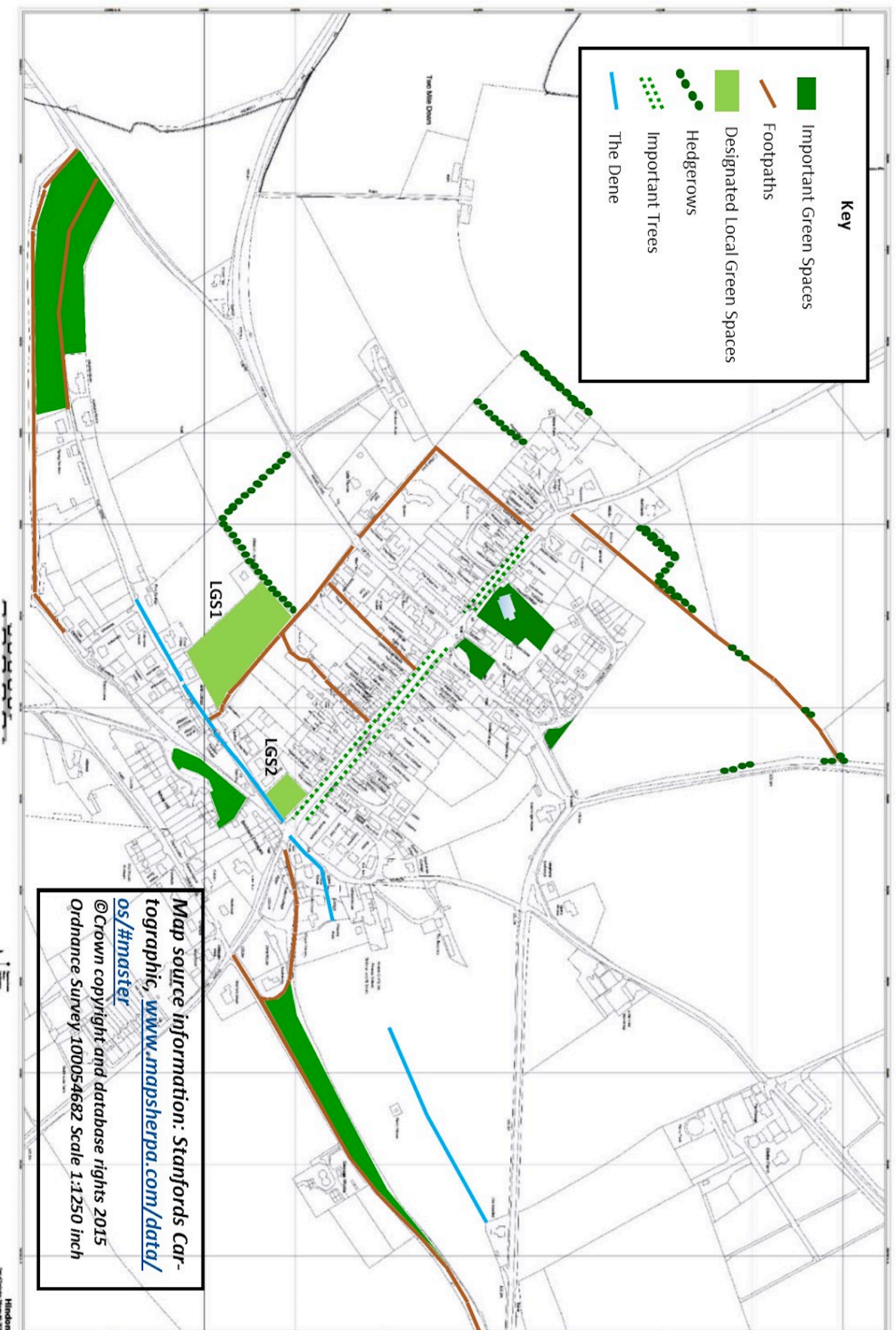
Helps meet Objectives 1 and 6.

3. New Build Development.

New build development requirements have been identified to meet future needs over the remaining plan period:

- A need has been identified to provide a site for the erection of a replacement/enhanced GP surgery.
- A need has been identified for the construction of additional affordable housing.
- A need has been identified for the erection of some new build housing outside of the existing village settlement.
- A need has been identified to provide for pedestrian movement between the proposed new GP surgery, the existing Hindon Primary School and a range of facilities in the centre of the village.
- There is a concern to ensure that any new development is consistent with the aims and objectives of the Cranborne Chase & West Wiltshire Downs AONB and hence to minimise its impact and to enhance the surrounding landscape.

Map 6 Hindon Green Infrastructure including designated Local Green Spaces all set within the Area of Outstanding Natural Beauty



9.11 GP Surgery

- 9.11.1 The existing GP surgery in the village is presently housed in inadequate premises, and parking is extremely limited which is exacerbated by the fact that many people outside of Hindon use it, not surprising as it has an “outstanding” CQC rating. The surgery is considered to be not fit for purpose in its present building on a long term basis. A request was made by the GP practice therefore to try and identify a site for the erection of a new purpose-built facility proximate to the village and to consider possible ways of funding such a proposal through the provision of a serviced site cross subsidized by a housing development at no land cost to Wiltshire CCG. Hindon Surgery is now one of seven surgeries that together make up the Sarum West Primary Care Network (PCN) and all are supportive of Hindon becoming the “hub” of the PCN if a new site is identified. Primary Care Networks are central to the 21st Century service model for the National Health Service. The scale of the land requirement for a replacement surgery with related parking has been assessed as approximately 0.3 hectares. This matter was therefore given high priority by the Steering Group.

9.12 New Build Housing

- 9.12.1 The Wiltshire Core Strategy sets out an indicative housing requirement for the Tisbury Community Area Remainder (as distinct from the separate Tisbury Area) of approximately 220 dwellings over the period 2006 to 2026. To date delivery has been lower than expected and the latest Wiltshire Housing Land Supply Statement (base date April 2018) showed that there is a residual indicative housing requirement of 135 homes to be met within the Community Area Remainder to 2026. Hindon is one of three Large Villages in the Community Area Remainder which, together, in keeping with their position in the settlement hierarchy set out in Core Policy 1 of the WCS, would be expected to deliver a large share of this requirement, with the number of homes to be provided informed by locally derived evidence. Core Policy 2 says that “Development at Large and Small Villages will be limited to that needed to help meet the housing needs of the settlements and to improve employment opportunities, services and facilities”. Core Policy 2 also allows Neighbourhood Plans to identify sites adjacent to (as distinct from within) the settlement boundary. The plan period for the Hindon Neighbourhood Plan extends to 2036, in line with that of the Wiltshire Local Plan Review, and therefore it is appropriate for this Plan to take into account housing needs in the Parish over this extended time period.
- 9.12.2 Whilst there is no Hindon-specific indicative housing target, the above context indicates a strategic expectation of housing provision and paragraph 78 of the NPPF supports planning policies that identify opportunities for villages to grow and thrive, especially where this will support local services. This is particularly relevant for Hindon which has an ageing population which needs local services

but also a better balanced population to ensure they continue to be viable. Very early in the community consultation it was agreed that new housing was required, especially affordable housing, and a number of dwellings between 20 and 40 was considered to be the optimum number. The local planning authority has been supportive of the need for growth and the contribution it would make toward housing targets for the Tisbury Community Area Remainder.

9.12.3 In accordance with WCS Policy 43 a proportion of any privately constructed new build houses on those sites allocated for future housing development in the HNP will have to be “affordable”¹⁷. The level of provision being set at a target of 40% of any new build housing in this part of the county bearing in mind the fact that WCS Policy 43 also states that “the provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development”.

9.12.4 To obtain information on the local range of housing needs, the Parish Council in 2019 commissioned AECOM to undertake a Housing Needs Analysis¹⁸ over the Plan period which provided a recommendation for the tenure mix of rented and shared ownership for the affordable housing.

9.12.5 A Parish Housing Needs Survey¹⁹ was also carried out by Wiltshire Council in 2019 with a questionnaire delivered to every household in the Parish with the aim of identifying the current level of need for affordable housing. The Hindon Steering Groups conclusion on housing requirements in the table below, comes from the views of residents at meetings, questionnaires, feedback, the findings of the AECOM Housing Needs Assessment and the Parish Housing Needs Survey. The actual housing mix to be agreed with the developer.

HINDON HOUSING REQUIREMENTS		
CHICKLADE ROAD SITE		
Accommodation Type	No of beds	% of Dwellings required
Affordable Dwellings. Retirement Single floor units	1-2	6%
Housing Assoc. houses	2 - 3	34%
Affordable Total 40%		40%
Open market housing	3	42%

¹⁷ Affordable Housing NPPF definition “Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).”

¹⁸ Housing Needs Assessment by AECOM August 2019 - https://hindonvillage.org/HNDP_Reg16/appendix5_base_evidence_Hindon_HNA_Final.pdf

¹⁹ Parish Housing needs survey by Wiltshire Council November 2019 https://hindonvillage.org/HNDP_Reg16/Appendix_15_Hindon_Parish_Survey_Report_Final.pdf

Open market housing	4	9%
Open market retirement Single floor units	1-2	9%
Open Market Total		60%
Overall Total		100%
PRIVATE LAND WINDFALL SITES		
Larger Open Mkt housing	3 - 5	2 - 4

9.13 Search for Sites

9.13.1 Feedback from the 2018 Regulation 14 Consultation of the draft plan commented that the “AONB’s landscapes’ special qualities, character, value, and sensitivity to change, had not been given enough consideration in the emerging NDP”. Reviewing this and other comments from the Reg 14 consultation in 2018, the Hindon Steering Group decided that their approach to this part of the Plan in their revised submission of the plan would be “Landscape Led”. To achieve the “Landscape Led” objective the area around the existing settlement boundary was assessed for the impact any development would have on the landscape. With this objective in mind the Steering Group identified a number of potential sites for consideration in addition to the four sites that had previously been submitted as part of the Wiltshire Strategic Housing Land Availability Assessment.

9.13.2 In December 2018 an independent Landscape Architect, Carly Tinkler Associates was commissioned by Hindon Parish Council to carry out a detailed study of the landscape around the settlement boundary in order to establish whether sites in proximity to the existing boundary were capable of accepting development. The study a LVSCA (Landscape & Visual Sensitivity & Capacity Assessment)²⁰ employed project-specific methodology based on the Landscape Sensitivity and Capacity Assessment model. The advantages of this process include:

- A comprehensive assessment of sites.
- Professional consideration of other relevant topics such as biodiversity, archaeology cultural heritage, public amenity and Green Infrastructure to provide a fuller picture of the sites’ sensitivity and capacity for development;
- The possibility of ranking sites so those with least constraints will be considered first.

