

HINDON NEIGHBOURHOOD DEVELOPMENT PLAN

2020 - 2036

Draft Consultation Statement

Part 1, Background and Substance



SECTION 1: INTRODUCTION	3
SECTION 2: JUNE 2015 VILLAGE MEETING	5
SECTION 3: FEBRUARY 2017 DROP IN EVENTS.....	6
SECTION 4: JANUARY 2018 DROP IN EVENT	13
SECTION 5: PRE-SUBMISSION (REG 14) CONSULTATIONS	20
SECTION 6: OVERVIEW OF VILLAGE FEEDBACK FROM REGULATION 14 CONSULTATIONS – SEPT. 2018	22
SECTION 7: MEETINGS WITH LANDOWNERS, AGENTS, EMPLOYERS	32
SECTION 8: REWORKING THE PLAN FOLLOWING REG14 CONSULTATION FEEDBACK	35
SECTION 9: VILLAGE DROP IN MEETINGS AUGUST 2019	35
SECTION 10 VILLAGE DROP IN EVENT NOVEMBER 2019	36
SECTION 11 VILLAGE RESIDENTS CORRESPONDENCE	37

Draft June 2018

Section 1: Introduction

Purpose

This Consultation Statement is in two parts. This is Part 1 (Background and Substance). Part 2 is a separate document and contains the Appendices that are referred here in Part 1).

This Consultation Statement supports the Hindon Neighbourhood Development Plan (HNDP) and has been prepared to fulfil the legal requirements defined in Part 5, paragraphs 14 and 15 (2) of The Neighbourhood Planning (General) Regulations 2012.

A Consultation Statement is defined in paragraph 15 (2) as a document which:

- contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan
- explains how they were consulted
- summarises the main issues and concerns raised by the persons consulted
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan

An application to Wiltshire Council was made on the 25th June 2014 for the Designation of the Hindon Neighbourhood Area. The application was approved on the 5th November 2014 and Hindon Parish Council was named as the 'Qualifying Body' under whose aegis the Hindon Neighbourhood Development Plan is being produced.

Structure – How this document is organised

This document is split into Sections each section covers a single Consultation event and details the engagement and public consultation undertaken by the HNDP Steering Group, and the changes made to the NP by the Steering Group as a result of feedback received for the event.

This document covers all Consultation events from the date of approval of the designation in November 2014 through to and including January 2020.

Each section contains:

- The reason for the event
- The publicity methods used to advertise the event.

- A summary of attendance numbers and an analysis of feedback
- The SG reply (where appropriate) to responses made.

Separate sections. Section 7 covers meetings with Landowners, Agents, Employers and other interested parties and Section 8 references correspondence received from residents outside of Feed-Back forms.

Draft June 2018

Section 2: June 2015 Village Meeting

Introduction to the Neighbourhood Development Plan

A Steering group was formed from local residents, and parish councilors. How to reach out effectively and efficiently to the 200+ households in the parish of Hindon alone, capture and sustain their interest and ultimately garner their support for the development proposals was and remains a challenge.

Fortunately, Hindon is a small closely knit village which also boasts an excellent local newssheet (The Newsletter) that is edited within the village and is delivered by volunteers monthly free to every home in the village. The Village also has a Community inspired and owned shop. The “Newsletter”, the Shop, the 2 inns and the Fellowship Club together with Village notice boards are all excellent vehicles for the communication of village events including the notices concerning the emerging Hindon Neighbourhood Development Plan.

The Village website www.hindonvillage.org is operated by the Parish Council and is used to publish matters of interest in the village including information about the Neighbourhood Plan.

Two meetings were hosted by the Parish Council, the 12th and 15th June to introduce to village residents to the NP.

Table 1 June 12th and 13th 2015 NP Introduction & Presentation meeting at Village Hall

12 th & 13 th June 2015 Village Hall		attendees 119
Publicity	Letterbox leaflet delivery to all households in Hindon; posters placed around the village; in the Community shop front & sandwich boards; notice placed in Hindon Newsletter.	
Presentations	Two Open Consultation Meetings on 12 th and 13 th of June at the Village Hall, introducing the Steering group and an open discussion about the aims and objectives of the plan. Questionnaires were handed out for everyone to complete.	
Activities	The Parish Council outlined the process, explained that the Wiltshire Core Strategy called for additional housing in the Tisbury area and that Hindon will be expected to take its' share. There were three areas of land possibly available (SHLAA sites) for development. Questionnaires were handed out at the meeting seeking residents views on Housing, Transport, Local Employment, Environment & Local amenities	

12 th & 13 th June 2015 Village Hall		attendees 119
Consultation evidence	• Appendix 1A - A5 leaflet & Newsletter article. • Appendix 1B – photos of posters around the village. • Appendix 1c photos of hall display. • Appendix 2 is the questionnaire. • Appendix 2A Pie chart of Housing results. • Appendix 3A Summary of questionnaire results. • Appendix 3B Steering Group minute re June meetings	

119 residents attended the two meetings, the first meeting was on Friday evening, and the second on Saturday morning. Questionnaires were handed out at the meeting and made available at the Community Shop, The Lamb, and the Angel Inn pubs for those people who were not able to attend. The Questionnaire asked specific questions about the number and sizes of houses and also local amenities. Doctors Surgery, Community Shop, Community Hall, School and also a section on Environment.

136 residents from a total adult population of approximately 390 adults, (30%) returned Questionnaires with a strong majority (85%) recommending 2/3 bedroom houses and 84% of people saying that affordable and housing for the elderly should be provided. In terms of Amenities voted strongly for Larger Village Shop, Doctors Surgery and Village Hall.

Section 3: February 2017 Drop in Events

Table 2 11th February 2017 Drop In day at the Village Hall

11 th February 2017 – Village Hall		attendees 108
Publicity	Letterbox delivery to all Hindon addresses. Notice in “The Newsletter” display boards around the Village with posters. Leaflets in Community Shop, Village Notice Board	
Purpose	To show progress to date and initial proposals for housing	
Activities	Drop in Open day with 5 display boards. Each attendee was logged in and given a feed-back form with Questions and an opportunity to make comments	
Consultation evidence	• Appendix 4 Newsletter advert, leaflet & posters • Appendix 5 Leaflet delivered to all Hindon addresses. • Appendix 6 Display boards. • Appendix 7. Feedback forms • Appendix 8 Attendance Photos • Appendix 9 Feedback form results	

Table 3 18th February 2017 Drop in day at Hindon Fellowship Club

18th February 2017 – The Fellowship Club		attendees 70
Publicity	Letterbox delivery to all Hindon addresses. Notice in “The Newsletter” display boards around the Village with posters. Leaflets in Community Shop, Village Notice Board	
Purpose	To show progress to date and initial proposals for housing	
Activities	Drop in Open day with 5 display boards. Each attendee was logged in and given a feed back form with Questions and an opportunity to make comments.	
Consultation evidence	Please see Consultation evidence from 11 th February meeting above.	

