

HINDON NEIGHBOURHOOD DEVELOPMENT PLAN 2020 - 2036

Draft Consultation Statement

Part 2 Appendices



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Introduction

This Consultation Statement is in two parts. This is Part 2 and contains only the Appendices, that are referred to in Part 1. Part 1 is a separate document and contains the Background and Substance of the statement. It covers Consultation with the residents of Hindon and statutory consultees during the emergence of the Hindon Neighbourhood Plan from 2015-2019.

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.

Appendix 1A Publicity Leaflet June 2015

A5 Booklet delivered residents prior to June 2015 Meetings

Front, rear cover and inside pages of A5 Booklet delivered through letterboxes of all Hindon residents early June 2015

What would you like to see?

- Affordable Housing?
- Open market, i.e. private housing?
- A larger Village Hall?
- Some new light industrial units?
- A new burial ground?
- More parking?

The above are just some thoughts as to what villagers might like to see, but we need YOUR suggestions. What are your ideas?

AFFORDABLE HOUSING?

BIGGER SHOP?

HOW MANY?

NEW BURIAL GROUND?

ACCESS?

OPEN SPACES?

INTEGRATION INTO VILLAGE?

WHERE?

NEW HALL / SURGERY?

LIGHT INDUSTRIAL UNITS?

HINDON NEIGHBOURHOOD PLAN PUBLIC CONSULTATION EVENTS



VILLAGE HALL
FRIDAY 12th JUNE 2015 at 7.30pm
AND
SATURDAY 13th JUNE 2015 at
10.30am

INTRODUCTION
Hindon Parish Council is calling for a Public Consultation to discuss the process needed for a Neighbourhood Plan to be produced for Hindon. This is of vital importance to every villager so come and have your say.

- WHAT IS A NEIGHBOURHOOD PLAN?**
- A Neighbourhood Plan is a document produced by a village to establish the need for additional housing, the mix required between "affordable," whether rented or purchased, and full market price housing as established in the recent Housing Needs Survey.
 - Any other facilities the village deem to be required.
 - Where such housing and developments should be located.

This Plan has to be accepted and adopted by Wiltshire Council and then will form the basis for all new developments over the coming years and set new building boundaries for the village.

If no Neighbourhood Plan is produced and land has been offered to Wiltshire Council as potential sites for housing, then they could be developed by commercial builders at a much higher density and without consideration of the village's needs or desires.

BACKGROUND
Salisbury and Wiltshire Councils have developed their "Core Strategies" for the period 2012 – 2026 which list the need for additional housing throughout the county and in the South West Wilts area which state that:

- The Tisbury district must find sites for 157 houses in villages outside of Tisbury itself, with Hindon being one of 3 main locations.
- 3 sites within Hindon have been offered by their owners as being available for some development.
- "Affordable" housing should be 40% of all new housing, and the more houses built, the more additional facilities can be funded.
- Hindon at present has around 200 houses. Any new development should be of a scale not to overwhelm the character of the village.

This could happen if we do not produce a Neighbourhood Plan stating our suggestions and needs.



Hindon existing building boundary



Hindon Parish Boundary

TIME FRAME
Producing a Neighbourhood Plan will probably take around 18 months, and must involve all the village ensuring that your views are taken into account and will include a village referendum before submission to Wiltshire Council.

THE FIRST VILLAGE OPEN SESSIONS
The first stage is to have sessions at which the implications and ideas for housing and other needs are explained and ideas from villagers of what development they would like to see, and where, are discussed. We wish to ensure that any development is in keeping with the friendly feel and look of the village and to ensure that any new housing is properly integrated into our existing village.

There will be 2 Open Sessions one on Friday evening **12th June at 7.30 pm** and another on the morning of **Saturday 13th June at 10.30 am**. Each will start with a short introduction including a video and display boards around the hall giving an explanation of the processes we have to follow and the land that has been put forward as potential sites.

This will be your opportunity to understand, question and discuss the process. At the end of each session you will be handed a questionnaire for you to put your thoughts down and this will be used as the basis for the next stage.

If you are unable to make the start of either of the Open Sessions do not worry as members of the Steering Group would be more than happy to explain the background to you. If you cannot make either meeting we can arrange to talk to you at a time and place to suit you.

**Your views are VITAL.
So come along, take part, and ensure that all views are taken into account**

Hindon PC Newsletter May & June 2015 editorial and Whole Page advertisement in June edition

David Robertson

PARISH COUNCIL MATTERS

The first open sessions will involve everyone in the Parish taking place on the evening of the 12th and the morning of the 13th of June in the village hall. Come along between the times given in the advert, watch a presentation, ask questions and answer a questionnaire, talk to members of our Steering Group. We want the whole parish to be involved. This is not a formal meeting it is an opportunity to find out more and become involved. We want to expand our Steering Group and would like Group members from all parts of the Parish. We will have Sarah Hughes our N.P. Link Officer from Wiltshire Council on hand on the Saturday morning to go through the presentation with you and answer any concerns you may have.