²⁰ For further information on the various methods, techniques, processes and advice, see *An Approach to Landscape Character Assessment*. (October 2014) Natural England; *Landscape Character Assessment Guidance for England and Scotland* The Countryside Agency and Scottish Natural Heritage (2002); *Topic Paper 5: Understanding Historic Landscape Character* and *Topic Paper 6: Techniques and criteria for judging sensitivity and capacity* (ditto); and *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (2013) Landscape Institute / Institute of Environmental Management and Assessment (usually referred to as ‘GLVIA3’)

- Production of detailed documents and maps setting out the findings of the assessment which could be interrogated to justify any proposed revisions to the settlement boundary and / or comment on planning applications; as it will be evidence-based, the full reason for the choice of sites could be understood by all.
 - Recording the baseline and assessment information on spreadsheets which could easily be updated in the future (from policy to physical features).
- 9.14 For the LVSCA it was agreed that land outside the current settlement boundary identified by the Steering Group together with the 4 SHELAA sites would be split for the purposes of the study into Areas. (as shown in Fig 4 LVSCA with split areas map on page 39).
- 9.15 Figure 1 below on page 34 is Figure 7 of the LVSCA report and shows 27 view points that were selected as “Key Viewpoints” (KVPs) all are illustrative of views towards the village and its immediate surrounds, and include all the LVSCA Areas. Some views are ‘representative’ of Hindon’s many special visual qualities, others are individually ‘special’ / unique.
- 9.16 Figure 2 on page 35 shows a closer view of the village with “gateways” Because of its strategic location at the intersection of a number of historically-important routeways, Hindon village has several ‘approaches’ and ‘gateways’.
- The approach from the north is along the lane between Hindon and Chicklade.
 - From the north east it is along the lane past Glebe Farm: this would probably have been the main route to Stonehenge.
 - The approach from the east (via Salisbury) is along the B3089.
 - Stops Hill is the main approach from the south east (via Tisbury), and this leads directly to High Street. The Monarch’s Way track forms another approach from the east, arriving at the south-eastern edge of the village.
 - The lane from Newtown is the approach from the south.
 - There are several approaches from the south west and west, along the many trackways and paths; however, today, the main approach from the south west is along the lane from East Knoyle, which joins the main approach from the west along the B3089 at Crows Top.
 - The approach from the north west is via Monkton Deverill, which follows mainly trackways but also sections of lanes (leading directly to High Street).
- 9.17 In Appendix B (of the LVSCA report) there is a brief summary of a) the KVPs locations, b) which visual receptors are likely to experience views at each KVP / along each key view route, and c) which LVSCA Areas are visible from each KVP (in whole or in part, and / or theoretically’ - for example if intervening screening vegetation is ‘thin’ and vulnerable to loss). Photographs in the report show the view from each KVP, with the

LVSCA Areas which are visible marked on to the photos. Appendix C of the LVSCA report deals with the individual areas with details of the assessments made and the conclusion drawn for each area. Appendix D is a description of the Assessment Criteria and Appendix F the “Areas” table of comparison.

- 9.17.1 In addition to the landscape study referred to above the Hindon NP Steering Group also commissioned AECOM (a government funded provider supporting Neighbourhood Planning) to carry out an independent and objective assessment of the sites identified at stage 1 of the LVSCA process. The purpose of this Site Options Assessment is to produce a clear understanding of sites to determine which if any are appropriate in principle for allocation in the Hindon NP. This Appraisal looks at aspects other than landscape, for example, access. The approach is based on the National Planning Practice Guidance and the Neighbourhood Planning Assessment Toolkit. This study uses an approach based on suitability, availability and achievability.

Figure 1 Showing key views into and out of the village

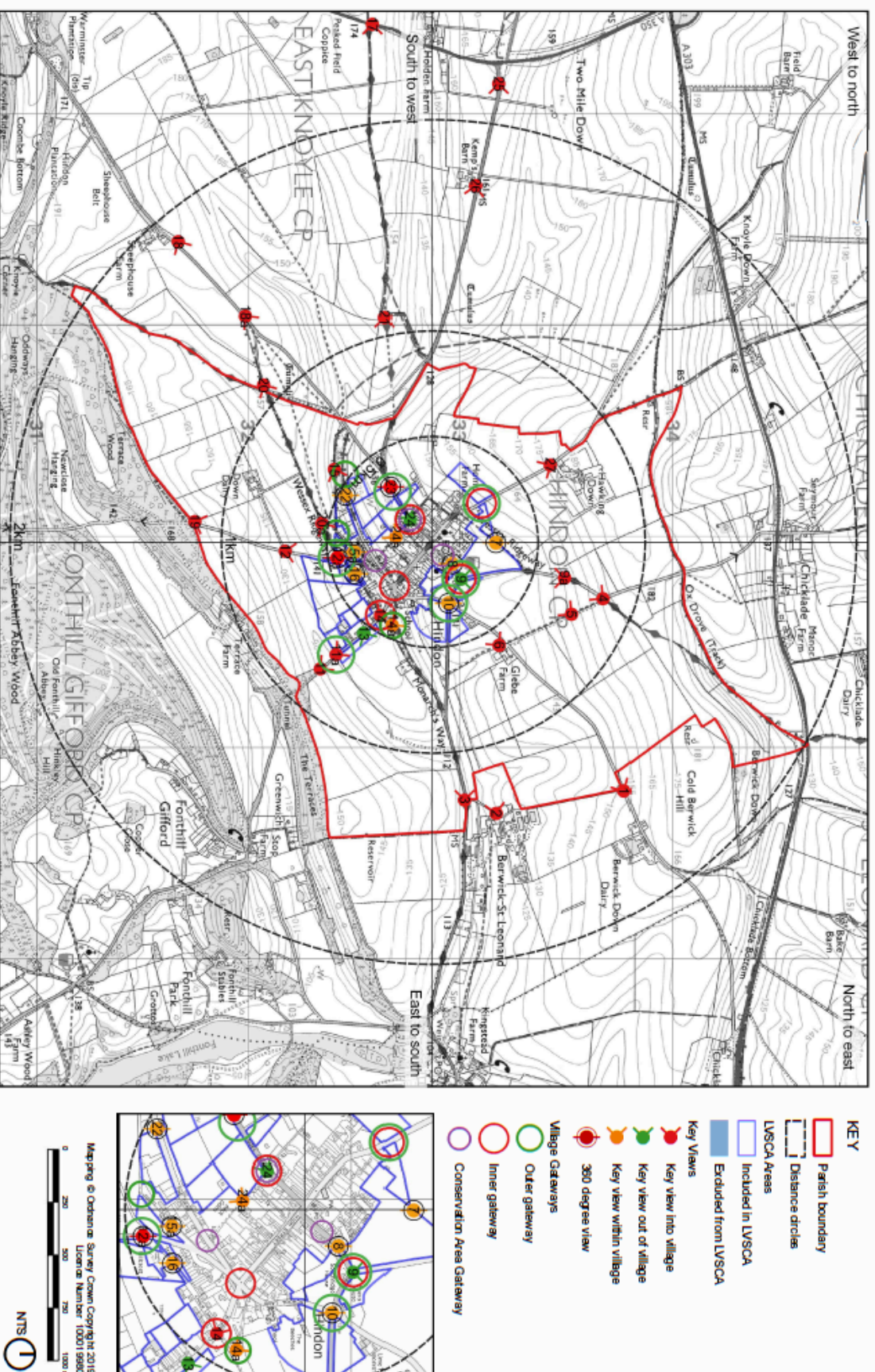
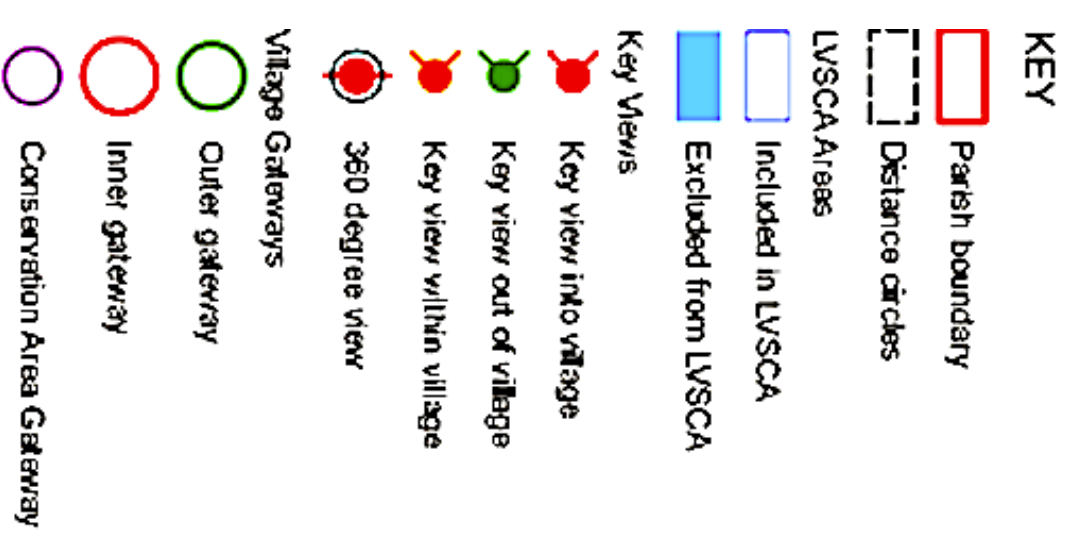
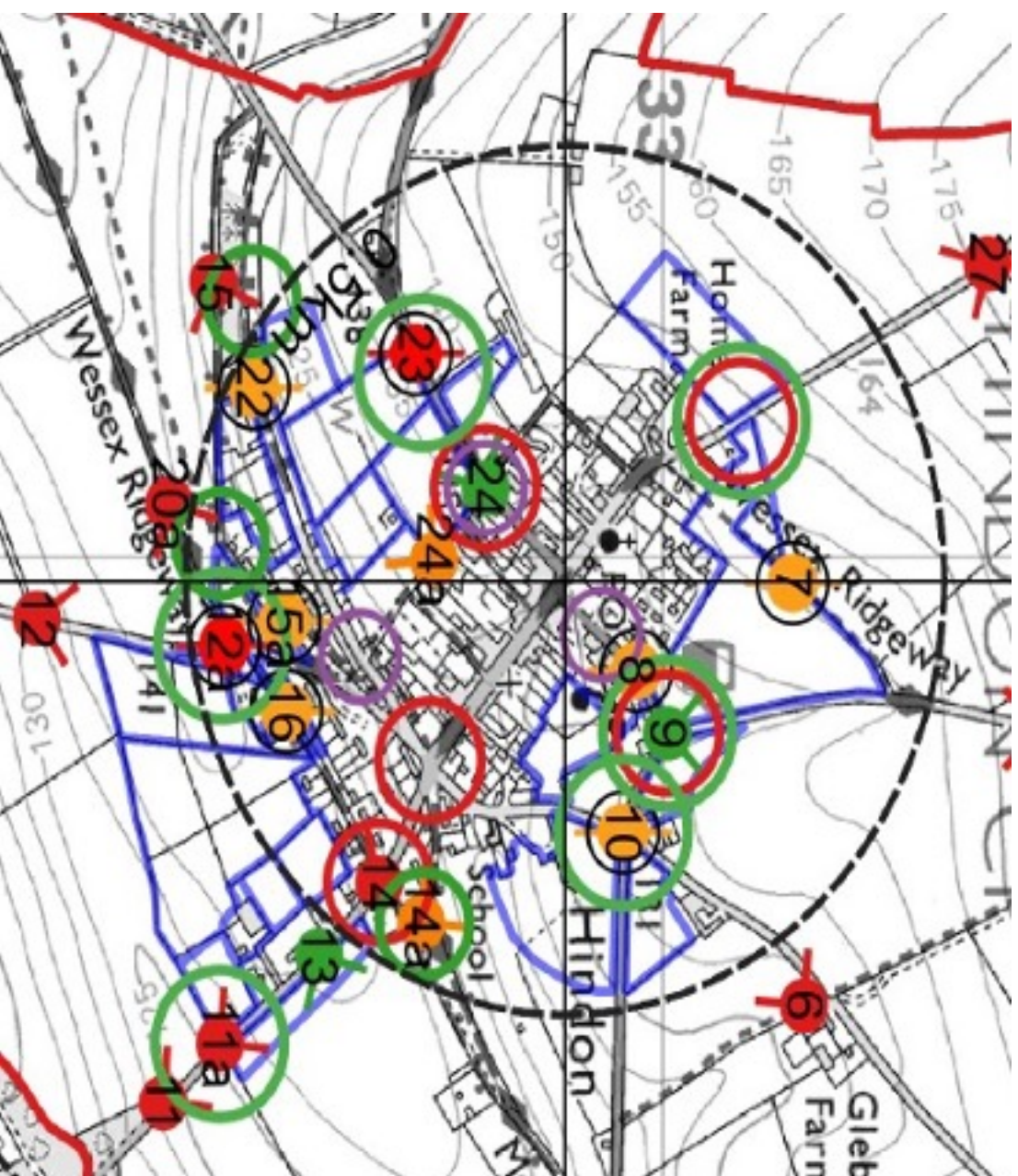


Figure 2 Showing Village Gateways

The dotted circle on the map is at 0.5km



9.18 Site Assessment and Selection

9.18.1 Figure 3 on Page 38 is a map showing the sites to be assessed by the LVSCA, they are numbered 1 to 15.

9.18.2 Figure 4 on the following page is the same map, with some of the sites split into two or more parcels of land if the topography dictated so that a more accurate rating could be achieved, the map uses a traffic light system to reflect the potential development capacity for each parcel of land.