These two Drop in Open Days were held on successive weekends, first at the Village Hall, located at the bottom of the village, and again at the Hindon Fellowship Club, a social club where a lot of residents who live at the top of the village use. Visitors were directed along a series of display Boards that detailed the work done to date and showed the first (initial) proposals from the HNDP Steering Group of a possible settlement boundary change and suggested the numbers and types of housing on two potential development sites, SHLAA S158 (Chicklade Road) and SHLAA S22 (Angel Lane).

The Feed-back form asked eight questions and also provided space for comments, on the back of the form was a map showing a proposal for initial boundary changes.

The questions asked visitors to vote on their level of agreement to the questions asked, 0 = Not AT All to 5 = Totally.

The table shows the average scores across 134 responses.

Question No	Score
1	4.55
2	4.04
3	3.57
3a	3.70
4a	3.39
4b	3.48
4c	3.42
4d	3.17

Whilst the scores for the individual questions indicate a general degree of approval for the Outline Proposals, there is also substantial disapproval for some elements, for example, suggested changes to the Settlement Boundary, the number and types of housing and the balance of housing between the two sites proposed.

Not every Question was answered by all, question 4 was particularly challenging in that it sought the degree of acceptance about the proposal for the two sites, the proposal for the number of houses, and the community benefits. The percentage of people scoring 2 or less (out of possible 5) for questions 4c ('is the allocation for Chicklade Road appropriate?') and 4d ('is the allocation for Angel Lane appropriate?') was 16.42%, and 26.86% respectively. A full analysis of the number of replies

and the scores for each question is at Appendices 8 and 9 (in part 2).

The written comments were also considered as far as was practical as shown below.

	Comment Analysis	Votes
	Chicklade Road Site	
1	Too many houses	A 17
2	Too few houses	B 0
3	Wrong mix	C 13
4	Agree Community facilities	D 6
5	Disagree Community Facilities	E 14
6	Technical problem	F 4
	Angel Lane Site	
1	Agree houses	G 0
2	Disagree houses	H 15
3	Houses too big	J 13
4	Not enough small units	K 3
5	Technical problem	L 6
	Building Boundary	
1	Agree	M 2
2	Disagree	N 16
3	Specific proposal	O 29
4	Status Quo	P 1
	NIMBY	X 11
	Good/interesting idea	Q 21
	General	
1	Account of elderly/Sheltered	R 18
2	Environment	S 16
3	Parking/access	T 36
4	Self Build plots	U 6
5	Balance between sites	W 6

As can be seen from the Votes column there are strong disagreements for numbers of houses on each of the sites, strong opinions about the building boundary, and under general, huge concern about parking (outside of the plan) and some comments that were thought to be driven by NIMBY.

The following summarises the written comments from the Feedback Forms.

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

The returns reflect strongly held views regarding current and potential increases in traffic and its control, parking and pedestrian safety. There are very mixed views as to the number of additional houses required and types and sizes of units to be built and who they are to accommodate. There is concern that as yet there has been no detailed assessment of actual housing needs to establish what relevant new build is required

and how this should be allocated. If this is not effectively controlled it may change the character and cohesion of Hindon.

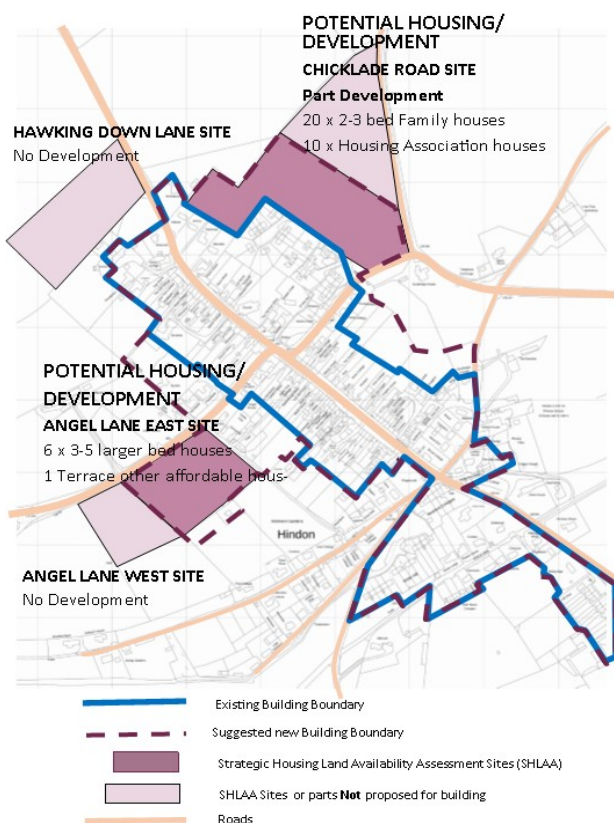
Inevitably there were individual opinions in some responses, particularly where views and access

and social issues are concerned. However, on balance, there is an understanding of the need for change and a deep concern for housing the elderly and the young and for the provision of satisfactory facilities and opportunities within the village boundaries.

Chicklade Road and Angel Lane sites were considered under specific headings but there was a view that the latter is very visible and will change the character of the village. In general, the other proposed boundary changes raised limited but strongly expressed views, *'by moving this boundary you are inviting land/garden owners to develop their land, infill development will become a major problem'*. The most contentious proposal was the dotted boundary east of the High Street where the effect on adjacent properties and access via School Lane was raised by a number of people. A few thought that the boundaries should include Pincher's Down and the Dene and whilst others thought there should be no change whatsoever. There were some who felt that infilling causes congestion or that the proposed building should be spread over three sites to make the village more compact.

Settlement Boundary Map

INITIAL BOUNDARY ALTERATION PROPOSAL



Chicklade Road Site

¹ Feed back form 4

Conflicting questions were raised about the number of houses: would proposals fulfil the needs, should the site carry all the development for the village or is too much being proposed here, ²*'there is far too many houses planned for the Chicklade Road development...creating one big massive estate'*, or is it acceptable if there is the right number? The mix of houses was also raised and there is a view that suggests that this site is developed first. Inevitably and understandably there were concerns the effect on nearby properties, ³*'The only upside to living there (East Street) is the open views which will disappear entirely if this goes ahead'*. There is a view that there should be no Housing Association houses above the footpath.

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

Angel Lane Site

The views regarding the Angel Land site were almost all negative, most are based primarily on concerns over drainage, ⁴*'Angel Lane site will surely cause more flooding in the Dene'*, springs and access. Two strongly object and another said development was intrusive and had poor access. Brownfield development only was proposed and the balance of house sizes was also questioned.

Traffic and Parking

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

Housing

The need for so many, if any, new houses was queried, ⁵*'total number of houses is excessive for the development of the village if it is to retain it's essential character'*. There was concern over the selection of potential residents and the effect on the character of the village of unrestricted tenancies, perhaps to refugees, and the sale of houses as second homes. Whatever else the developers need proper and decisive direction and the timescale must be clear.