HINDON NEIGHBOURHOOD PLAN PUBLIC CONSULTATION EVENTS



VILLAGE HALL
FRIDAY 12th JUNE 2015 at 7.30pm
AND
SATURDAY 13th JUNE 2015 at
10.30am

Appendix 1b Poster announcements around village

Selection of Poster sites around village



Village Notice Board



East Street Green



High Street



Village Hall



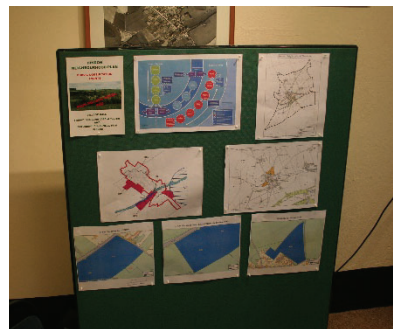
The Dene / Whitehill

Appendix 1 c Photos of Public Meeting June 2015

Public Meetings on Friday 12th & Saturday 13th June 2015 in Village Hall



Set up of Hall



3 sets of Display Boards around hall



Audience on Saturday morning

Appendix 2 Questionnaire June 12th and 13th 2015 Meetings

PARISH OF HINDON NEIGHBOURHOOD PLAN	PARISH OF HINDON NEIGHBOURHOOD PLAN																										
PUBLIC CONSULTATION EVENT QUESTIONNAIRE PLEASE USE A TICK IN THE BOX FOR THE ANSWER OR ANSWERS YOU AGREE WITH	1. Housing a) Our plan will allow for more housing, how many should that be? <table><tr><td>☐</td><td>Less than ten</td></tr><tr><td>☐</td><td>10 to 20</td></tr><tr><td>☐</td><td>20 to 30</td></tr><tr><td>☐</td><td>30 to 40</td></tr><tr><td>☐</td><td>40 plus</td></tr></table> b) What type of housing and housing mix do you think we need? Multi choice tick all appropriate boxes <table><tr><td>☐</td><td>Single bed</td><td>☐</td><td>Rentable</td></tr><tr><td>☐</td><td>Two bed</td><td>☐</td><td>Subsidised affordable</td></tr><tr><td>☐</td><td>Three bed</td><td>☐</td><td>Open market</td></tr></table> c) Should we specifically have accommodation for our elderly residents? <table><tr><td>☐</td><td>Yes</td></tr><tr><td>☐</td><td>No</td></tr></table> d) Does your family or business have a need for housing in Hindon if so what type?	☐	Less than ten	☐	10 to 20	☐	20 to 30	☐	30 to 40	☐	40 plus	☐	Single bed	☐	Rentable	☐	Two bed	☐	Subsidised affordable	☐	Three bed	☐	Open market	☐	Yes	☐	No
☐	Less than ten																										
☐	10 to 20																										
☐	20 to 30																										
☐	30 to 40																										
☐	40 plus																										
☐	Single bed	☐	Rentable																								
☐	Two bed	☐	Subsidised affordable																								
☐	Three bed	☐	Open market																								
☐	Yes																										
☐	No																										
PARISH OF HINDON NEIGHBOURHOOD PLAN 2. Community a) What is your view with regard to extra facilities in our parish when extra houses are built? Should the Plan encourage the provision for example <table><tr><td>☐</td><td>Larger Doctor's Surgery</td></tr><tr><td>☐</td><td>Larger Community Shop</td></tr><tr><td>☐</td><td>Larger Community Hall</td></tr><tr><td>☐</td><td>Larger School</td></tr></table> Any other suggestions, if so please give details b) What parish facilities should we seek to protect? Please give details	☐	Larger Doctor's Surgery	☐	Larger Community Shop	☐	Larger Community Hall	☐	Larger School	PARISH OF HINDON NEIGHBOURHOOD PLAN 3. Business a) Would you support the Plan seeking to encourage the provision of additional employment? <table><tr><td>☐</td><td>Yes</td></tr><tr><td>☐</td><td>No</td></tr></table> If yes what type of additional employment would you like to see? b) What currently inhibits new business in our community?	☐	Yes	☐	No														
☐	Larger Doctor's Surgery																										
☐	Larger Community Shop																										
☐	Larger Community Hall																										
☐	Larger School																										
☐	Yes																										
☐	No																										
Have your say in your Neighbourhood Plan	Have your say in your Neighbourhood Plan On finishing the survey could you please leave your name and your postcode on the survey. We need to know we are reaching all parts of the community.																										

Appendix 2 Continued Questionnaire June 12th and 13th 2015 Meetings

PARISH OF HINDON NEIGHBOURHOOD PLAN

4. Environment

Please indicate on a scale of 1 (meaning you strongly disagree) to 10 (meaning you agree completely) your level of agreement with the following statements:
(Please circle the number which represents your level of agreement)

a) Hindon's history and architectural value should be protected, and any development in the village must take this into account.

1 2 3 4 5 6 7 8 9 10

b) There is a feeling of community within Hindon which improves the quality of life. This could be put at risk if a housing development introduced a substantial increase in Hindon's population.

1 2 3 4 5 6 7 8 9 10

c) The environment is important to me, and I am willing to suffer some inconvenience for its protection.

1 2 3 4 5 6 7 8 9 10

d) Additional housing in Hindon would be positive and bring new life to the village.

1 2 3 4 5 6 7 8 9 10

e) Wind farms and solar farms are necessary for our future energy needs. I would have no problem if a wind or solar farm was set up adjacent to Hindon.