9.18.3 Figure 5 on page 40 is the AECOM map for the same sites. AECOM have identified the sites as A to U.

9.18.4 Table 1 on pages 41 to 45, Summary of Assessment of Developable Areas, shows for each of the sites the LVSCA and AECOM rating, the Hindon SG overall assessment and the capacity potential for each site.

9.19 Site Selection Process Summary

9.19.1 The process which the Steering Group followed to arrive at appropriate site/s for possible development, using the results of the LVSCA and AECOM reports is explained in detail in a report, (Appendix 4 of the Base Evidence Documents), which is available on the Hindon Village website. The table below summarises the process.

Process Stage	SG Considerations	Sites eliminated / Put forward
1	Eliminate all Red ratings and Low/Low to Medium	6 eliminated
2	Review other AECOM designated sites considered not suitable	7 eliminated
3	Review remaining sites with particular reference to needs of a new Surgery, and general access and integration of any development with the existing village for each site.	14 eliminated
4	Selection of Chicklade Road site as most appropriate to meet all the requirements for a mixed use development	1 site proposed
5	Proposal of sites for independent small scale development	3 sites proposed

See Appendix 4 of the Base Evidence Report for full details of the selection process²¹

9.20 It is proposed therefore to allocate site 1 (i) and part of Site 1 (ii) off Chicklade Road for mixed use development plus land being set aside to accommodate a new doctors surgery including parking. See policy 3 below.

9.21 In addition to the above it is also proposed to make 3 further small housing allocations in

²¹ Site Options Assessment by AECOM April/Map 2019. The full report is available at https://hindonvillage.org/HNDP_Reg16/appendix3_base-evidence_site_appraisal_V2.0 03.06.19.pdf

the NP, both for delivery in future 5-10 year period. All of these sites are outside the present settlement boundary. The first of these is site 8b, Hillcrest paddock for 2 dwellings, Hillcrest Triangle site 9 (i) for 2/3 dwellings and Red House Farm Stable site 7b (i) for 1 dwelling. See Policy 4 and Policy 5 below.

- 9.22 A “Development Brief” is shown in Appendices 2, 3 and 4, covering the 3 sites. These set out the key issues that should be taken into account when considering how best to develop each site along with recommendations in respect of design and layout.