² feedback form 22

³ feedback form 48

⁴ feedback form 24A

⁵ feedback form 40

Housing for the elderly has been the most consistent point raised, followed closely by the needs of the young, ⁶*'2 bedroom housing for the young and the elderly are a priority'*, there were suggestions ranging from a Care Home with respite accommodation to sheltered housing and for bungalows with wheel chair access. Whilst many special facilities may be beyond the capacity of the village it is clear that housing for the elderly must be a significant planning factor in any development.

There were mixed views about social and housing for young and starter homes. There was a thought that the elderly should have priority,⁷ *'also elderly need bungalows maybe 2-4..'*. Certainly smaller houses with small gardens which are cheap to buy or rent are thought to be a requirement. Terrace housing and nothing above two storeys were also recommended.

There is strong support for the re-development of East Street and for the need for self-build plots in any development. Whilst there is good support to build in the vernacular and even more wanted well built, eco efficient houses that are not pastiche, ⁸*'housing designs for the 21st century....and some individual not all homogenous...materials sympathetic to the village'*.

Surprisingly there was little support for larger housing, which might be expected to provide balance in the community, except to retain larger families and a significant body of opinion said there should be no open market property at all. ⁹*'larger open market housing not essential as large houses in the village already have a job to be sold'*.

Amenities

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

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

Improved transport links were well supported and there were interesting suggestions that there

⁶ feedback form 26

⁷ feedback form 15

⁸ feedback form 13

⁹ feedback form 14A

should be a Community energy project and that the Churchyard should be extended. There were also a number of respondents who were concerned about how flora and fauna might be affected by the development.

Footpaths and Pedestrian Access

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

Allocation of Housing

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

Support for the Plan Outline Proposals

The following points cover the views expressed at both of the February sessions as well as the above.

- Strong support for Chicklade Road site over Angel Lane or the other 2 SHLAA sites
- Disapproval of suggested private plot boundary changes
- Affordable housing for young and elderly
- Need for new larger surgery
- Facilities for older teenagers

Recurring topics

Traffic problems already exist and could be exasperated with any new development
Parking in High Street.

Table 4 22nd July 2017 NP Display at Flower Show

22nd July 2017 – Village Flower Show –Neighbourhood Planning Display attendees 35 Neighbourhood Plan Display at The Flower Show on the 22 nd July 2017	
Publicity	Advertised in the July edition of The Newsletter, the Community Shop. Potential Green Spaces Questionnaire with maps.
Purpose	To show progress to date and initial proposals for housing
Activities	Neighbourhood Planning Display at the Annual Flower show. Display Boards showed progress to date and a Map of Green Spaces and Green Infrastructure
Consultation evidence	Appendix 10 Photos of display at flower show and green spaces map..

Section 4: January 2018 Drop in Event

Table 5 20th January 2018 Drop In day at the Fellowship Club

20th January 2018 – Fellowship Club 10.30-4.30		attendees 94
Publicity	Letterbox delivery to all Hindon addresses. Notice in “The Newsletter” display boards around the Village with posters. Leaflets in Community Shop, Village Notice Board and house to house drop of leaflet to East Street, Whitehill, Hill Terrace, The Down and Chalk Lane residents.	
Purpose	To show progress to date incorporating views expressed from previous Public sessions on site selection and proposed boundary alterations and 2 alternative ideas for Chicklade Road site.	
Activities	Drop in Open day with 6 display boards each from Steering Group CG Fry. Each attendee was logged in and given a feed-back form with Questions and an encouraged to ask questions and make comments	
Consultation evidence	• Appendix 11 Household delivery leaflet, Newsletter Notice & posters • Appendix 12A, Steering Group Display Boards. • Appendix 12B Display Boards C G Fry • Appendix 13 Feedback Form • Appendix 14 Photo's of Drop In session • Appendix 15A, B & C Response Analysis • Appendix 17 May 2017 Green spaces, neighbours responses	

Introduction to the drop in session 20th January 2018

This Drop in Open Day was held at the Hindon Fellowship Club, a social club where a lot of residents who live, being close to the Chicklade Road site. Visitors were directed along a series of display Boards that detailed the work done to date adapting the initial proposals put forward in

February 2017 incorporating just 1 SHLAA S158 (Chicklade Road) site and a reduced number of private plots for “windfall” housing and adapting the settlement boundary accordingly. The display also included display boards from CG Fry which (who have a Purchase option on the site) gave alternative layouts for the Chicklade Road site with 2 possible locations for a re-located Surgery and possible Community Hall, as well indicating 2 ideas for possible layouts of new housing and open spaces.

94 villagers attended which is approximately 25% of the adult population of Hindon. Many attending were couples with every visitor being handed a Feedback Form, some of which were completed as couples, and the majority as individuals, resulting in 94 completed forms being analysed.

The Feed-back form was split into 2, forms, form 1 covered Development Sites, Housing, and Settlement Boundary and asked for a “Yes” or “NO” to 3 questions. Form 2 covered the CG Fry Concept illustrations and asked 2 other questions.

Such a “survey” can never reflect the views of all inhabitants, but it is still a reasonable representation with respondents covering all areas of the village and a wide variety of topics.

Attending the session throughout the day were members of the Steering group to answer questions supported by 2 representatives from Place Studio, the consultants assisting in the development of the Draft Plan, and CG Fry.

The Steering group had display boards explaining the current state of development of the Neighbourhood Development Plan (NDP) following on from similar sessions in June 2015 and February 2017, and CG Fry had alternative outline display boards for the Chicklade Road site for open discussion. In some replies there was a misunderstanding regarding the role of C.G.Fry, who have an “Agreement” with the land owner, an Option to purchase the Chicklade Road site. The Steering group/Parish Council are not involved in this “Agreement” in any way.

Numerical analysis – The Feedback form is at Appendix 13

The Feedback forms were split between some Yes/No questions and ‘open’ questions for responders to make their own comments. Not all Questions were answered by everyone.

The numerical analysis of the answers to the questions is shown below.

Development: Do you agree the Chicklade Road site is the best for development?.			
Yes	No		
71	6	92% in favour	4 people did not answer
Development: Do you prefer a Flexible approach to the number of houses using 30-35 as the base?.			
Yes	No		
38	36	51% in favour	7 people did not answer
Settlement Boundary: Do you agree with the proposed boundary changes?.			
Yes	No		
53	21	72% in favour	7 people did not answer
Do Fry's concept illustrations meet the objective?			
Yes	No		
64	8	89% in favour	9 people did not answer
Where should surgery be located?.			
Top	Bottom		
12	58	83% in favour of bottom	11 people did not answer

Comments received on feedback forms

These comments and points raised by villagers have been broken down into separate subject headings and cover all the points made together with action or answers being taken by the Steering group. Not all subjects can be included in the final Neighbourhood Development Plan as set in the rules for the production of NDPs, but where they are outside this remit, the Steering Group will still be taking action to pursue those topics in other ways through ancillary papers or statements, discussions with Wiltshire Council, the developers and other bodies as relevant.