1 2 3 4 5 6 7 8 9 10

Have your say in your Neighbourhood Plan

PARISH OF HINDON NEIGHBOURHOOD PLAN

5. Transport

a) Do existing public services meet your needs

☐ Yes

☐ No

If you answered no what extra services would you seek

6. Miscellaneous

Any other matters you may wish to raise in relation to the Neighbourhood Development Plan?

Have your say in your Neighbourhood Plan

Hindon NP Consultation Statement 2015-2020 Part 2 Appendices

February 2020

10

You views are very important in forming the Neighbourhood Plan.

If you want to be contacted or need additional information please leave your details below.

Name **Date**

Address

.....

.....

.....

E-mail

Telephone

Please leave your completed questionnaire in the box provided.
If you need more time, post or e-mail it to our Parish Clerk at:

2 Ladydown View
Tisbury
SP3 6LL

E-mail ladydownview@gmail.com

Thank you.

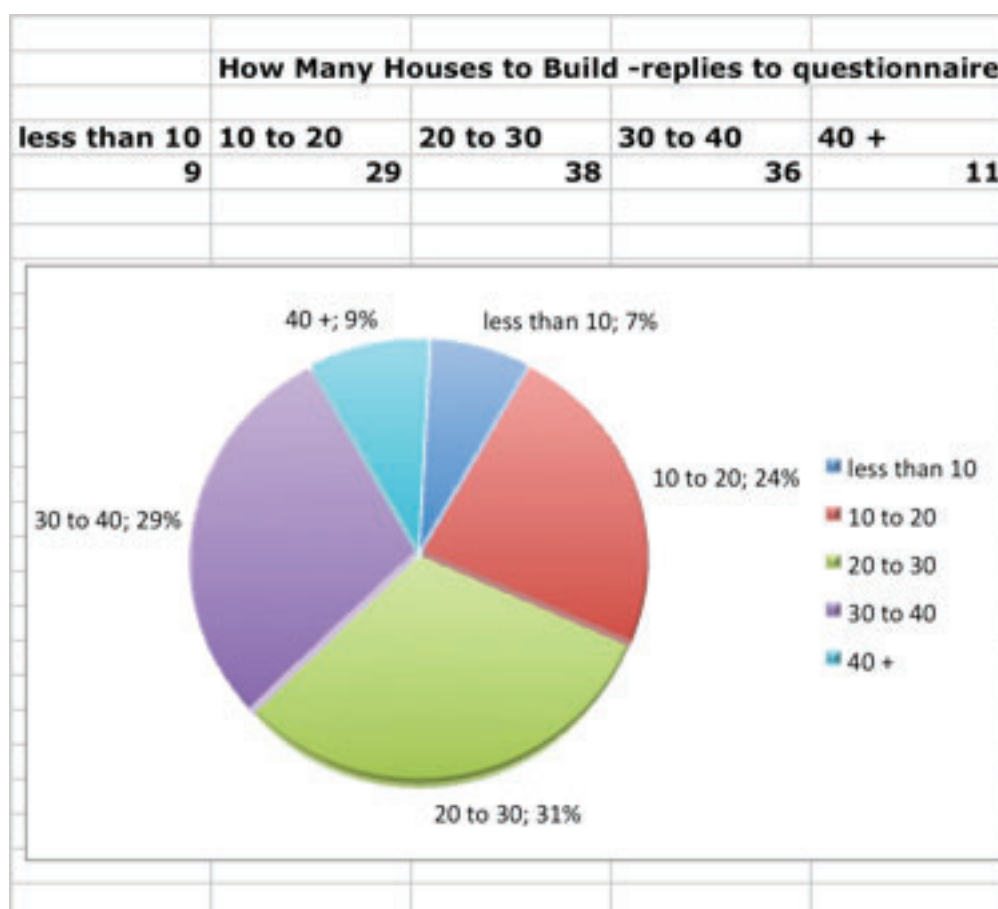
Hindon Parish Councillors and members of your Steering Group.

Have your say in your Neighbourhood Plan

Have your say in your Neighbourhood Plan

Appendix 2A Survey Results from June 2015 Meetings

Appendix 2A – Survey Results – Housing



Appendix 3A - Summary Results of Questionnaire for June 2015 meetings, in

NEIGHBOURHOOD PLAN QUESTIONNAIRE RESULTS

A very encouraging response was received to the questionnaires handed out after the Village meetings held in June, and these have all now been analysed and will be presented to villagers at the next general progress meeting. In all 119 people attended the 2 meetings on the Friday evening and Saturday morning with a total of 136 questionnaires returned over the following 3 weeks.

The main findings were:

- 60% said that between 20 – 40 houses should be built with a balanced mix of size and type of houses, i.e. between affordable, rented and “open market”.
- New or enlarged facilities for the village should be considered including Village Shop, Surgery and Hall with parking also being of major concern with more spaces being provided with any developments, as well as providing a larger play / sports ground if possible.
- Aspects to be protected included the centre of the village, the environment and services with transport being improved especially with a larger community
- Finally, some light industrial / office space should be considered.

The enlarged “Steering Group” will be meeting again shortly to establish our main Targets, method of developing the plans, linked to public sessions for their detailed views and in-put, an outline timetable and holding discussions with land owners and their advisers. As soon as soon as this meeting has taken place the date of the next public meeting will be publicised, but meanwhile many thanks to all those who have participated and responded to the questionnaires.