The Lamb Inn at the junction of the High Street and the B3089

Figure 3 The LVSCA study areas

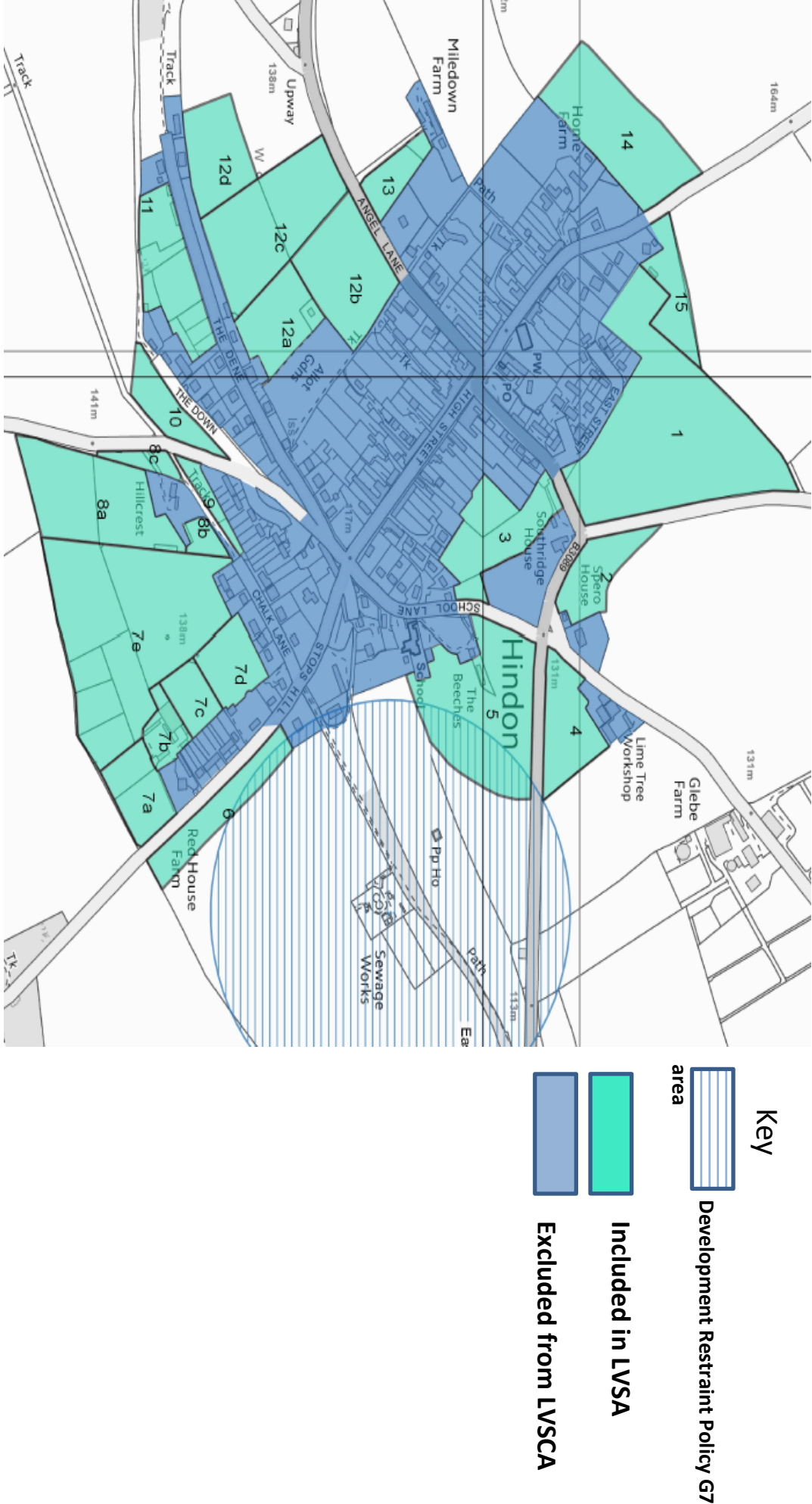


Figure 4 LVSCA map with some areas split

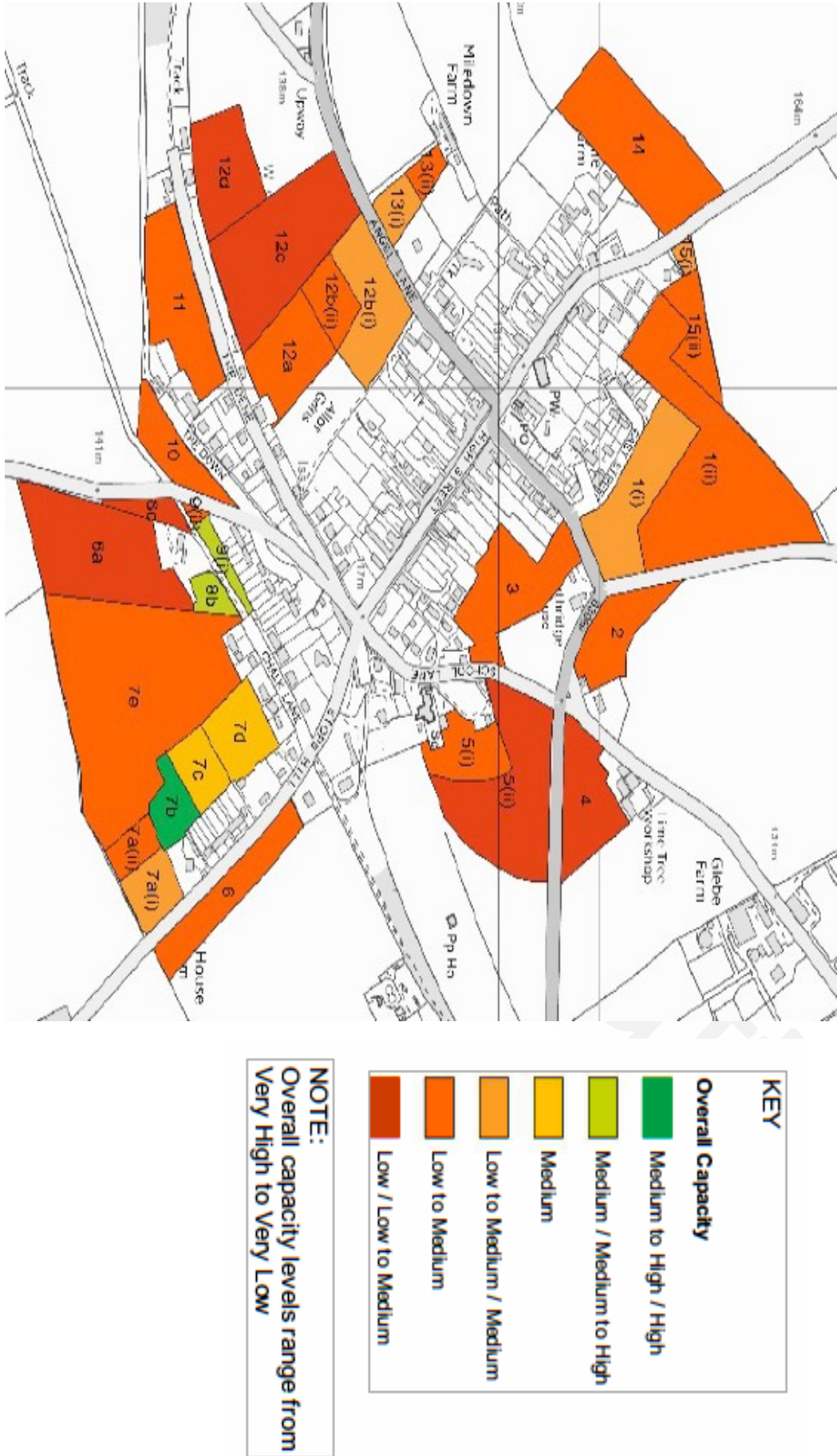


Figure 5 AECOM Sites

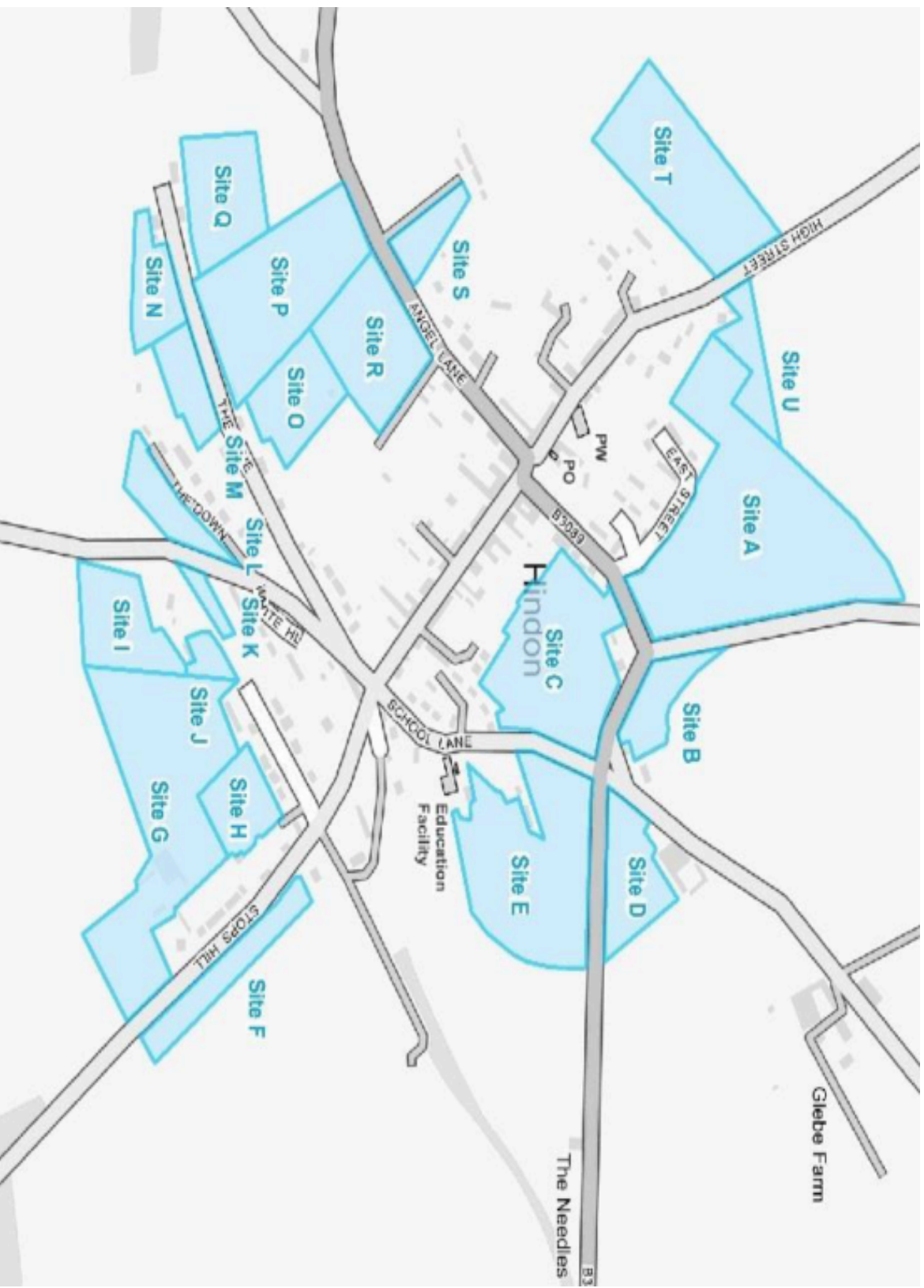


Table 1 Summary of Assessment of Developable Areas

Area Ref LVSCA 1-15	Description	LVSCA Capacity	LVSCA Capacity rating 6= high 1= none	AECOM Site Assessment RAG (Traffic light rating)	Overall Assessment rating	Comments
1(i)	Chicklade Road W & S	Low to Med / Medium	3			To be developed partly with Ref 1(ii) below Existing vehicle access to B3089 and pedestrian path to heart of village by shop Only site suitable for new surgery with appropriate parking spaces etc.
1(ii)	Chicklade Road N & E	Low to Med	2			Southern part to be developed with above using primarily low height buildings Access etc as 1(i) above.
8 b	Hillview paddock	Med/ Medium to High	5			Paddock with disused stable appropriate for small scale development if owners wish to proceed Vehicle access onto West end of Chalk Lane leading to Newtown road. Pedestrian access poor but acceptable for 1 or 2 dwellings.
9(i)	Hillview Triangle	Med/ Medium to High	5			Rough grass grazing land. Access onto Chalk Lane and Newtown road as 8b above
7 b	Red house Farm Stable site	Med- High / High	6			Brown field site but with access either through existing drive or via separate access. No pedestrian access to village and school, but acceptable for single dwelling.

Area Ref LVSCA 1-15	Description	LVSCA Capacity	LVSCA Capacity rating 6= high 1= none	AECOM Site Assessment RAG (Traffic light rating)	Overall Assessment rating	Comments
12 b(i)	SHLAA site	Low to Med / Medium	3			Access onto Angel Lane B3089 and pedestrian access via footpaths onto High Street via Queens Head Mews. Suitable for some housing if required in future in conjunction with site 13(i) below providing pedestrian access into village improved.
13(i)	Angel Lane North site	Low to Med / Medium	3			Access onto Angel Lane / B3089 , but with no pedestrian access into heart of village or school. Suitable for some housing if required in future in conjunction with site 12b(i) above
15(i)	Northlands, small paddock	Low to Med / Medium	3			Access onto Hawking Down lane via Northlands, but could be appropriate for single small dwelling.
7 c	Red House Farm Field	Medium	4			No vehicular access to Stops Hill. Inappropriate for development No pedestrian access and distant from heart of village or school.
7 d	Bungalow Field	Medium	4			Limited vehicular access to Stops Hill with poor sightlines. Inappropriate for development No pedestrian access and distant from heart of village or school.
7a(i)	Red House Farm Stable site	Low to Med / Medium	3			No existing vehicular access to Stops Hill possible if Highways criteria are met or via Red House Farm No pedestrian access and distant from heart of village or school

Area Ref LVSCA 1-15	Description	LVSCA Capacity	LVSCA Capacity rating 6= high 1= none	AECOM Site Assessment RAG (Traffic light rating)	Overall Assessment rating	Comments
2	Chicklade Road East / Tel. Exchange field	Low to Med	2			No access onto Chicklade Road, B3089 or Wylve road. And isolated from existing village.
3	Southridge House paddocks	Low to Med	2			No major development due to poor access onto B3089, but possibility of 1 or 2 houses on individual plots on 2 parts of paddocks using both B3089 and existing access onto High Street via "Fieldway" track.
5(i)	The Beeches paddock	Low to Med	2			Access only via The Beeches drive
6	Stops Hill East	Low to Med	2			Access onto Stops Hill. No pedestrian access to school or heart of village. Highly visible from long views from A303 and Wylve Road. Would produce "ribbon" development.
7 a(ii)	Red House Farm S W field	Low to Med	2			No existing vehicular access to Stops Hill possible if Highways criteria are met or via Red House Farm. Inappropriate for development No pedestrian access and distant from heart of village or school.
7 e	Red House Farm large Field	Low to Med	2			In appropriate access only onto Chalk Lane. Inappropriate for development No pedestrian access and distant from heart of village or school.

Area Ref LVSCA 1-15	Description	LVSCA Capacity	LVSCA Capacity rating 6= high 1= none	AECOM Site Assessment RAG (Traffic light rating)	Overall Assessment rating	Comments
10	Newtown Road /The Down field	Low to Med	2			Access onto Newtown Road. No pedestrian access to school or heart of village
11	Paddocks between The Dene & The Down	Low to Med	2			Access onto The Dene in Flood Zone 3 or onto The Down inadequate. Upper portions of paddocks too visible from views from north
12 a	Casa Rosa field	Low to Med	2			Access onto The Dene with poor vehicular conditions and no footpath other than the Dene to school or heart of the village
12 b(ii)	Part Angel Lane SHLAA site	Low to Med	2			Self-build providing 12b has been developed with access onto B3089 and pedestrian access into village is improved.
13 (ii)	Angel Lane North site, northern portion	Low to Med	2			Greater visibility from south and west. Access onto Angel Lane / B3089 , but with no pedestrian access into heart of village or school.
14	SHLAA site Hawking Down Lane	Low to Med	2			Access with difficulty to S. end of Hawking Down Lane which has bottleneck at entry to village. No pedestrian access and site visible from long views
15(ii)	Northfield main paddock	Low to Med	2			No vehicular or pedestrian access other than via Northlands driveway. Highly visible from Wessex Ridgeway to south and east.
4	Wylve Road / B3089 filed	Low / Low to Med	1			Access onto B3089 subject to Highways. Or via existing small industrial unit onto Wylve Road for possible further industrial expansion. No pedestrian access to heart of village or school

Area Ref LVSCA 1-15	Description	LVSCA Capacity	LVSCA Capacity rating 6= high 1= none	AECOM Site Assessment RAG (Traffic light rating)	Overall Assessment rating	Comments
5(ii)	The Beeches main paddock to S of B3089	Low / Low to Med	1			Access onto B3089 and onto School Lane. Separated from heart of village and no pedestrian access to it
8a	Hillview main paddock	Low / Low to Med	1			Access onto Newtown Road but no pedestrian access into heart of village or school. Highly visible
8c	Hillview small plot on Newtown Road	Low / Low to Med	1			Access onto Newtown Road but no pedestrian access into heart of village or school. Highly visible
9(ii)	Western end of plot 9(i) above	Low / Low to Med	1			Small highly visible plot with access onto Newtown Road and Chalk Lane. No pedestrian access into village or school.
12c	Western field between B3089 and The Dene	Low / Low to Med	1			Access from both B3089 and The Dene. No pedestrian access to heart of village or school. Highly visible site from south and west approaches to village and land has many springs
12d	Lower paddock alongside S part of 12c	Low / Low to Med	1			Access from The Dene. No pedestrian access to heart of village or school. Highly visible site from south and west approaches to village with many springs

Key for colour codes of LVSCA column as identified on the Map on page 38

AECOM Traffic Light Rating:



= appropriate for dev.



= potentially appropriate subject to constraints



= not appropriate

Key for overall Assessment Rating:



= Selected for Plan



= Not Selected

Policy 3 Land off Chicklade Road

Approximately 4.1 hectares (10.13 acres) of land off Chicklade Road (as shown in Figure 6 below) is allocated as follows:

Site 1(i) is allocated for a mixed use development providing a Doctors' Surgery with associated parking to the eastern end and approximately 25 dwellings to the western end.

Site 1(ii) is allocated for public open space but may incorporate at the southern edge the balance of the Doctors' Surgery site (if required) and the balance of the approximately 25 dwellings that cannot satisfactorily be accommodated within Site 1(i).

Development will be subject to the following requirements:

- a) Development proposals and the housing capacity of the site must be informed by a suitable Landscape and Visual Impact Assessment attentive to the location within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.
- b) The development footprint must allow adequate set back from corridors used by Annex II bat species*. A possible arrangement for an Ecology Corridor is shown on an indicative layout included within the Chicklade Road Development Brief (Appendix 2) but the final layout and the housing capacity of the site should be evidenced through adequate survey and meet relevant Wiltshire Council principles for mitigation to ensure no adverse effects on the Chilmark Quarries SAC.
- c) No development should commence until a suitable nutrient neutrality strategy has been agreed with the Local Planning Authority. The strategy will need to calculate the nutrient budget for the proposed development and ensure the agreed permanent offsetting measures are in place and functioning prior to first occupation.
- d) The development proposals will address and follow the guidance provided in the Development Brief included as Appendix 2 to this Plan.
- e) A serviced plot of approximately 0.3 hectares will be reserved for the relocation of the enhanced Hindon Doctors' Surgery. If the housing and Surgery developments are not to proceed together, a masterplan should be prepared showing the intended interrelationship between the 3 uses of the site - public open space, housing and Doctors' Surgery – and between these and the existing road and footpath networks.
- f) A strategic landscaping scheme for the whole site will be agreed with the Local Planning Authority that appropriately mitigates the impact of the development on the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and the adjacent Wessex Ridgeway Long Distance Trail.
- g) As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.
- h) As the southern part of the site is predicted to be at risk of groundwater flooding and high groundwater levels may impact on infiltration techniques, a site drainage strategy should be agreed with the Local Planning Authority.
- i) The range of housing to be provided should accord with the latest evidence on local housing need; in particular 40% of the housing should be affordable in compliance with Wiltshire Council Core Policy 43. When the legal agreement is concluded for affordable housing this should include provision for the first allocation of the affordable homes to be prioritised to eligible people (in accordance with Wiltshire Council's Allocations Policy) who have a local connection to the Neighbourhood Area. Any additional allocations may then be cascaded to those with a connection to the immediately adjoining Parishes or other areas of Wiltshire.