Development Sites

Feedback Comment

Several people expressed concern as to how the selection had been made from an original 4 sites down to the one proposed as being the most suitable, thus limiting the ability to fully comment on this topic. (The display boards made clear that an initial appraisal of all 4 sites was available but nobody asked to see it.)

Steering Group Response

At the original meeting in June 2015 a map was displayed showing the 4 sites available on which the village made their comments. This was followed up in the 2 Open Days in February 2017 with a revised plan showing 2 potential sites and possible "windfall" sites in

back gardens. These were supported by Site Assessment forms based on an analysis of each with the following reasons:

ANGEL LANE WEST SITE (S3157) This site, to the west of the site S22 above the allotments, has poor links with the heart of the village with no pavements or existing paths connecting into the village. It is also situated on the brow of a hill and is highly visible on approaches from the south and west.

HIGH STREET NORTH (S3520) This site is situated on the northern boundary by Home Farm and approached by the road leading to Hawking Down. This road has a narrow pinch point with high banks on either side with poor vehicle and pedestrian access into the village. It is also on higher ground and any development would be visually intrusive from the south and west.

ANGEL LANE EAST (S22) This site has better pedestrian access into the heart of the village and has hedges on all sides, but is nonetheless visually intrusive for traffic coming from the west along the Mere Road and in particular from Sheepcote Lane and East Knoyle direction.

CHICKLADE ROAD SITE (S158) This site has the best existing pedestrian access into the village and is far less visually intrusive from all directions apart from the north, but views from this direction are at present looking directly down to the East Street houses, the road and parked cars.

The response from the village to the February 2017 sessions was agreement for the exclusion of the first 2 potential sites above, but also that the Angel Lane East site should not be used for the reasons given due to the potential drainage and flooding risks in the Dene that development on this site might produce.

The Steering group have accepted these views and proposed that just the one site on Chicklade Road should be put forward for reasonable development

Windfall Sites

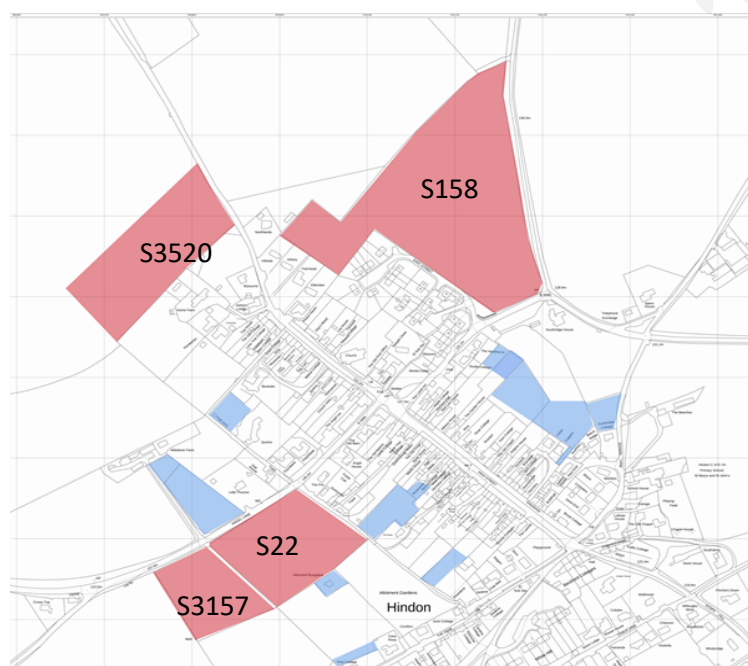
Feedback Comments

There had previously been views expressed that no 'burgage' plots alongside the allotments should be included and there were still one or two general comments about the use of windfall sites.

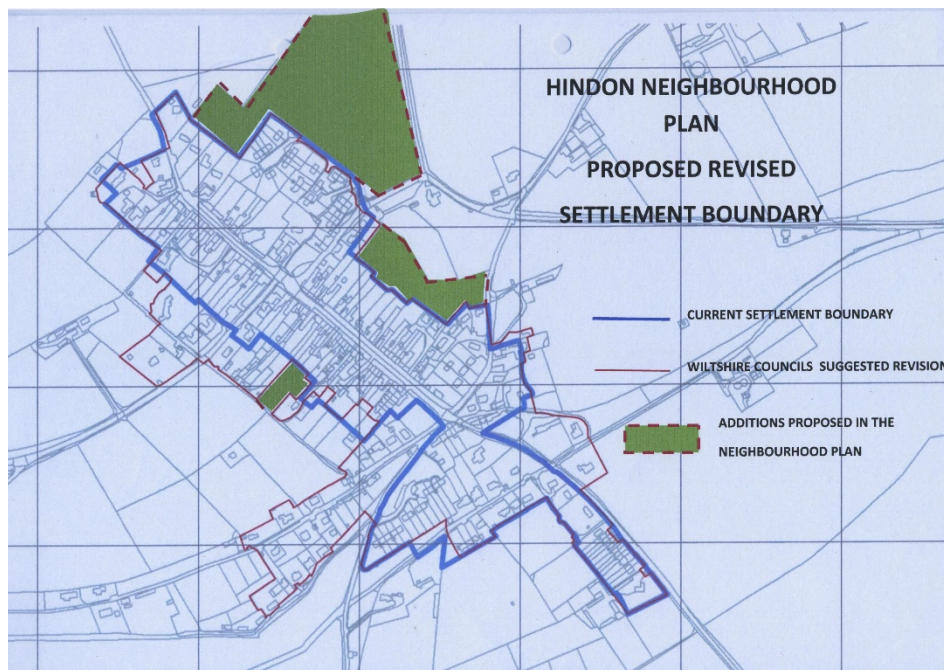
Steering Group Response

Boundary alterations are proposed to allow for a few houses to be built on smaller private properties so that the village could benefit from ad hoc building of suitable sized houses which currently are not possible due to the very tight settlement boundary. The precise revised boundary lines are still being considered and the views expressed will be taken into account. However the village as a whole would benefit considerably in the future if there could be a gradual increase in new house building over a period of time rather than once every 20-30 years in a major block.

June 2015 SHLAA sites and private plots



Jan 2018 Revised Settlement boundary proposals



HOUSING

Comments from Feedback Forms

The question about a 'Flexible' approach had not been sufficiently explained in the feedback form, but overall there was a strong view that the number of houses should be restricted to 30-35 possibly up to a maximum of 40 houses.

Steering Group Response

The number of houses to be built could vary depending on how many "benefits" the village would require, such as the re-location and building of a larger surgery, better parking etc. In addition to a new surgery it had been suggested that a new Community Hall accommodating the Fellowship Club might be desirable, but this was deemed not to be required. Therefore, with primarily just the inclusion of a new surgery on the site together with adequate parking, the Steering group should be able to negotiate a total number of houses within or very close to the numbers many in the village would like to see. However it is not possible to specify a number within the Neighbourhood Plan so this will be up to negotiations with the developer.