16 Sept 2015
Newsletter report

Appendix 3B – Steering Group minute from June 12th & June 13th 2015 Meeting

NOTES OF MEETING OF THE STEERING GROUP TUESDAY 6 OCTOBER 2015

The meeting was held to remind the Steering Group of the main points which the Neighbourhood Plan would need to cover and to go through the results of the village questionnaire.

The Neighbourhood Plan Check List provided by Wiltshire Council was viewed together with a sample of the structure being followed by another Wiltshire Parish, (Pewsey). Following discussion on the list, Sarah Hughes our WC Link Officer, re-assured the meeting that at this stage at least professional consultants would not be required and for the size of Hindon Parish it may be that those services which are needed could probably be provided by WC for such things as Strategic Environmental Assessments or reports. She also told the meeting that a housing target of 30+ houses would probably be realistic within the WC core Strategy needs.

The questionnaire was answered by 136 residents out of a total adult population of approx. 390. The main results from the Village Questionnaire were:

IA	How many houses should be built	38% for 30+ houses 31% for 20-30 24% for 10-20
IB	Size of houses	85% for 2 and 3 bed houses 44% for 1 bed

84% also agreed that affordable housing should be provided and for the elderly

2A Additional or larger premises should be provided for the following:

Larger Village shop	60%
Larger Surgery	58%
Larger village Hall	51%
Larger Primary and pre School	38%
Off road parking	30%
Playground for teenage children	19%
New Burial ground	7%

3A Support for more local; employment 90%

4 The environment need to be protected 87%

Prepared to accept some loss 70%

Reasonable development would bring benefits 62%

The full findings will be presented at the next Village Meeting, but the overall results were felt to be extremely useful with the majority accepting that reasonable development should take place with the inclusion of benefits in the form of larger premises as detailed in 2A above.

Appendix 4 Publicity for February 2017 Meetings

NEIGHBOURHOOD PLAN

Drop – in – Sessions

There will be 2 sessions for you to come and have your say on what housing and possible facilities go where and view outline suggestions put forward by the Steering Committee.

Dates for Your Diaries

Village Hall Saturday 11th February 2017
Fellowship Club Saturday 18th February 2017

It is Vital that you have your say so please put these dates in your diaries NOW, but you need only come to the date that suits you best.

More information will be given in January with Posters, Door to Door leaflets and other publicity nearer the time.

Advertisement in February 2017 Hindon Parish Newsletter

HINDON NEIGHBOURHOOD PLAN

Update - Open Meetings

Following the Consultation Events held on the 12th and 13th June 2015, Hindon Parish Council are holding two Open Meeting days in February. The first is on Saturday 11th, at The Village Hall, and the second will be on the following weekend, Saturday 18th at The Fellowship Club.

These are Drop In Events, doors are open 10.30am until 4.30pm so that people can come as, and when, convenient to them.

The Events will comprise of a series of "display Boards" describing the Neighbourhood Planning Process, Vision and Aims, The work done to date, Next Steps, etc and importantly an opportunity, for all residents of Hindon, to contribute with comments and ideas.

WHY A NEIGHBOURHOOD PLAN?

Having an approved Neighbourhood Plan will enable us to set our position ahead of external pressures by deciding for ourselves where new development should take place in the Parish and influence what kind of housing and other facilities are built.

**HINDON NEIGHBOURHOOD
PLAN**

DROP – IN SESSIONS



VILLAGE HALL
SATURDAY 11th FEB. 2017
&
FELLOWSHIP CLUB
SATURDAY 18th FEB. 2017
Both sessions from 10.30 – 4.30

A4 insert in Hindon February 2017 Parish Newsletter

A1 Poster installed at 11 sites as 2015

HINDON NEIGHBOURHOOD PLAN

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On Saturday 11th at The Village Hall.

On Saturday 18th at The Fellowship Club.

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WHY A NEIGHBOURHOOD PLAN?

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Please come along and support your village

Appendix 6 Display Boards 1-5 Open Days 11th & 18th February 2017

Why a Neighbourhood Plan?

Neighbourhood Plans came into effect in 2012 as a Community Right - the Localism Act.

If NO Neighbourhood Plan is in place it is possible that potential developments will be at a higher density and without consideration of the community needs. Therefore;

A Neighbourhood Plan is essential for residents to have control over future developments in their community.

How is the Plan Produced?

The Parish Council (the Qualifying body) is producing the Neighbourhood Plan. A Steering Group has been working together to understand and prioritise local requirements in order to formulate initial proposals.