* Annex II Bat Species refers to the Habitats European Council Directive (92/43/EEC)

Figure 6 Land off Chicklade Road Plots 1(i) and 1(ii)



View from Chicklade Road towards village, the development site in the distance

Policy 4 Land at Hillcrest Paddock and Hillcrest Triangle

Land of approximately 0.4 hectares (0.2 hectares at Hillcrest Paddock, site 8(b) and 0.2 hectares at Hillcrest Triangle, site 9(i)) is allocated for the erection of approximately 5 dwellings.

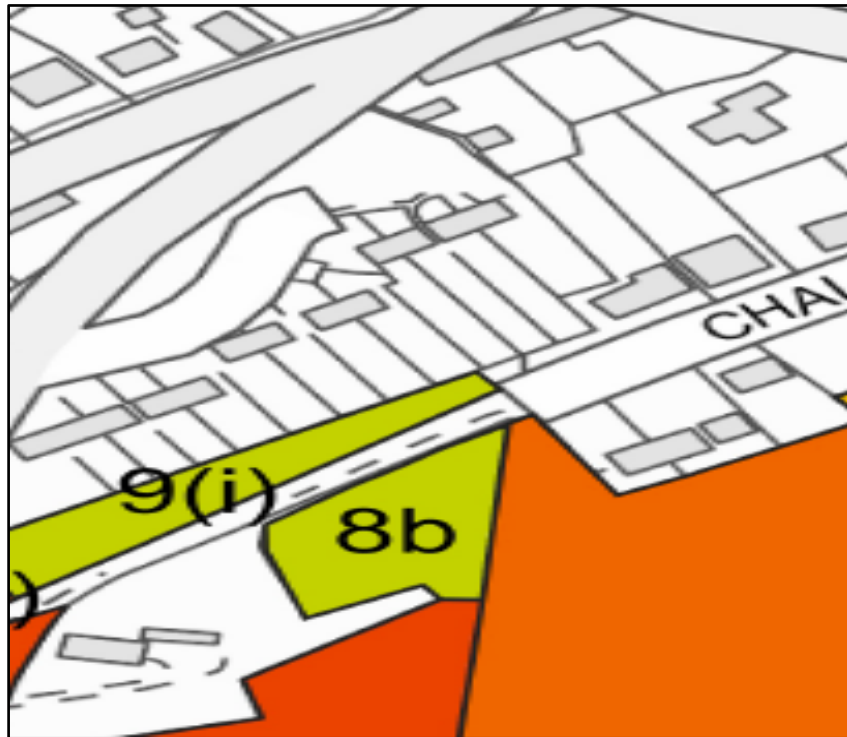
The development of these sites will be subject to the following requirements:

- a) Development proposals and the housing capacity of the site must be informed by a suitable Landscape and Visual Impact Assessment attentive to the location within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.
- b) Any planning application for development at either Hillcrest Paddock and/or Hillcrest Triangle must be accompanied and informed by sufficient ecological survey, including for Annex II bats. The scheme layout and housing capacity must be informed by the results of the aforementioned survey, and the development footprint must allow for adequate set back from corridors used by Annex II bat species. Any forthcoming application must meet relevant Wiltshire Council principles for mitigation to ensure no adverse effects on the Chilmark Quarries SAC.
- c) No development should commence until a suitable nutrient neutrality strategy has been agreed with the Local Planning Authority. The strategy will need to calculate the nutrient budget for the proposed development and ensure the agreed permanent offsetting measures are in place and functioning prior to first occupation.
- d) As both sites are predicted to be at risk of groundwater flooding and high groundwater levels may impact on infiltration techniques, a site strategy should be agreed with the Local Planning Authority
- e) As there is potential for buried archaeological remains the sites must be subject to a full heritage assessment and archaeological evaluation.
- f) The Development must be in line with current building lines along Chalk Lane for site 8b.
- g) Strategic landscaping and open space to retain and reinforce existing hedgerows and landscaping so as to mitigate the impact of the proposed development on the Cranborne Chase and West Wilts Downs AONB.
- h) Provision to be made for mitigating any water runoff and drainage impacts across the site and onto Chalk Lane itself.
- i) Principal road access should be via Chalk Lane from Newtown Road.
- j) The boundaries to both sites should be planted or reinforced as appropriate with mixed, native hedgerows.'
- k) Buildings to be no higher than 2 storeys except for western end of plot 9(i) which should be single storey to reduce visual impact from The Down and in keeping with the similar buildings at the western end of Whitehill housing.
- l) Provision to be made for safe pedestrian access between the new development and the village Primary School.
- m) The site layout should respect the character of the village.
- n) The style of buildings (materials, details, etc) should reflect, in a contemporary manner, the styles predominant in the High Street.

The development proposals will address and follow the guidance provided in the Development Brief included as Appendix 3 to this Plan.

Helps meet Objectives 1, 2 and 4

Figure 7 Land at Hillcrest Paddock 8 (b) and Hillcrest Triangle 9(i)



Childrens playground at the bottom of the High Street

Policy 5 Land at Red House Farm

Approximately 0.3 hectares (0.7 acres) of land to the rear of Red House Farm, identified on Figure 8 below as 7(b), situated at the south-east end of the settlement boundary and presently a site of disused stabling and other agricultural buildings is allocated for 1 family dwelling. The site is oversized for a single dwelling but the access to the site through Red House Farm constrains its use.

Development will be subject to the following requirements:

- a) Development proposals and the location of the house within the site must be informed by a suitable Landscape and Visual Impact Assessment attentive to the location within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.
- b) Any planning application for development must be accompanied and informed by sufficient ecological survey, including for Annex II bats, and must meet relevant Wiltshire Council principles for mitigation to ensure no adverse effects on the Chilmark Quarries SAC.
- c) No development should commence until a suitable nutrient neutrality strategy has been agreed with the Local Planning Authority. The strategy will need to calculate the nutrient budget for the proposed development and ensure the agreed permanent offsetting measures are in place and functioning prior to first occupation.
- d) As the site is predicted to be at risk of groundwater flooding and high groundwater levels may impact on infiltration techniques, a site strategy should be agreed with the Local Planning Authority
- e) As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.
- f) The development proposals will address and follow the guidance provided in the related Development Brief included as Appendix 4 to this Plan.
- g) Buildings to be no higher than 2 storeys.
- h) Road access should be via existing drive to Red house Farm from Stops Hill.
- i) The boundary to development will be of mixed native hedgerows.
- j) The style of buildings (materials, details, etc) should reflect, in a contemporary manner, the styles predominant to the locality.
- k) The site layout should respect the character of the village.
- l) Provision to be made for safe pedestrian access between the new development and the village Primary School.

Helps meet Objectives 1 and 4

Figure 8 Land at Red House Farm site 7 (b)



4. Community Issue: Priorities for the Community Infrastructure Levy (CIL) Funds to be passed to the Parish Council



The Allotments behind the High Street

- 9.23 The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 (and brought into force by the 2010 Community Infrastructure Levy Regulations) as a mechanism for local authorities to provide or improve infrastructure that will support the development of their area.
- 9.24 In England, where there is a neighbourhood development plan in place, the Parish Council (Qualifying Body) is entitled to 25% of CIL revenues from new development taking place in the plan area (for areas without a neighbourhood plan, the proportion of CIL is a lower figure of 15%). This money is paid directly to parish and town councils.
- 9.25 It is likely that the allocated development off Chicklade Road will be liable to make CIL payments. The rates payable are set out in a Charging Schedule published by Wiltshire Council.
- 9.26 Hindon Parish Council has identified a number of areas of concern within the village which

could be considered priorities for spending from the CIL receipts.

These are:

- To improve road and pedestrian safety, using traffic management traffic calming techniques, particularly at the bottom of the High Street, Stops Hill, and the junction of the High Street with the B3089.
- Options for safe routes to school for Children from the new development.
- Land outside the building line at Chicklade Road may be used for recreational purposes, consider the options and develop.
- To improve, link together and add to the footpath and bridleway network within the parish.
- Parking on High Street, consider any options available for safer parking.



Hindon's church spire from the east.

Appendix 1 Hindon Green Spaces

Summary of Evidence for the two designated local green spaces, Playground and Allotments, selection process. The full report is Appendix 11 of the Evidence Report that can be found on the Hindon Village Website²²

1. Introduction

The Local Green Space (LGS) designation was introduced in national planning policy, as part of the Government's commitment to promoting healthy communities (NPPF, 2012, Section 8, para. 76-78). Through Local and Neighbourhood Development Plans, local communities can identify and protect green areas of particular importance to them. Once a site is designated as a Local Green Space, it is protected against new development except in 'very special circumstances'.

The designation of Local Green Space must be complementary to the objectives of sustainable development, and to sufficient investment in homes, jobs and other essential services. It must also be consistent with national and local Green Belt policy.

National policy states that blanket designation of all green space is not appropriate. For a Local Green Space to be eligible for designation, it must be:

- In reasonable proximity to the community which it serves;
- Demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife, and
- Local in character and not an extensive tract of land.

Proposed designations must be supported by evidence that the green area is special to the community.

Some open spaces are already protected by other designations such as Site of Special Scientific Interest (SSSI), or Area of Outstanding Natural Beauty (AONB) etc. If this is the case, consideration should be given to whether any additional local benefit would be gained by designation as a Local Green Space. For sites such as this, the added value of Local Green Space designation needs to be demonstrated over and above the existing designation.

2. Process

Details of the full process undertaken to identify Local Green Spaces for inclusion in the Hindon Neighbourhood Development Plan are given in Appendix 10 of the Base Evidence document. This covers the various meetings and consultations from June 2015 to June 2019 at which this subject was considered. This included a display of all possible sites for consideration, from which a shortlist was produced and villagers were asked to respond with

²² *Playground and Allotments Selection Appendix 11 of Evidence Report*

https://www.hindonvillage.org/HNDP_Reg16/Appendix11_Hindon Local Green Space Report June 2018 - V2.pdf

their views and comments. The evidence was collated and assessment into the Base Evidence Report.

3. Summary of Recommendations

The table below provides a brief summary of recommendations based on the information and evidence gathered to date.

Key

	Do not designate
	Recommended for designation

Site No.	Site Name	Initial view on designation
LGS1	Allotments	Recommended for designation
LGS2	Playground	
LGS3	East Street Green	Do not designate
LGS4	The Lamb Lawn	Do not designate
LGS5	Whitehill Green Space	Do not designate
LGS6	Pinchers Down	Do not designate
LGS7	The Churchyard	

LGS1 Allotments - Key Information	
Site name	Allotments and Conservation Area
Site number	LGS1
Landowner	Hindon Parish Council
Description of green space	20 allotment plots rented by Hindon Allotments and Conservation Association (HACA). The plots comprise both private food plots and a village amenity and open space. Conservation area of wildflower rich meadow.
Planning constraints / designations	AONB
Map	
LGS1 Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes
2. Local in character and not an extensive tract of land	Yes
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	Yes. Nine out of twenty questionnaires returned, 100% in favour of LGS designation. Beauty - Wild flowers, orchids, cowslips, birds, insects & views. Historical Significance - Been allotments for many years. - There have been finds of remains of clay pipes & flint scrapers. Recreational Value

	- Gardening, socialising, BBQs, seed swaps, bee-keeping. - Also used well by visitors HACA runs a range of activities throughout the year which are open to all (seed and plant swaps, outdoor workshops, the 'Big Mow' etc). Richness of wildlife - Wildflower rich meadow attracting insects and more than 20 species of butterfly, small mammals, slow-worms, common lizards. - Cowslips, orchids, dry grassland wildflowers. - Full of wild flowers, insects, butterflies, reptiles and up to recently, hedgehogs Tranquility - There are many benches on which to sit and relax in peace and away from traffic.
Next Steps	
Landowner consultation	Letter sent to Parish Council on 6th April 2018
Landowner support / objection	The NDP, including the local Green Space proposals (the Allotments and Playground), was discussed and approved at the Hindon Parish Council meeting held 24th May 2018
Recommendation	Recommended for designation as a Local Green Space in the Hindon NDP
What other protection could the NDP offer?	The Allotments are also identified an important green space in the Amenities map.