Similarly, there were comments about the mix of housing to be included such as affordable housing for young first time buyers or rental, those working locally and accommodation for those wishing to down size. The Steering group are proposing that 40% of all housing should be affordable within the above mix, in line with Wiltshire Council's policy. The aim for the 60% open market housing would be for mainly 2/3 bedroom housing including some

flats and a few 3-4 bedroom houses. This will be open for discussion with the developers because it cannot be specified within the NDP.

Style and materials will be addressed strongly in the NDP and follow guidance drawn from the Hindon Village Design Statement with strong encouragement for retaining the village character rather than an urban development, all elaborated in a development brief to be included in the NDP. The use of Eco Friendly buildings and higher standards of building will also be for discussion as part of the “benefits” expected.

DRAINAGE

Comments from Feedback forms

Surface water drainage was a major concern, both on the site and outside the boundary on neighbouring roads and downhill to the Dene.

Steering Group Response

On site water dispersion has already been considered by the potential developers and adequate drainage will be incorporated via soakaways or holding ponds.

Road flooding problems are the responsibility of Wiltshire Council Highways department and discussions will take place between them and the developers to improve access onto the site and to reduce existing problems.

Discussions will also be held between the developers and Wessex Water to ensure that rain and sewage connections are adequate for any increase in housing. However this is a subject which cannot be covered directly by the Neighbourhood Plan, but the Steering group will do its utmost to help insure that the problems are reduced as far as possible

TRAFFIC

Comments from Feedback forms

The increase in traffic along the B3089 and access onto the development site is of major concern with various possible solutions put forward.

Steering Group Response

As for drainage above this cannot form part of our NDP, but the plan can identify the issues that should be dealt with and, at planning application stage, the developers will almost certainly be required to deliver off-site actions to address the concerns. The concerns are shared fully by the Steering group who will do their utmost through ancillary discussions to make sure that solutions are found to a growing problem.

Section 5: Pre-submission (Reg 14) consultations

Requirements

Part 5, Pre-submission consultation and publicity, paragraph 14 of The Neighbourhood Planning (General) Regulations 2012 states that before submitting a plan proposal to the local planning authority, a qualifying body must:

- publicise in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- details of the proposals for a neighbourhood development plan
- details of where and when the proposals for a neighbourhood development plan may be inspected
- details of how to make representations and
- the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicized
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood plan and
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

This table summarises the actions taken to publicise the Pre-submission draft Plan.

Table 6 How the Reg 14 plan was publicised

Regulation 14 Pre-Submission public Consultation (Wednesday 27th June to Friday 17th August 2018)	
Publicity	Letterbox delivery to all Hindon addresses week of 25 th July of leaflet – see Appendix 17 Notice in the June edition of ‘The Newsletter’ Appendix 18
Purpose	To conform with Regulation 14 public consultation requirement
Activities	Hard copies of draft plan made available in The Lamb, The Angel, Community Shop, 2 day open session arranged
Consultation evidence	• Appendix 19 Letterbox delivery leaflet. • Appendix 20 Newsletter article. • Appendix 21 Consultation Response Form • Appendix 22 Publicity material incl; poster, Advertisements for local press & questionnaire holders & Flyers

Table 7 List of statutory Bodies consulted at Regulation 14 stage

Statutory Consultees

Coal Board – (Wilts Council advised that the Coal Board does not require detail of Wilts Neighbourhood Plans)

- East Knoyle Parish Council - letter dated 22nd June 2018
- Chicklade Parish Council – letter dated the 22nd June 2018
- Fonthill Gifford Parish Council - letter dated the 22nd June 2018
- Fonthill Bishop Parish Council - letter dated the 22nd June 2018
- Natural England – email dated 26th June 2018
- Cranborne Chase & West Wilts Downs Area of Outstanding Natural Beauty – August 2018
- English Heritage – email 26th June 2018
- Environment Agency – email dated 26th June 2018
- Highways England email dated 26th June 2018
- Home and Communities Agency - email dated 26th June 2018
- Network Rail Infrastructure Limited email dated 26th June 2018
- NHS England - email dated 26th June 2018

There is a further requirement under separate legislation to send copies of the SEA Scoping Report to:

- Natural England – email dated 26th June 2018
- English Heritage – email 26th June 2018
- Environment Agency – email dated 26th June 2018

The legislation requires a minimum of 5 weeks consultation.

Section 6: Overview of village feedback from Regulation 14 Consultations – Sept. 2018

Residents' comments

There were 64 response forms completed following the 6 week Reg 14 Consultation period which included 3 prime questions broken down as follows

I support the Plan in full	26
I support this plan, but have additional comments listed (over page)	34
I do not support this plan	4

Comments made in the second and third response forms can be covered under the following headings.

1 SITE SELECTION

Apart from the 4 objectors to The Plan, there were no objections to the selection of the Chicklade Road site over the other 3 SHLAA sites and there were 2 objections to the dropping of all “Windfall” sites in large gardens or paddocks, This decision was taken following discussions with Wiltshire Council, our consultants and outside bodies and following the public open days in February 2017 and January 2018 when a majority of the public objected to their inclusion. In the future this will not prevent individual landowners applying for Planning Permission in the normal way

2 HOUSING MIX

Re-assurance was sought that any development on a single site needs to contain a full mix of open market family houses and affordable housing, with the latter being for first time home ownership or rental, employees within the village and in nearby light industrial sites such as the Fonhill Estate, as well as housing for the elderly, whether downsizing from existing properties or housing association or other properties. This vital aspect will be discussed in detail with the developers to ensure the right balance for the needs both of the village to maintain the viability of the facilities of shop, school etc. and to encourage new residents.

3. CHARACTER & DESIGN

There were contradictory responses on design between vernacular, in keeping with High Street styles, and contemporary / modern designs, but in both cases using local style materials. A final mix of styles would probably be relevant to ensure that the overall appearance is not all of one style

throughout the development, but by using a combination of both the best overall appearance can be achieved.

There was also a request that environmentally friendly and renewable energy should be built in to the development. This will need to take into account the views of the AONB and Natural England not to damage the views looking into the site, but will be discussed further with the developers.

4. INTEGRATION of SITE WITH HEART OF VILLAGE & PEDESTIAN ACCESS

A few had concerns that the Chicklade Road site would become a “satellite” to the village due to poor existing footpaths from East Street into the heart of the village. To encourage two way pedestrian traffic between the existing village, the building of a new surgery on the site and the development of open green areas for the benefit of all the village and not just for new residents will encourage interaction and integration.

Access for schoolchildren and parents from the Chicklade Road site to the school is currently also inadequate and a solution needs to be found to improve this.

5. LANDSCAPE & SETTING.

The Steering Group (SG) has been well aware of the importance of minimising the visual and environmental impact of any new development and this was a major factor in the choice of selecting the Chicklade Road site as it is visually far less intrusive than any of the other sites. Natural England and the Cranborne Chase & West Wilts AONB have concerns about this and further discussions will be held with Wiltshire Council and these bodies to resolve this issue. Various ecological surveys have also been commissioned to ensure that the natural environment is not only maintained, but enhanced as far as possible.