If the local authority says that an area needs to grow then local communities CANNOT use Neighbourhood Planning to BLOCK the building of new development - they CAN however influence the number, type, design, location and mix of new developments

Data Used & work done to establish Draft Proposal

Many meetings, documents, visits, phone calls and emails have enabled the Steering group to establish the background information to make outline proposals for your consideration;

- **Wiltshire Core Strategy**
 - Issued 2014
- **Village Design Statement.**
 - Adopted by Wiltshire Council in 2009 / 2014
- **Hindon Conservation area Appraisal & Management Plan**
 - Produced by Salisbury District Council Feb 2009
- **Wiltshire Boundary Review**
 - By Wiltshire Council with minor amendments for Hindon 2014
- **Hindon statistics.**
 - 2011 Census Hindon population of 485 inhabitants
 - in 205 houses within the parish.
- **Housing Needs Survey.**
 - Carried out in 2012.
- **Neighbourhood Plan Consultation questionnaire.**
 - Village Meetings held in June 2015 attended by over 200 residents.
- **Land availability Assessments.**
 - 4 plots of agricultural land on the fringes of Hindon have been registered.
 - Approaches made to owners of small plots / gardens for possible "in-fill" sites
- **Employers**
 - All main Businesses in Hindon, Fonthill Bishop and Berwick St Leonard approached to establish if a lack of housing limits recruitment and subsequent need.
- **Cranbourne Chase & West Wilts AONB**
- **Wiltshire Council Planning Link Officer**
- **Community First and Independent Consultants**

VISION AND AIMS:

GUIDING PRINCIPLES OF ANY PROPOSED DEVELOPMENT.

1. **INTEGRATION:**
 - The village has a heart, and a single large satellite development would spoil the special nature of Hindon.
 - A development increasing the number of houses by more than around 20 percent will change character of Hindon.
2. **VISUAL IMPACT:** Hindon recognised as having particular aesthetic merit. Any development needs to take account of this.
3. **COMMUNITY BENEFITS:** Any development will create certain funds for the benefit of the community. Careful allocation of such funds should lead to improved community facilities.

HOUSING NEEDS AND MIX OF ACCOMMODATION.

1. **ONE TO TWO BEDROOM ACCOMMODATION UNITS:**
 - Need identified in the 2012 survey.
 - Such units would be suitable for:
 - a. Young people who work in the area, or wish to leave home but remain in the community.
 - b. Elderly people who wish to downsize, or live in the community near to their families.
2. **TWO TO THREE BEDROOM FAMILY ACCOMMODATION:** A mix of house styles both affordable and open market pitched to families moving into the area to meet the growing employment opportunities.
3. **THREE TO FIVE BEDROOM LARGER HOUSES:** A small number of larger open-market houses, of which there are not many in the existing village housing pool, to accommodate growing and potential larger families.

Appendix 6 Display Boards 1-5 Open Days 11th & 18th February 2017

Continued

General Proposal

1. Number and mix of housing:

- Eight affordable 1 - 2 bedroom units.
- Twenty family houses (2-3 bedrooms) of which 5-10 should be affordable.
- Six, 3-5 bedroom larger houses.
- Funds raised by such development will produce benefits in priority for:
 - o Improved parking
 - o Access to the High Street
 - o Community Hall
 - o Improved surgery facilities
- All buildings should be limited to 2 storeys.

2. Planned Sites:

It is proposed that the principal development should take place on the Chicklade Road SHLAA site. This will include:

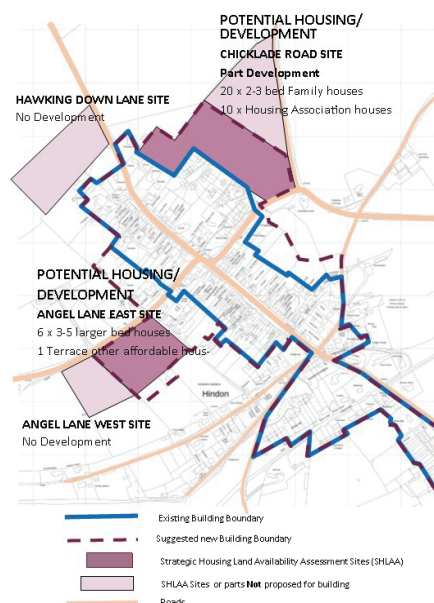
- The 1 - 2 bedroom affordable units.
- The affordable and open market family houses.
- Possible Community Hall with Surgery with associated parking.

The Angel Lane SHLAA site immediately north of the allotments would be used for the development of the small number of larger houses.

3. Building Boundary:

The NP will also propose a revised building boundary. This will facilitate possible private, ad hoc housing builds within the village, controlled by the present planning regulations and procedures.

INITIAL BOUNDARY ALTERATION PROPOSAL



Next Steps

2017

- o February - Residents Drop in Meetings
- o February - Residents Feedback Completion (end of Feb)
- o March - Review Outcomes from Drop in Open Days
- o May/June - Hindon Parish Council Approve Draft Plan
- o June/July - Village Pre Submission Consultation
- o July - Submit Draft Plan to Wiltshire Council
- o August/September - Wiltshire Council response to Draft Plan
- o September to November - Independent Examination of plan

2018

- o January - Wiltshire Council Referendum of Hindon Residents.
- o February - Hindon Neighbourhood Plan approved and Adopted by Wiltshire Council

Appendix 7 Visitors Open Days Feedback form for the 11th & 18th February 2017

Post Code
Name

HINDON NEIGHBOURHOOD DEVELOPMENT PLAN OUTLINE PROPOSALS OPEN DAYS 11th & 18th FEBRUARY 2017

FEED-BACK FORM

INTRODUCTION

To enable the Steering Group to develop the Hindon Neighbourhood Development Plan, we ask that residents of the village complete this form.