LGS2 Playground - Key Information	
Site name	Playground
Site number	LGS2
Landowner	Hindon Parish Council
Description of green space	Play area with play equipment and outside seating
Planning constraints / designations	AONB. Protected as Recreation Space (Policy R5 in Core Strategy). Covenanted space registered with Fields in Trust
Map	
Assessment against NPPF LGS Criteria	
1. In reasonably close proximity to the community it serves	Yes
2. Local in character and not an extensive tract of land	Yes
3. Demonstrably special to the local community and holds a particular significance, for example because of its beauty, historic significance, tranquility, recreational value (including as a playing field), or richness of wildlife	Yes. Nine out of ten questionnaires distributed were returned, 100% in favour of LGS designation. Beauty - Spacious and "green" with interesting Alder tree. - Forms part of village's unique character. Historical Significance - Bought from Shaw-Stewart sale by Lt. Col. Heseltine who replaced stone wall with hedging, and donated playground to the village in 1922

	Recreational Value - Well used and appreciated by families with young children in a safe surrounding - Used for village events such as Annual Flower & Craft Show - Teenagers play football in the area Tranquility - Peaceful, especially in early morning and during school hours. Richness of Wildlife - Some small common birds nesting in hedges. - Hornbeam Tree
Next Steps	
Landowner consultation	Letter sent to Parish Council on 6th April 2018
Landowner support / objection	The NDP, including the local Green Space proposals (the Allotments and Playground), was discussed and approved at the Hindon Parish Council meeting held 24th May 2018
Recommendation	Recommended for designation as a Local Green Space in the Hindon NDP
What other protection could the NDP offer?	Also identified as an important green space in the Amenities map.

Appendix 2 Development Brief Chicklade Road

Site Description

- The site is situated on the north eastern side of the village.
- The site comprises 4.1 hectares (10.13 acres) of Agricultural Land (crops) sloping very gently up from Chicklade Road
- The Northern (north west facing) boundary is formed by native hedgeline and intermitted escaped trees. The PRoW on the north side of boundary is public footpath (Wessex Ridgeway).
- Eastern boundary is poor quality gappy hedgerow running along lane leading north to Chicklade. Southern boundary is post-and-wire fence then native hedgerow along B3089.
- Western (south west-facing) boundary (also currently line of village settlement boundary) has post-and-wire fencing running along east side of East Street, then fences / hedges / trees bounding gardens of residential properties further north west (including houses accessed off High Street).
- Northern end of field narrows to a point c. 290m north of B3089 / Chicklade Lane junction. Land slopes from north west to south east at a gradient of c. 1:16.

Key issues

1. Landscape

- The site comprises an open agricultural field lying within the designated Cranborne Chase West Wilts Downs AONB. The site has a strong relationship with the existing settlement.
- Given the requirements to conserve and enhance the landscape and scenic beauty in this AONB (as indicated in the NPPF) development proposals must be landscape led.
- Proposals must be informed by Wiltshire Council's Historic Landscape Characterisation Project 2016²³
- The impact of proposals on the landscape setting of Hindon village must be assessed by a suitable methodology and the application of its findings must be demonstrated. The assessment will be informed by the 'Landscape Parameters' diagram attached to this brief and derived by the LVSCA carried out in conjunction with this plan.²⁴
- Any application which might impact on a key view (Fig1 and 2 on pages 33 and 34) should demonstrate how it will be seen, what impact development would have on that

²³ Wiltshire Council's Historic Landscape Characterisation Project 2016

- https://archaeologydataservice.ac.uk/archives/view/wiltshire_hlc_2017/

²⁴ LVSCA The report can be found on the 'Hindon Village Website' https://hindonvillage.org/HNDP_Reg16/Appendix_1_Hindon

LVSCA Report DRAFT V2 .pdf

view and contain mitigation proposals to remove or reduce any negative impacts.

- The Wessex Ridgeway Trail crosses the site at its western edge and then runs along most of the northern boundary. This footpath affords open views across the whole of the site area and over expansive areas of the open countryside to the east and south. The effects on the users of this footpath will need careful consideration in the design of development.

2. Design and Layout

- In designing any scheme for this site, particular care will need to be taken over the design of the edge of the development in the north and eastern portions of the site, the open areas of this section should be sensitively landscaped with additional trees incorporated to reflect the wider character of Hindon and maintain an open feel.
- Overall, site boundaries would benefit from enhancement on nearly all sides – there are poor hedges to several boundaries and some are completely open. ‘Gapping up’ and new hedgerow planting should be undertaken.
- Green corridors should be incorporated along the eastern and northern boundaries in compliance with in the detail to be provided through appropriate survey together with suitable public space and recreation areas along the northern part of the site appropriately planted in which people can enjoy the visual connection with the wider countryside.
- Pedestrian (and cycle) movements should be fully considered not just with respect to the existing PRow, which should be retained, and to the rest of the village, but with appropriate pedestrian connection being assured to the Primary School to the south and existing residential areas to the west.
- As suggested in the Heritage Assessment conducted in conjunction with this Plan, the design, roof-scape and layout should reflect the distinctive built form and character at the heart of Hindon, which is a Conservation Area. This would indicate a tight-knit, medium to high density housing development. The design of the new doctors’ surgery should consist of clearly articulated form(s), including those of the roofs to reflect traditional built form and layout, such as a courtyard arrangement. An indicative layout (with notes) has been drawn up and is attached to this Brief; whilst the number of dwellings may not be an accurate representation of the landscape-constrained capacity of the site, the drawing does indicate a type of layout that would reflect the built form of Hindon. On the higher, northern edge of the site the rooflines will need particular attention with additional tree planting incorporated to break up the mass/form of the development.’
- Special Design attention will be required for the B3089 village gateway to the east of the site and impact on the existing references to the west.
- A SuDs water management scheme for the site itself and for run-off from the Chicklade Road with soakaways or other systems should be utilised on this site. As noted in Plan

Policy 3, a suitable nutrient neutrality strategy will be required.

- The existing overhead powerline which crosses the site from the north-western to the south eastern corners should be re- routed underground as part of any scheme in-line with the High Street area.
- The character and quality of any new built form should be typical of the local area using a combination of appropriate brick and stone with clay tiles or slate roofing - have strong architectural merit, using local materials and building techniques, with the use of dormers to maintain a low roof profile where appropriate, and external doors and windows ideally of painted timber. This doesn't necessarily mean it should be 'pastiche' – contemporary versions of the vernacular may be possible and desirable but the architectural approach should be strongly informed by a detailed understanding of the village vernacular and high quality local materials should be used wherever possible. Please refer to the Hindon Village Design Statement 2013²⁵. Occasional use of exterior render may be considered, but not on surfaces facing open countryside to the north and east or areas viewed on approach roads to the village such as the B3089 from Salisbury along the stretch from junction of School Land and Wyllye Road to the Chicklade Road corner. Careful consideration must be given to use of colours on rendered surfaces reference the Cranborne Chase AONB colour guidance; "Fact sheets & good practice notes Number 6, Good practice note, Colour and integrating developments into the landscape."²⁶
- Parking provision will be in accordance with Wiltshire Council's Adopted Parking Strategy²⁷ and include for electric vehicle charging points. The site layout should address the need to ensure that parking is not visually obtrusive.

3. Ecology

- All development will be required to maintain the integrity of the Chilmark Quarries SAC and the Fonthill Grottoes SSSI having particular regard to the Wiltshire Bats SAC guidance²⁸. This SAC safeguards four species of bat; greater horseshoe, barbastelle,

²⁵ Hindon Village Design Statement https://hindonvillage.org/HNDP_Reg16/Village_Design_Statement_Final_Doc.submitted19_Nov_08.pdf

²⁶ Cranborne Chase AONB Good Practice Guide, Colour & Integrating Developments into the landscape
https://cranbornechase.org.uk/wp-content/uploads/2020/04/FactSheet6_Colour_Integration.pdf

²⁷ Wiltshire Local Transport Plan 2011 – 2026 -Car Parking Strategy
[https://cms.wiltshire.gov.uk/\(S{1okpdsabzshccg55y5esvg45}\)/documents/s14814/10.Wiltshire_Local_Transport_Plan_2011-2026_-_Car_Parking_Strategy_Council_Draft.pdf](https://cms.wiltshire.gov.uk/(S{1okpdsabzshccg55y5esvg45})/documents/s14814/10.Wiltshire_Local_Transport_Plan_2011-2026_-_Car_Parking_Strategy_Council_Draft.pdf)

²⁸ Bats Special Area of Conservation (SAC) Planning Guidance for Wiltshire (issue 3 September 2015)
<https://www.wiltshire.gov.uk/media/992/Bat-S-A-C-developers-guidance-inc-Bath-Bradford-on-Avon-Chilmark-and-Mottisfont-pdf/Bath-and-bradford-on-avon-september-2015-bat-sac-guidance.pdf?m=637298262862270000>

Bechstein's and lesser horseshoe.

- River Avon SAC²⁹. The development will demonstrate compliance with Annex 2 of the River Avon SAC Nutrient Management Plan and/or any further mitigation arrangements made between the statutory agencies and Wiltshire Council to secure achievement of the River Avon SAC conservation targets.
- As noted in Plan Policy 3, a suitable nutrient neutrality strategy will be required. New residential development must be built to the highest water efficiency standards provided for by building regulations of a maximum water use of 110 litres per day (G2 of the Building Regulations 2010).
- Dwellings shall not be occupied until these have been complied with. In keeping with the policy direction of the Environment Bill 2020 proposals should provide for a net gain in biodiversity.

4. Energy and Communications

- The Cranborne Chase AONB has recently become an International Dark Sky Reserve. Lighting installations that are subject to a planning consent should address the recommendations of the AONB Chasing Stars initiative (or successor document)³⁰. Developers may find the following guide useful. 'The Developers Guide recommendations for Dark-Sky compliant lighting on new builds & refurbishments'.³¹
- Development must avoid light spill into adjacent bat habitat³².
- New buildings designed to exceed the energy standards, as set out in building regulations, are encouraged wherever feasible, always providing that such proposals do not compromise the character of the AONB, particularly its landscape and historic assets.
- Wherever possible roofs should be designed to accommodate solar PV for either immediate or future installations and efforts that seek to link on-site renewable energy to existing properties will be welcome.
- The siting of any infrastructure should identify and address any adverse impact on local character and the AONB. All cabling should be underground, where feasible, and pole-

²⁹ The River Avon SAC Nutrient Management Plan for Phosphates (April 2015)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/429214/River_Avon_Nutrient_Management_Plan_FINAL_30th_April_2015.pdf

³⁰ Cranborne Chase AONB Chasing Stars Initiative <http://www.ccwwdaonb.org.uk/news/141/39/Cranborne-Chase-AONB-becomes-an-International-Dark-Sky-Reserve/>

³¹ Recommendations for Dark Sky Compliant Lighting on new builds and refurbishments.

http://www.ccwwdaonb.org.uk/uploads/docs/Planning/FactSheet7a_Good_External_Lighting.pdf

³² Light Pollution NPPF paragraph 180c

mounted transformers should be avoided.