6. ROAD ACCESS TO SITE & GENERAL TRAFFIC ISSUES

This was a major concern to many respondents which had been anticipated from early in the NDP process. In light of this a site visit was made by the Wiltshire Council Roads Officer at the invitation of the Steering Group to get his opinion on the merits and pitfalls of all the SHLAA sites as well as the private plots. His view was that for the outline number of houses mentioned to him of 30 -50 (to ensure his views considered the highest possible numbers) was that the Chicklade Road site with main access via East Street with some lighter access to individual houses along the Chicklade Road were generally acceptable.

7. FLOODING AND DRAINAGE

The current flooding that occurs at the Chicklade corner on the B3089 needs to be rectified and to ensure that run-off from the Chicklade Road is minimised further up the hill and on the

development site itself with appropriate drainage capacity.

Wessex water have advised that the water supply facilities is adequate for the size of development envisaged, and foul water drainage and treatment facilities have been confirmed verbally as being adequate but this needs confirmation. These issues will constantly be discussed as the plans are developed for the site.

OTHER POINTS RAISED

A number of other issues were raised which will be discussed at greater length when more detailed plans are drawn up for the site which cover:

- Play area for older teenagers
- Precise location of surgery and allied parking
- Burial ground space

Table 8 Steering Group response to comments from Regulation 14 Consultation

TOPIC	COMMENT	ACTION TO BE TAKEN	Replies
			per topic
Background	Agree retention Historical Conservation	In Draft Plan	1
	Concern on selection of Developer	Responsibility of Landowner	1
Character & Design	Agree all the Objectives and Policies	In Draft Plan	1
	Design of houses in line with High Street style	} Agree combination } of styles in Draft } Plan	2
	Contemporary design		1
	Ensure green spaces and space between new housing	In Draft Plan	1
Landscape & setting	Agree with all the Objectives and Policies	As Draft Plan	2
Settlement Boundary & Development Site	Ensure enhancement of landscaping and planting on site takes place	In Draft Plan	1
	Gradual development of site to assimilate occupiers gradually	? practicality	1
Green Infrastructure	Important to maintain this aspect	In Draft Plan	1
Local Green Spaces	Maintain green spaces especially bat corridors	In Draft Plan	2
	Danger of pond at SE corner of Chicklade Road site	For Developer at Planning stage	1
Sustainability & Climate Change	Agree with Policy & Objectives	For discussion with Developer on final design standards.	1
Energy efficiency	Incorporate Solar Panels Maximise energy & water saving technology		1
	Objective D2 standard to be of the highest using "Passivhaus" or BREEAM criteria		1
Community & Amenities a. Road	Site Access – consider alternative access via Chicklade Road to reduce pressure at East Street entrance	Further discussions with Highways & developer at Planning stage	10

	Improve road layout on B3089 at junction with Chicklade Road and at entrances to site and pinch points	Further discussions with Highways & developer at Planning stage	8
	More speed and lorry restrictions	For Highways	1
	Dual road from Hindon to A303	Impractical ambition	1
	Pedestrian routes from site to school, church, shop etc. to be improved / developed	For discussion with developer and consideration when discussing CIL and 106 expenditure and priorities	5
b. Pedestrian paths and access	Improve parking in High Street.	As above	1
	Level space for football	As above	1
c. Parking	No larger than 3 bed houses to be built	Final mix of sizes to be discussed with developer	1
d. Play area	No higher than 2 storeys	2 storeys + attics / dormers	1
e. Housing	Need of more housing for young	In draft Plan	1
	Bungalows for elderly	In draft Plan	1
	Affordable housing to be kept to a minimum	No, Affordable is a priority	2
	30 houses maximum	Final numbers to be discussed with Developer	1
	Ensure affordable house allocation suitable for local residents / workers	Via CLT	1

Other Comments	Affordable Houses – most should be in this category	40% is the normal target	1
	No In-fill sites to east of High Street		2
	Ensure no infill on west of High Street No infill		2
f. Site selection	Agree selection of Chicklade Road site as only viable option		2
	Concern of future extension of Chicklade road site across to the east		2
g. Community Amenities	Ensure shop, village hall expanded in line with increased population		2
h. General agreement & congratulations			3

Feedback from Statutory Bodies

8 consultees, including statutory (7), landowners, developers and planning consultants (1), commented on Pre-submission drafts of the Plan. Appendices 23 - 30 show that the majority of remarks relate to specific policies and the Plan response column details any subsequent amendments. The key changes to policies are summarised in the following section.

Steering Group response to Statutory Body feedback

In consideration of the comments received from the Regulation 14 public consultations further Landscape and Capacity and other assessments were commissioned in response to the following summary of comments made.

Table 9 Reg 14 Responses from Statutory Consultees

Consultation bodies: legislation in accordance with the requirements of paragraph 1 schedule 1 of the Neighbourhood Planning Regulations 2012

Organisation	Response	Comments/Action for NP
Chicklade	No response	No action required
East Knoyle	No response	No action required
Fonthill Gifford	No response	No action required

Organisation	Response	Comments/Action for NP
Adjoining Parishes Tisbury	Response from Janet Amos 22/8 Chairman Tisbury & West Tisbury NP commenting on policies DS1 – sharing CIL funds, CA1- Traffic & Environment Impact Formal response see: Appendix 29	Hindon is nominated by Wilts Council as a “Large Village” within Tisbury Community Area to take share of planned target number of new housing. Full consideration is given to all environmental aspects of any development.
Landowners:		
Stephen & Caroline White	No formal response	
Mrs Wilson	No formal response	
Tony King	No formal response	
Rob Browne	No notice sent	No address could be found
DL (Fry's)	Response from Mike Washborne: 1. Tel conversation with CJR & RAG saying would like to see more info on school, school future, teenagers playground, housing scheme to address housing needs. 2. Email 17/8 formal on behalf of Fry with numerous and detailed comments. 3. Formal response see Appendix 30	All points fully considered and incorporated into revised Draft Plan especially with regards to: • Primary School capacity • Recreation space being provided within Chiklade road development • HNA Wilts.Council Housing Needs Survey being carried out
Other Statutory Bodies as listed in Schedule 1 for Reg 14: Consultation.		
Response		
The Coal Authority	No notice sent - not required	
Home and Communities Agency	No response	

Organisation	Response	Comments/Action for NP
Highways England	Email June 27 th saying that “satisfied, no comments to make”	No immediate action required, further discussions at Planning stage
Network England	Acknowledged but no further response	No action required
NHS England	No response	On-going discussions by Doctor’s practice with CCG etc for new surgery on Chicklade Road site
Wilts Clinical Commissioning Group	No Response	As above
The Environment Agency	Acknowledged and chase email responded to with comment -unlikely to hear further from them.	No Action Required
Wessex Water	email from Ruth Hall, 9 th August. Includes map showing water pipe runs, & comments on DS1 and GIL Formal response see Appendix 27	Water provision adequate for planned development Pinchers down designation as Green Space could cause problems if sewage works needed to be extended which could occur as existing works are at capacity.
Wiltshire Council Spatial Planning	Email 13 th August. Apologies that full comments are not yet available Email 19 th October. Full detailed comments made Formal response see Appendix 23	Frequent and full discussions held to consider all points made and incorporate or modify revised Draft Plan as necessary. LVSCA, Housing Needs Assessment and Housing Needs Survey carried out
Natural England	Reply from Charles Routh Aug 13. The same email contains response to the Reg 14 Consultation & to	