You will have obtained this form following your attendance at one of the 2 Drop-in sessions and therefore trust that through the display boards and any questions you might have raised that you have obtained sufficient information to make considered judgements on what is being suggested and to make alternative views known as you feel appropriate.

We would remind you that if NO Neighbourhood Plan is in place at the end of this consultation it is possible that potential developments will be at a higher density and without consideration of the community needs.

FEED-BACK

BOARD 1. WHY & HOW A NEIGHBOURHOOD PLAN IS PRODUCED
Has the importance of producing a Neighbourhood Plan for HINDON and how it is produced been made clear?

Not at all	1	2	3	4	5	totally
0						

BOARD 2. DATA USED
Has the range of Data and consultations carried out to establish the Draft Proposal been sufficient/comprehensive?

Not at all	1	2	3	4	5	totally
0						

BOARD 3. VISION AND AIMS
Do you agree that the integration of new developments and the impact on the village has been sufficiently considered?

Not at all	1	2	3	4	5	totally
0						

Do you agree that the HOUSING NEEDS & MIX of ACCOMMODATION reflect the needs of the community for:

- Units for younger adults Elderly
- wishing to downsize Affordable
- housing for families
- Larger "Open Market" houses for families

Not at all	1	2	3	4	5	totally
0						

Are there any changes you would like to see?

BOARD 4. GENERAL PROPOSAL

Do you agree that:

a. we have got the right number of houses in each category?

Not at all	1	2	3	4	5	totally
0						

b. The priority list of Community Benefits meets the needs of the village?

Not at all	1	2	3	4	5	totally
0						

For the Chicklade Road site:
Is the Allocation of houses & Community Benefits suggested appropriate?

Not at all	1	2	3	4	5	totally
0						

For the Angel Lane site:
Is the Allocation of houses & Community Benefits suggested appropriate?

Not at all	1	2	3	4	5	totally
0						

Do you have any alternative ideas or have any other comments you would like to make? (Use map on back page as necessary)

Appendix 8 Attendance photograph 18th February 2017



Wiltshire Councillor
[REDACTED]
discussing outline
proposals with Hindon
resident.

Appendix 9 February 2017 Feedback Form results

Neighbourhood Plan Open Days, 11th and 18th February 2017

The Process and Summary of Findings

Visitors were given a feedback form, with their name and postal code, a list of visitors was kept on a separate sheet, and numbered as they arrived. 108 visitors came to the Village Hall and 71 to the Fellowship Club. 134 forms were returned and 107 contained "Comments".

The results were recorded using the Feedback Form number, postal code and score for each question. No names have been recorded.

As well as the questions, an attempt has been made to analyse the "Comments" using a coding system, see here.

On some feedback forms, some questions were answered as follows:

- Question 1 – Board 1 = 2 people,
- Question 2 – Board 2 = 4, people,
- Question 3 – Board 3 = 4 people
- Question 3a – Board 3 = 7 people,
- Question 4a – Board 4 = 4 people,
- Question 4b – Board 4 = 13 people.
- Question 4c – Board 4 = 6 people,
- Question 4d – Board 4 = 8 people.

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

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			11
Good/interesting idea			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

made to
system,

not

Appendix 9 Continued February 2017 Feedback Form results

The most challenging questions come from Board 4 “General Proposal” 4a, 4b, 4c & 4d and whilst the average scores are positive they are not perhaps a ringing endorsement.

They also obviously need to be read in conjunction with the “Comment” contributions.

Looking at the lower scores, see below how many people scored either “0”, “1” or “2” for each of the eight questions., a score of “2” being 40%.

Question No	No. of Votes for 0, 1 & 2	
Question 1	4	2.9%
Question 2	8	5.9%
Question 3	31	23.13%
Question 3a	17	12.68%
Question 4a	24	17.91%
Question 4b	19	14.18
Question 4c	22	16.42%
Question 4d	36	26.86

Appendix 9 Continued February 2017 Feedback Form results

	Hindon Neighbourhood Development Plan					
	Open Days 11th and 18th February Feed Back Form					
Question	Why and How a Neighbourhood Plan is produced					
		Score 0	Score 1	Score 2	Score 3	Score 4
Scores for this Question		0	0	4	6	35
Total No Answers for Question		132	132	132	132	132
Percent of Total for each score		0.00%	0.00%	3.03%	4.55%	26.52%
Question	Data Used					
		Score 0	Score 1	Score 2	Score 3	Score 4
Scores for this Question		2	1	5	26	45
Total No Answers for Question		131	131	131	131	131
Percent of Total for each score		1.53%	0.76%	3.82%	19.85%	34.35%
Question	Vision and Aims		Do you agree that the integration.....			
		Score 0	Score 1	Score 2	Score 3	Score 4
Scores for this Question		3	10	17	22	39
Total No Answers for Question		131	131	131	131	131
Percent of Total for each score		2.29%	7.63%	12.98%	16.79%	29.77%
Question 3a						
		Score 0	Score 1	Score 2	Score 3	Score 4
Scores for this Question		7	5	5	26	45
Total No Answers for Question		128	128	128	128	128
Percent of Total for each score		5.47%	3.91%	3.91%	20.31%	35.16%
Question	Do you agree that, we have got the right number of houses in each category?					
		Score 0	Score 1	Score 2	Score 3	Score 4
Scores for this Question		9	5	10	31	48
Total No Answers for Question		130	130	130	130	130
Percent of Total for each score		6.92%	3.85%	7.69%	23.85%	36.92%
Question	The priority	list of community benefits meets the needs of the village				
		Score 0	Score 1	Score 2	Score 3	Score 4
Scores for this Question		7	4	8	29	48
Total No Answers for Question		122	122	122	122	122
Percent of Total for each score		5.74%	3.28%	6.56%	23.77%	39.34%
Question	For the Cricklade Site - is the allocation of House and Community benefits....					
		Score 0	Score 1	Score 2	Score 3	Score 4
Scores for this Question		10	6	6	29	45
Total No Answers for Question		129	129	129	129	129
Percent of Total for each score		7.75%	4.65%	4.65%	22.48%	34.88%
Question	For the Angel Lane Site - Is the Allocation of houses and community benefits...					
		Score 0	Score 1	Score 2	Score 3	Score 4
Scores for this Question		15	5	16	23	41
Total No Answers for Question		127	127	127	127	127
Percent of Total for each score		11.81%	3.94%	12.60%	18.11%	32.28%