- Provision for electric vehicle charging should be incorporated within all new development.
- The new doctors surgery and other forms of development on site should have access to advanced, high quality and reliable communications infrastructure.

5. Heritage Matters

- Hindon Parish Council commissioned a Heritage Assessment of possible development sites in March 2018, the full report can be seen on the Hindon Village website³³
- In relation to the Chicklade Road site, the Assessment notes that whilst the site does not abut directly onto the conservation area, there are though listed buildings on B3089 at the southern edge of the site, also the grand Southridge house is on the other side of the B3089. The report notes that new development must avoid harm to these heritage assets.
- As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.

6. Transport Impact and Road Safety

The sole means of vehicular access into the site is off the B3089 at its junction with East Street. The B3089 is a through route through the centre of the village and carries a substantial amount of traffic. Certain offsite improvements are likely to be required at the B3089 and its junction with East Street to facilitate a safe means of vehicular access.

As a large percentage of vehicular traffic going into the development will be for journeys to the surgery only, it is important to consider together with Wiltshire Council's Highway Authority the practicality of an access to the surgery only, probably from Chicklade Road.

There is an existing public footpath between East Street and the High Street. This should be retained and improved.

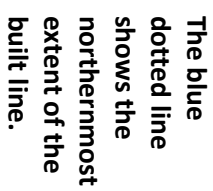
There is a need to assure a safe pedestrian route particularly for school children from the new housing, to Hindon Primary School which is in School Lane at the bottom of the village.



Stops Hill looking down to the bottom of the High Street

³³ Heritage Assessment of Sites https://hindonvillage.org/HNDP_Reg16/Appendix2_Heritage_assessment_final_08.04.18.pdf

Map 7 Chicklade Road Indicative Housing Layout



Appendix 2 Continued – Chicklade Road Development Brief

Chicklade Road Site Indicative Layout

Notes to accompany architect's drawing map 7 above. The numbered descriptive text below refer to the numbers on the drawing.

Whilst this indicative layout is just one proposal it is only a guide from which the developer can produce their own more detailed plans as they think appropriate: However it is important that the style of the new development adheres to maps 7 above and 8 below and this text so that it reflects the existing village layout.

- (1) **New doctors surgery:** Self-contained serviced site taking access from East Street. Enclosed by appropriate boundary treatment to reflect the transition from rural to urban as in other parts of village including Southridge House opposite. Forms new gateway to village. Also helps to conceal modern village edge with locally-distinctive buildings, creating stronger edge.

Built form set back from road behind (integral to) the site boundary which forms 'architecture from outside', with wide grass verge and informal footpath which continues around perimeter of site (potential for access to / from surgery area).

Boundary treatment to conceal parking and possibly therapeutic gardens could be established in surgery courtyard.

Surgery building single-storey, pitched, tiled roof (plain local clay). Construction materials to be from a mix of local stone / good quality brick and possibly timber. Respect / reflect local vernacular but with contemporary detailing.

- (2) **Bat corridors:** Min. 15m wide. Hedgerows improved / restored and new tree planting to reinforce corridors (locations of new trees shown on plan are indicative only - seek advice from ecologist & landscape architect).

- (3) **New houses:** Layout reflects village's planned medieval settlement patterns and forms. Grid-like streets and tree-lined avenues frame vistas to church spire (looking south west), Hawking Down and ridgeline (looking north west), and to open countryside beyond (from existing houses, looking north east, and from public open space looking south east).

Northernmost limit of built form restricted to blue dashed line shown on plan, due to higher landscape and visual sensitivity of upper parts of field.

Housing area contained by native hedge along rear gardens to west, north and east. Hedge is also appropriate boundary to public open space, but open semi-public / semi-formal space at northern end of central street for permeability. East side of East Street to be unfenced and open, with grass verge / footpath / avenue, providing access to footpath links around site and public open spaces.

Houses to be 2-storey - uppermost houses at same level as, or lower than, existing (below 140m contour). Construction materials to be good quality local stone or brick and possibly timber, plain local clay tiles or some slate. Respect / reflect local vernacular but with contemporary, locally-appropriate interpretation. No differentiation in approach / style between open market and affordable homes.

- (4) **Public open spaces:** Areas beyond 'contained' housing and surgery areas to be public open spaces, forming multi-functional green corridors / buffers - habitats, informal footpaths running through, natural play equipment and trim trails, nature trails, SUDS etc. should be very soft, natural treatment, respecting rural character and quality / qualities of this part of AONB - open, wildflower meadows with robust, tree-lined hedgerows along west (north

west-facing) and eastern boundaries. Liaise with ecologist / landscape architect to ensure no conflicts between ecology and amenity / character.



Colour contrast (houses at Hill Terrace along Stops Hill looking from west)



View from Hawking Down towards the village, the church spire just visible

Appendix 3 Development Brief for Hillcrest Paddock and Hillcrest Triangle

Site Description:

The site is situated on the southern side of the village.

- 8(b) comprises 0.2 hectares (0.5 acres) of grazing paddock with disused stable on level land to the south of Chalk Lane western end.
- The boundaries of 8b are formed of well wooded native hedge protecting views from most directions.
- Plot 9(i) faces plot 8b above and runs further west on the north side of Chalk Lane. This plot is also of similar size to 8b, but is long and narrower mainly level or sloping gently consisting of rough grazing with some trees on the site and an electricity line passing across from NW to SE.
- The northern boundary partly backs onto the gardens of bungalows and houses of Whitehill and partly open at the western end to both the North and West.
- Boundaries of Plot 9(i) are largely post and rail fence with hedges / trees bounding gardens of residential properties of Whitehill to the east.

Key Issues

1. Landscape

- Site 8b due to its protective hedging minimises the impact of modest development on this site which has a strong relationship with the existing settlement.
- Given the requirement to conserve and enhance the landscape and scenic beauty in this AONB (as indicated in the NPPF) development proposals must be landscape led. Proposals must be informed by Wiltshire Council's Historic Landscape Characterisation Project 2016³⁴. The impact of proposals on the landscape setting of Hindon village must be assessed by a suitable methodology and the application of its findings must be demonstrated. The assessment will be informed by the LVSCA carried out in conjunction with this Plan³⁵
- Any development proposals or changes requiring permission must demonstrate that those proposals have no negative, and ideally a positive, impact on the landscape setting of Hindon village.
- Site 9(i) is bounded on 3 sides with hedges and trees, but is more open to the North/West with views over The Dene and across to open countryside.
- Development on this site should mirror the heights of neighbouring dwellings to the

³⁴ Wiltshire Council's Historic Landscape Characterisation Project

2016 https://archaeologydataservice.ac.uk/archives/view/wiltshire_hlc_2017/

³⁵ LVSCA https://hindonvillage.org/HNDP_Reg16/Appendix_1_Hindon_LVSCA_Report_DRAFT_V2_.pdf

north, especially at the western end of the site.

2. Design and Layout

- In designing any scheme for these sites, particular care will need to be taken over the design of development in the north and western portions of the site and the open areas of this section should be sensitively landscaped with additional trees incorporated.
- Existing mature hedge boundaries and trees should be retained and supplemented where necessary.
- Pedestrian and cycle movements need to be considered in particular to the east to connect with the existing residential areas and the Primary School.
- Built form should be carefully considered on the more open parts of the development area of site 9(i) with a lower roofline on the more westerly portion, and additional tree planting incorporated there.
- The existing overhead powerline which crosses the site 9(i) from the north-western to the south eastern corners should be rerouted underground as part of any scheme in-line with the High Street area.
- The character and quality of any new built form should be typical of the local area using a combination of appropriate brick and stone with clay tiles or slate roofing and have strong architectural merit, with the use of dormers to maintain a low roof profile where appropriate. Please refer to the Hindon Village Design Statement³⁶. This doesn't necessarily mean it should be 'pastiche' and contemporary versions of the vernacular may be possible and desirable but the architectural approach should be strongly informed by a detailed understanding of the village vernacular and high quality local materials should be used wherever possible.
- Parking provision will be in accordance with Wiltshire Council's Adopted Parking Strategy³⁷ and include electric vehicle charging points. The site layout should address the need to ensure that parking is not visually obtrusive.
- The Cranborne Chase AONB has recently become an International Dark Sky Reserve. Lighting installations that are subject to a planning consent should address the recommendations of the AONB Chasing Stars initiative (or successor document)³⁸. Developers may find the following guide useful 'The Developers Guide recommendations for Dark-Sky compliant lighting on new builds & refurbishments'³⁹

³⁶Hindon Village Design Statement [https://www.hindonvillage.org/HNDP_Reg16/Village Design Statement Final Doc.submitted19 Nov 08.pdf](https://www.hindonvillage.org/HNDP_Reg16/Village%20Design%20Statement%20Final%20Doc.submitted19%20Nov%2008.pdf)

³⁷ Wiltshire Council's Adopted Parking Strategy [https://cms.wiltshire.gov.uk/\(S\(1okpdsabzshccg55y5esvg45\)\)/documents/s14814/10.Wiltshire Local Transport Plan 2011-2026 - Car Parking Strategy Council Draft.pdf](https://cms.wiltshire.gov.uk/(S(1okpdsabzshccg55y5esvg45))/documents/s14814/10.Wiltshire%20Local%20Transport%20Plan%202011-2026%20-%20Car%20Parking%20Strategy%20Council%20Draft.pdf)

³⁸ Cranborne Chase AONB Chasing Stars Initiative <http://www.ccwdaonb.org.uk/news/141/39/Cranborne-Chase-AONB-becomes-an-International-Dark-Sky-Reserve/>

³⁹ Dark Skies Compliant Lighting https://cranbornechase.org.uk/wpcontent/uploads/2020/01/FactSheet7a_Good_External_Lighting1.pdf

3. Ecology

- All development will be required to maintain the integrity of the Chilmark Quarries SAC and the Fonthill Grottoes SSSI having particular regard to the Wiltshire Bats SAC guidance⁴⁰. This SAC safeguards four species of bat; greater horseshoe, barbastelle, Bechstein's and lesser horseshoe.
- River Avon SAC⁴¹. The development will demonstrate compliance with Annex 2 of the River Avon SAC Nutrient Management Plan and/or any further mitigation arrangements made between the statutory agencies and Wiltshire Council to secure achievement of the River Avon SAC conservation targets.
- As noted in Plan Policy 4, a suitable nutrient neutrality strategy will be required.. New residential development must be built to the highest water efficiency standards provided for by building regulations of a maximum water use of 110 litres per day (G2 of the Building Regulations 2010). Dwellings shall not be occupied until these have been complied with.
- In keeping with the policy direction of the Environment Bill 2020, proposals should provide for a net gain in biodiversity.

4. Heritage Matters

- The north west corner of site 9(i) has the remains of an old brick wall which whilst on the neighbouring plot should be retained.
- As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.

5. Transport Issues

- The sole means of vehicular access into the sites is off the Newtown Road and Chalk Lane. Newtown Road carries little traffic, but serves Down Dairy with some large agricultural traffic. It should be noted that Chalk Lane is unadopted for part of its length toward Newtown Road.
- There is no existing public footpath between Chalk Lane and the High Street. This should be established if possible.
- There is a need to create a safe pedestrian route particularly for school children from the new housing to Hindon Primary School which is in School Lane at the bottom of the village via a new footpath at the eastern end of Chalk Lane crossing Stops Hill and linking

⁴⁰ *Bats Special Area of Conservation (SAC) Planning Guidance for Wiltshire (issue 3 September 2015)*

<https://www.wiltshire.gov.uk/media/992/Bat-S-A-C-developers-guidance-inc-Bath-Bradford-on-Avon-Chilmark-and-Mottisfont-/pdf/Bath-and-bradford-on-avon-september-2015-bat-sac-guidance.pdf?m=637298262862270000>

⁴¹ *The River Avon SAC Nutrient Management Plan for Phosphates (April 2015)*

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/429214/River_Avon_Nutrient_Management_Plan_FINAL_30th_April_2015.pdf

to Pinchers Down and The Dene.