Organisation	Response	Comments/Action for NP
	the SAE Draft scoping report which is under separate legislation. Various comments: 1 No clear evidence that proposed allocation is acceptable in landscape terms nor clear how it compare to other sites under consideration needed to justify the exceptional circumstances test in the NPPF. Options sites assessment report - takes issue and says that consequence of flawed evidence used to support core strategy. Formal response see: Appendix 24	Full LVSCA commissioned and Site Options Appraisal by AECOM
Historic England	Email from David Stuart 14th August. Positive response saying that “there are now no issues associated with the plan that which generate concern for us” and recommend seeking endorsement of Heritage Report from Wilts C. Conservation & archaeology team. Full response see: Appendix 26	Endorsement received from Wilts. Council. No further action required
Environment Agency	Acknowledged and chase email responded to with comment -unlikely to hear further from them.	No Action Required
Cranborne Chase & West Wilts Downs AONB Invitation to respond not sent until 13th August.	Interim reply email 5th Sept with full response 10th September. Many concerns expressed similar to Natural England	All points fully considered and covered by LVSCA, AECOM Site Appraisal, new SEA and revised Draft Plan

Organisation	Response	Comments/Action for NP
	with greater emphasis on AONB Formal response see: Appendix 25	
SEA Draft Scoping Report - Consultation Response. This consultation for the draft SEA sent to Historic England, Natural England and Environment Agency only.		
Natural England	Reply from Charles Routh Aug 13. Various comments: 1 .Preferred allocation put forward before completion of the SEA the SEA. 2. Proximity to Fonthill Gottoes means that HRA is required see note below under Wilts C. Appendix 24	Full new SEA produced by AECOM. New bat survey carried out 2018, new HRA not now required
Historic England	Email David Stuart 2 nd August. A few comments: Suggests listing type and number of designated assets Listed Building etc. Also provided helpful links Appendix 26	Add listed building list to the SEA
Wilts Council Lucy Minting Spatial Planning	See comments on Draft Plan above Email 13 th August. Apologies that full comments are not yet available. Email 19 th October. Full detailed comments made Appendix 23	See comments on Draft Plan above Added wording to the Chicklade Road site allocation re the River Avon SAC See comments under Draft Plan. New SEA produced by AECOM.

Section 7: Meetings with Landowners, Agents, Employers

Meetings with local Landowners, Agents, Developers

Throughout the process a large number of meetings of the Steering Group have taken place to progress the development of the Hindon Neighbourhood Plan and a list of these is attached on Appendix18

A series of meetings were held with all local landowners, and agent in the case of SHLAA S158, to review their initial plans and intentions for possible development. From these initial discussions outline proposals were put to the village in Feb 2017 at which only 2 sites were progressed for further consideration, which after the February meeting was reduced to just the one site, S158. A total of 11 meetings were held with CG Fry to progress outline proposals to meet the views expressed by both outside bodies and the village, leading to the Open Session on 20th January 2018 and the final Draft document. These series of meetings included 4 covering the possible new surgery to be included on the Chicklade Road site (S158) with the 2 partnership doctors, and representatives from the NHS and CCG.

In addition meetings were held with 8 small plot holders with a view to extending the built boundary to allow for possible “Windfall” developments over the duration of the Neighbourhood Development Plan, but as all of these were subsequently dropped due to views expressed by outside bodies including Natural England, Historic England and Wiltshire Council as well as comments made at the Open Sessions.

Table 10 Meetings with Landowners, Agents, Developers

Initial Meetings with Hindon Plot Owners		Site Assessments sent to owners
8 Jan 2016	Ex RoseDene Plot. Rene Fullerton	25 July 2016
16 Jan 2016	Southridge House. Mr & Mrs Bird	25 July 2016
18 Jan 2016	2 High Steps, Plots A & B. Mr & Mrs Prophet	25 July 2016
23 Jan 2016	Quoins. Mr & Mrs Dathan	25 July 2016
5 Feb 2016	Allotment Bungalow. Mrs Dowler & Mrs Walters	25 July 2016
	Casa Rosa, The Dene "	"
8 Feb 2016	The Nook. Mr & Mrs S Ryan	Declined
14 Feb 2016	Home Farm. Major T Parsons	Declined
15 Feb 2016	Mile Down Farm. Mr Walker	Declined
29 Feb 2016	Red Lion House. Mr & Mrs Kendrick Pearson	25 July 2016
29 Feb 2016	Angel Lane north paddock Mrs P. Rooke	7 Aug 2016
29 Feb 2016	Bank House, High Street. Kimber / Fielding	23 Nov 2016
29 Feb 2016	Albany House, High Street. Mr & Mrs Taylor	7 Aug 2016
Letters or emails explaining that none of the above were to be included within Building Boundary aérations were sent on 16th May 2018 to all who had shown interest as above.		

Table 11 Meetings with local Businesses and Employers

Date	Site – landowner/agents/developers
16 th February 2015 – Village Hall	SHLAA S158 mtg Mr & Mrs White & Mr Lohfink of CG Fry (Developers)
2 nd March 2015 – Village Hall	CG Fry meeting on examples of work and background
5 th February 2016 – Village Hall	SHLAA S158 Meeting with Whites & Frys SHLAA S22 First meeting with Mrs Wilson & daughters (Landowners)
7 th March 2016 – Pine Cottage, The Dene	SHLAA S3157 meeting with Mr T. King (Landowner)
4 th November 2016 – Angel Inn	SHLAA S22 Meeting with Mrs Wilson & daughters (landowner)
5 th December 2016 - Village Hall	SHLAA S158 - Meeting with Fry's - David Lohfink, Mike Washbourne (Developer) Stephen & Caroline White (Landowner)
8 th September 2017	CG Fry – Up-date from Feb. Drop-in sessions – see Appendix 17
21 st September 2017	CG Fry submission of initial outline site development proposals
9 & 11 th October 2018	Doctor's brief to CG Fry and proposals for NHS
7 th November 2017	CG Fry, Hindon at doctors surgery, discussing NHS funding possibilities for re-located surgery on Chicklade Road site.
7 th November 2017	C.G.Fry meeting at Willow Cottage - Hindon SG asking for more

	certainty of housing numbers to put to village at upcoming open day.
14 th December 2017	C.G Fry, Andy ward, DL. Andy presented scheme with Surgery, Hall/Fellowship club at SE of site, Surgery & Landlord aspirations
9 th January 2018	C.G. Fry presentation to Parish Council by invitation
1 st May 2018	CG Fry & Doctors with CCG funding meeting up date
14 th August 2018 From Patrick Durnford Fonthill Estate	Concerns about Pinchers Down Map 19 Map11. Open to part being green/recreational, possible development for 3 units caveat for estate workers etc Formal response see: Appendix 28 <u>Plan Response</u> Pinchers Down triangle fully within restricted zone G7 No development possible due to sewage works and pumping station.
3 rd June 2019	CG Fry update regarding changes following Reg 14
17 th October 2019	CG Fry further updates on progress of the Plan
18 th November 2019	Cranborne Chase AONB (Richard Burton) to discuss revised Plan
22 nd January 2020	CGFry to discuss opportunities for CLH possibilities & viability