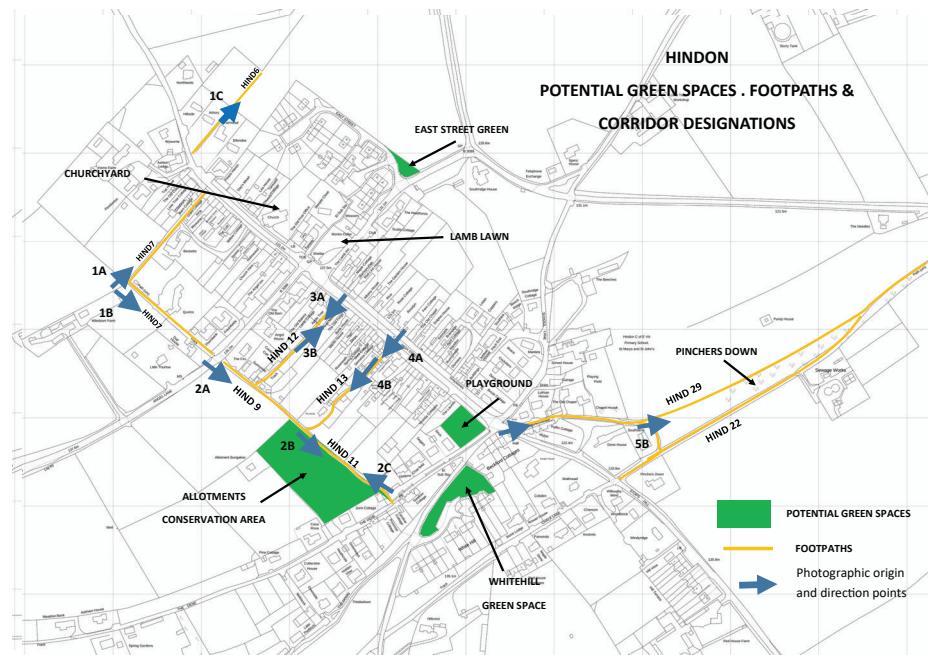
APPENDIX 10 May 2017 Green Spaces questionnaire response

HINDON GREEN SPACES DESIGNATION QUESTIONNAIRE RESPONSE ANALYSIS				
	QUESTIONNAIRE DISTRIBUTED	RESPONSES RETURNED		
ALLOTMENTS				
NEIGHBOURS	8	2		
ALLOTMENT HOLDERS	20	6		
HACA	1	1		
TOTAL UNDUPLICATED	20	9	45%	
PLAYGROUND				
NEIGHBOURS	9	8		
OTHERS	1	1		
TOTAL	10	9	90%	
COMMENTS				
ALLOTMENTS				
	100% in favour of Designation			
BEAUTY	Wild flowers, orchids, cowslips, birds, insects & views			
HISTORICAL SIGNIFICANCE	Been allotments for many years. Finds of remains of clay pipes & flint scrapers			
RECREATIONAL USE	Gardening, socialising, relaxation, bee-keeping. Barbecues, Seed swaps, also used well by visitors			
TRANQUILITY	Many benches on which to sit and relax in peace and away from traffic			
WILDLIFE	Conservation area full of wild flowers, insects, butterflies, reptiles and up to recently, hedgehogs			
PLAYGROUND				
	100% in favour of Designation			
BEAUTY	Spacious and "green" with interesting Alder tree. Forms part of village's unique character			
HISTORICAL SIGNIFICANCE	Donated to village in 1922. Bought from Shaw-Stewart sale by Lt. Col. Heseltine who replaced stone wall with hedging, and donated playground to the village			
RECREATIONAL USE	Well used and appreciated by families with young children in a safe surrounding Also for village events such as Annual Flower & Craft Show			
TRANQUILITY	Peaceful, especially in early morning and during school hours, but use by older teenagers for football can get noisy. Need for new venue for this age group.			
WILDLIFE	Some small common birds nesting in hedges. Protection of Hornbeam tree suggested.			
12 rev May 2018				

Appendix 11 Neighbourhood Plan Display The Flower Show 2017



Neighbourhood Plan display at the Flower Show July 2017



Map of Green Spaces delivered to Hindon Residents with Questionnaire prior to the Flower Show

Appendix -12 & 20th Jan. 2018 Drop in day at The Fellowship Club Publicity

Double sided A5 Leaflet inserted in Jan 2018 issue of Hindon Parish Newsletter and hand delivered to every household in village.