Northern edge of Fonthill woodlands (The Terraces), along lane south of parish boundary

Appendix 4 Development Brief for land at Red House Farm

Site Description

- The site is situated on the south-eastern edge of the village.
- The site consists of 0.3 hectares (0.7 acres) of disused stabling and other agricultural buildings on level land.
- The development area of the site will be protected by Red House Farm to the East and a large barn to the north, but open to the West and South overlooking agricultural land and Terrace Woods to the south.

Key Issues

1. Landscape

- Site 7b if developed will become more open to the west and south and will require protective hedging and planting to minimise the impact on these boundaries
- Given the requirement to conserve and enhance the landscape and scenic beauty in this AONB (as indicated in the NPPF) development proposals must be landscape led. Proposals must be informed by Wiltshire Council's Historic Landscape Characterisation Project 2016'⁴². The impact of proposal on the landscape setting of Hindon village must be assessed by a suitable methodology and the application of its findings must be demonstrated. The assessment will be informed by the LVSCA carried out in conjunction with this Plan⁴³.
- Development on this site should mirror the heights of neighbouring dwellings.

2. Design and Layout

- In designing any scheme for this site, particular care will need to be taken over the design of development facing the open areas to the west and south and should be sensitively landscaped with additional trees incorporated.
- Pedestrian (and cycle) movements should be fully considered to the rest of the village and to the Primary School;
- Build form should be carefully considered on the more open parts of the development area of site with an appropriate roofline, and additional tree planting incorporated.
- The character and quality of any new built form should be typical of the local area using a combination of appropriate brick and stone with clay tiles or slate roofing - have strong architectural merit, with the use of dormers to maintain a low roof profile

⁴² Wiltshire Council's Historic Landscape Characterisation Project

2016 https://archaeologydataservice.ac.uk/archives/view/wiltshire_hlc_2017/

⁴³ LVSCA https://hindonvillage.org/HNDP_Reg16/Appendix_1_Hindon_LVSCA_Report_DRAFT_V2.pdf

where appropriate. Please refer to the Hindon Village Design Statement⁴⁴. This doesn't necessarily mean it should be 'pastiche' – contemporary versions of the vernacular may be possible and desirable but the architectural approach should be strongly informed by a detailed understanding of the village vernacular and high quality local materials should be used wherever possible.

- Parking provision will be in accordance with Wiltshire Council's Adopted Parking Strategy⁴⁵ and include electric vehicle charging points. The site layout should address the need to ensure that parking is not visually obtrusive.'
- The Cranborne Chase AONB has recently become an International Dark Sky Reserve. Lighting installations that are subject to a planning consent should address the recommendations of the AONB Chasing Stars initiative (or successor document)⁴⁶. Developers may find the following guide useful 'The Developers Guide recommendations for Dark-Sky compliant lighting on new builds & refurbishments.'

3. Ecology

- All development will be required to maintain the integrity of the Chilmark Quarries SAC and the Fonhill Grottoes SSSI having particular regard to the Wiltshire Bats SAC guidance⁴⁷. This SAC safeguards four species of bat; greater horseshoe, barbastelle, Bechstein's and lesser horseshoe.
- River Avon SAC⁴⁸. The development will demonstrate compliance with Annex 2 of the River Avon SAC Nutrient Management Plan and/or any further mitigation arrangements made between the statutory agencies and Wiltshire Council to secure achievement of the River Avon SAC conservation targets.
- As noted in Plan Policy 5, a suitable nutrient neutrality strategy will be required. New residential development must be built to the highest water efficiency standards provided for by building regulations of a maximum water use of 110 litres per day (G2

⁴⁴ Hindon Village Design Statement https://hindonvillage.org/HNDP_Reg16/Village_Design_Statement_Final_Doc.submitted19_Nov_08.pdf

⁴⁵ Wiltshire Council's Adopted Parking Strategy

[https://cms.wiltshire.gov.uk/\(S{1okpdsabzshccg55y5esvg45}\)/documents/s14814/10_Wiltshire_Local_Transport_Plan_2011-2026_-_Car_Parking_Strategy_Council_Draft.pdf](https://cms.wiltshire.gov.uk/(S{1okpdsabzshccg55y5esvg45})/documents/s14814/10_Wiltshire_Local_Transport_Plan_2011-2026_-_Car_Parking_Strategy_Council_Draft.pdf)

⁴⁶ Cranborne Chase AONB Chasing Stars Initiative <http://www.ccwwdaonb.org.uk/news/141/39/Cranborne-Chase-AONB-becomes-an-International-Dark-Sky-Reserve/>

⁴⁷ Bats Special Area of Conservation (SAC) Planning Guidance for Wiltshire (issue 3 September 2015)

⁴⁸ The River Avon SAC Nutrient Management Plan for Phosphates (April 2015)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/429214/River_Avon_Nutrient_Management_Plan_FINAL_30th_April_2015.pdf

of the Building Regulations 2010). Dwellings shall not be occupied until these have been complied with.

- In keeping with the policy direction of the Environment Bill 2020, proposals should provide for a net gain in biodiversity.

4. Heritage Matters

- As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.

5. Transport Issues

The sole means of vehicular access into the site is via Red House Farm and Stops Hill. Stops Hill carries considerable traffic between Hindon and Tisbury, but that a single dwelling development does not adversely affect the current situation. There is an existing public footpath along Stops Hill but that does not connect to the High Street or to Hindon Primary School which is in School Lane at the bottom of the village. A new footpath opposite the northern end of the pavement in front of housing at Stops Hill should be developed running behind Pinchers Down bungalow linking to Pinchers Down and The Dene.



Saint Michael pub sign on the Grosvenor Arms

Appendix 5 Contents of the Evidence Report

The evidence report can be found at: www.hindonvillage.org/neighbourhoodplan.htm

SUMMARY EVIDENCE REPORT

The Hindon Neighbourhood Development Plan is built upon evidence from two main sources: external (material produced by others such as Wiltshire Council, e.g the Wiltshire Core Strategy) and material that applies specifically to Hindon, locally generated and material commissioned by the Parish Council from various independent organisations.

EXTERNAL EVIDENCE

These are listed below with appropriate hyperlinks.

Wiltshire Council:

- Core Strategy and associated evidence base can be found at www.wiltshire.gov.uk/planningpolicyevidencebase.htm
- SHLAA sites (Strategic Housing Land Availability Assessments) for Hindon www.wiltshire.gov.uk/planningpolicydocument?directory=Wiltshire%20Housing%20Site%20Allocations%20DPD/Informal%20Consultation%20February%202015&file=23
- Supplementary Housing Allocations report
- Sites Allocations Plan: Tisbury Community Area - <https://cms.wiltshire.gov.uk/documents/s132095/17%20Tisbury%20CATP.pdf>
- Bat Special Areas of Conservation -Planning Guidance for Wiltshire (September 2015) <http://www.wiltshire.gov.uk/bat-special-areas-of-conservation-planning-guidance-for-wiltshire.pdf>
- Hindon Conservation Area Appraisal and Management Plan - Produced by Salisbury District Council 2009
- AONB Landscape Character Assessment - www.ccwwdaonb.org.uk/uploads/docs/Outstanding_Landscapes/LandscapeCharacterAssessment_FULL.pdf
- AONB Management Plan 2014-2019 <http://www.ccwwdaonb.org.uk/publications/aonb-management-plan/>

INTERNAL EVIDENCE

The following documents which are appendices to the report are available on the Hindon Parish Council website: www.hindonvillage.org/neighbourhoodplan.htm

Appendix 1 Landscape Visual Sensitivity and Capacity Assessment

Produced by Carly Tinkler BA CMLI FRSCA MIALE - 2019 (Commissioned by HNP Steering Group)

Appendix 2 Heritage Assessment of Sites

Produced by Heritage consultant John Davey - 2018 (Commissioned by HNP Steering Group)

Appendix 3 Site Options Appraisal

Produced by AECOM Infrastructure & Environment UK Limited 2019 (Commissioned by HNP Steering Group)

Appendix 4 Site Selection Process

Produced by the Neighbourhood Plan Steering Group – 2019

Appendix 5 Hindon Housing Needs Assessment

Produced by AECOM Infrastructure & Environment UK Limited 2019 (Commissioned by HNP Steering Group)

Appendix 6 Ecology Report for Chicklade Road site

Preliminary Ecological Appraisal -April 2018 (Andrew McCarthy Ecology - commissioned by C G Fry)

Appendix 7 Bat Survey Report for Chicklade Road site

Bat Survey Report January 2016 (Andrew McCarthy Ecology – commissioned by C G Fry)

Appendix 8 Bat Survey Report for Chicklade Road site

Bat Survey Report August 2019 (Andrew McCarthy Ecology – commissioned by C G Fry)

Appendix 9 Village Design Statement

Produced by Hindon Parish Council and submitted to Salisbury District Council in November 2008, approved and was subsequently reviewed and updated by Southern Area Planning Committee on 23 June 2013 and accepted as a material planning consideration.

Appendix 10 Green Infrastructure Report for Hindon

Footpaths and Corridors Produced by the Neighbourhood Plan Steering Group.

Appendix 11 Local Green Spaces Report

Produced by the Neighbourhood Plan Steering Group.

Appendix 12 Employment

Produced by the Neighbourhood Plan Steering Group.

Appendix 13 Community Facilities Report

Produced by the Neighbourhood Plan Steering Group.

Appendix 14 Hindon Primary School Letter re School Capacity

Appendix 15 Hindon Parish Housing Needs Survey (Wiltshire Council) November 2019

Appendix 16 Hindon Conservation Appraisal & Management Plan 2009 (Salisbury District Council)

Abbreviations

Acronym	Description
AECOM	Architecture, Engineering, Consulting, Operations and Maintenance Technology Corporation
AONB	Area of Outstanding Natural Beauty (Cranborne Chase and West Wilts

	Downs)
CA	Community Area (Tisbury Housing Allocations Plan)
CCG	Clinical Commissioning Group (Wiltshire) based in Devizes
CLH	Community Led Housing
Core Strategy	Wiltshire Core Strategy (Adopted January 2015)
CQC	Care Quality Commission
Hindon Conservation Area Plan	Conservation Area Appraisal and Management Plan -Salisbury District Council 2009 (Forum Heritage Services)
HNA	Housing Needs Assessment – Report by AECOM
HRA	Habitat Regulation Assessment – Conservation of Habitats and Species Regulations 2010 -
KVP's	Key View Points
LVSCA	Landscape and Visual Sensitivity and Capacity Assessment – Study by Carly Tinkler
NP	Neighbourhood Plan (Hindon)
Neighbourhood Planning	Neighbourhood Planning (General) Regulations 6th April 2012
NPPF	National Planning Policy Framework 2018 (A framework for planning policies in England)
HNP	Hindon Neighbourhood Plan
Planning Practice Guidance	Guidance for the National Planning Policy Framework
PRoW	Public Right of Way
SAC	Special Areas of Conservation – strictly protected sites under the EU Habitats Directive. Natural England for WC 2015
SEA	Strategic Environmental Assessment –SEA Directive 2001/42/EC - the process by which environmental considerations are required to be fully integrated into the preparation of the (Neighbourhood) Plan.
SG	Hindon Steering Group
SHLAA	Strategic Housing Land Availability Assessment- Wilts Council
SSSI	Site of Special Scientific Interest
VDS	Village Design Statement 2008 - Hindon Parish Council

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