Meetings with local businesses and employers

Hindon has relatively few employers within the Parish boundary itself, who are; the two hotels/pubs, a local building company and supporting trades, the Doctors' surgery, Hindon C of E primary school, Hindon shop and Post Office, a furniture designer and manufacturer, a Stud Farm and stables and a small carpentry business. All the employers within the Parish were visited in October 2016 to establish their staff numbers and housing needs.

Within two miles of Hindon there are 27 organisations in light industrial units at Berwick St Leonard on Fonthill estate property the majority of whom are small companies employing between 1-12 employees. However there are 4 larger organisations three of whom employ between 12-20 and one with a current payroll of 82. All of these 4 companies have said that they would welcome new housing on their doorstep as they have difficulty in recruiting staff due to the general lack of suitable priced housing in the vicinity. The largest of these companies moved to a purpose built unit having moved from Zeals 7 miles away and whose existing employees live as far afield as Warminster, Frome and Wincanton and would benefit from some being able to move closer as well as recruit staff with the carrot of local housing at various price levels from "affordable" to full market 3 or 4 bedroom houses.

Section 8: Reworking the Plan following Reg14 Consultation Feedback

Following the comments made from the Consultation in 2018 from all parties, further work was commissioned including a full Landscape and Visual Sensitivity and Capacity Assessment (LVSCA), a Housing Needs Assessment (HNA) and a Site Options Assessment to establish the best site or sites capable of taking the developments required for the village and the optimum number of houses to meet the needs of the village and of Wiltshire Council together with full recognition of the position of Hindon set within the Cranborne Chase and West Wilts Downs AONB.

Based on the outcomes of these comments, major revisions were made to the first Draft Neighbourhood Development Plan.

Two Open Days were held for the villagers to see and comment on the outcomes of the work described above, on 16th and 24th August 2019.

Section 9: Village Drop in meetings August 2019

Table 12 Village Consultation 16th and 24th August 2019

Date	Business/Employer
1st November 2016	Fiona Jukes (Nectar) and Dan Elliott, & Chris Ayers (Fonthill Waters) at Berwick St Leonard.
W/c 7 th November 2016	Discussions with The Lamb and The Angel inns, Matthew Burt, furniture designer and maker, PF Parsons, local builder and Denis Barry of Glebe Farm Stud, all of Hindon
23 rd November 2016	Simon Fowler (Fonthill Estate) at Fonthill Bishop
11 January 2018	Email invitations to Nectar Distributors, Fonthill Estate Manager and Matthew Burt, Furniture manufacturers to attend Drop-in session on Saturday 20 th January 2018 to view progress and outline development proposals.
8 July 2019	Up-date meeting with Vicky Hadland, Nectar to review their future plans and progress on Hindon NDP

Village Consultations 16th & 24th Aug 2019 on LVSCA, HNA work and proposed action

Publicity	Notice in the June edition of 'The Newsletter' Letterbox delivery to all Hindon households during week of 10 August of leaflet and posters erected around village see; Appendix 31 A,B & C
Purpose	To inform villagers of results of 2018 Regulation 14 public consultation results and subsequent work commissioned and resulting proposals.
Activities	2 Half day "open" sessions on a Friday afternoon/evening and following Saturday morning/afternoon with questionnaire for agreement/comments on proposals
Consultation evidence	• Appendix 31A Poster, Letterbox delivery leaflet. • Appendix 31A Display panels of sites assessed with outcome ratings. • Appendix 31B Consultation Response Form • Appendix 31C Response analysis • Appendix 32 Photos of visitors

Section 10 Village Drop in event November 2019

Following the village open sessions in August additional work was commissioned to produce an "Indicative" site layout for the Chicklade Road site to illustrate those areas of the site which would be detrimental to the overall landscape with views into the site from surrounding countryside, and also to illustrate the optimum number of dwellings that the site could accommodate. In addition detailed discussions were held with the Cranborne Chase and West Wilts Downs AONB to show this work to them and clarify other points.

One further Open Session was therefore held On Saturday 23rd November for the village to view and comment on the final proposals.

These alterations consisted of the "Indicative site layout", revising the previous wording on numbers of dwellings from "around 35" to "up to 35" based on the views expressed by 24 of the 27 responses to the questionnaire.

Table 13 Village Consultation 23rd November 2019

Village Consultations 23rd Nov 2019 on "indicative" layout and proposed action on reduced number of dwellings.

Publicity	Letterbox delivery to all Hindon households during week of 11 November of leaflet and posters erected around village see; Appendix 32 A,B & C
Purpose	To inform villagers of "indicative" site layout, optimum dwelling numbers and "open spaces" and up-dates to the revised Draft Plan

Activities	One day “open” session from 10.30 – 3.30 on Saturday 23 rd November 2019 with questionnaire for agreement/comments on proposals
Consultation evidence	• Appendix 33A Poster, Letterbox delivery leaflet. • Appendix 33B Consultation Response Form • Appendix 33C Response analysis & Summary of comments • Appendix 33D Detailed comments from Southridge House & response from steering Group.

There were 3 responses stating that 35 was too high. 100% agreed with the principles shown in the “indicative” layout showing how the site can accommodate up to 35 dwellings of mixed housing with open frontage to the housing reflecting the High Street and wide green corridors for bat foraging and other wild life, all of which is included in the revised Draft Plan.

Section 11 Village Residents Correspondence

From the first public village meeting in 2015 when the purpose of developing a Neighbourhood Plan was put forward, a very few residents (5 specifically) voiced their opinion that they either did not want to see any such development or had concerns as follows:

DATE	OBJECTOR	TOPICS	ACTION Taken*
Jan 2017	Cor/1	Objection to development of Windfall site to north of their property	Response letter
2017 - 2019	Cor/2	Objections to development of Chicklade Road north of their property. Ecology, traffic, flooding, pedestrian access, design	Letter and meetings
April 2018	Cor/3	Mainly process matters	Letter
Aug 2018	Cor/4	Complaint about dropping all “Windfall” sites especially theirs	Letter and meetings
Aug 2018	Cor/5	Variety of points, size of development, number of houses and style	Letter
Sept 2019	Cor/6	Green Issues	Email response
Jan 2020	Cor/7	Green issues	Email response

* All points have been carefully considered and incorporated where appropriate into Plan as it has been developed over time.