SATURDAY 20th JANUARY 2018
FELLOWSHIP CLUB
10.30 am -4.30 pm

Come and see the latest plans and ideas
developed from views expressed at the last
“Open” sessions
and give your comments

2107

The Hindon Neighbourhood Plan Steering Group have analysed all the views expressed by the village at the open sessions in February 2017, have held discussions with Wiltshire Council and others and have developed a Draft Plan which includes:

- Revised selection of sites
- Landscaping requirements
- Affect on environment and roads

Alternative site plans will be available for you to view including an indication of the placing and approximate number of houses, as well as background information.

We now need your comments on site selection and outline layout so a final proposal can be produced for your views before the Plan is submitted to Wiltshire Council. Once they have commented on it there will be a further 6 week consultation period for your final say and it is formally passed on to Wiltshire Council and the Inspector.

**YOUR VIEWS AND COMMENTS ARE VITAL
SO PLEASE COME ANYTIME BETWEEN
10.30—4.30 SATURDAY 20th JANUARY
AT THE FELLOWSHIP CLUB**

Editorial for December
Parish Newsletter

**NEIGHBOURHOOD PLAN
AN IMPORTANT DATE FOR YOUR DIARIES!
SATURDAY 20th JANUARY 2018
10.30 – 4.30 at THE FELLOWSHIP CLUB**

Come and see the latest outline proposals developed from your comments at the last Drop-in sessions earlier in the year, and talk to members of the Steering Group and, especially, with the likely developers CG Fry.

All your previous comments and views have been carefully considered, and whilst there were many conflicting views from all the comments made, as was to be expected, we have produced a plan that incorporates what we believe will be in the best interest of the village and residents over the coming few years.

Display boards, documents, charts, plans and more for you to look at and discuss and to understand before giving your views. From this, one more detailed and specific proposal will be produced for you to see next spring before the final draft document and proposal is submitted to Wiltshire Council.

This will be a Drop-in day open from 10.30 through to 4.30 so come at a time to suit yourself, **BUT PLEASE DO COME!**

John Robinson

Appendix 12 Continued 20th Jan. 2018 Drop in day at The Fellowship Club
(Publicity)

Posters Displayed at 11 venues around the village as previous years



Outside The Angel Inn



Hindon Playground, High Street



Hindon C of E Primary School



Whitehill

Appendix 13A Steering Group Display Boards Jan 2018

7 Boards were displayed along one wall together with accompanying photographs

INTRODUCTION

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

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

VISION AND OBJECTIVES

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

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

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

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

NEW DEVELOPMENT

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

LANDSCAPE, CHARACTER AND DESIGN

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

Some photos (we have these now)

Annex 13A Display Boards Jan 2018 (Continued)

GREEN SPACES, FOOTPATHS AND GREEN INFRASTRUCTURE

- ❖ In addition to directly influencing development, the Neighbourhood Plan can do 'something' (not much but very worthwhile) to protect important green spaces, improve and link up footpaths and improve the local 'green infrastructure' of tree belts, hedgerows, wildlife corridors etc. (These issues, especially green infrastructure, are not easy to explain, so chat to our consultant from Place Studio.)

LOCAL GREEN SPACES

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

FOOTPATHS

Brief text to come and map to right (we have the map)

GREEN INFRASTRUCTURE

Brief text to come and map to right (we have the map)

NEXT STAGES

NEXT STAGE 1

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

NEXT STAGE 2

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

NEXT STAGE 3

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

FINAL STAGES

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

THANKS FOR YOUR TIME!

YOU SAID ... WE DID!

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

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

Annex 13B Display Boards Prepared by CG Fry

CG Fry presented 6 boards, including 2 with alternative site layouts

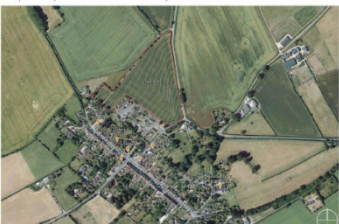
INTRODUCTION **CHICKLADE ROAD**
HINDON WILTSHIRE

C G Fry & Son is an award-winning, family-owned housebuilder and building contractor based in West Dorset. C G Fry is active across the west country and prides itself on building high quality schemes in consultation with local communities.

C G Fry is in a land contract (an "Option Agreement") with the owners of the Chicklade Road site shown edged in red on the site location plan below. For more information on how Option Agreements work, please ask.

The Chicklade Road site was one of a number of potential sites that formed part of previous consultations by the Hindon Neighbourhood Plan Group. Through that extensive work, Chicklade Road has emerged as the preferred option.

How the site might be developed will be the subject of further discussion and consultation. Today's display is part of that process. It suggests a couple of options for the community's consideration.



CG FRY & SON
DEVELOPMENT

POSSIBLE DEVELOPMENT SOLUTIONS **CHICKLADE ROAD** OPTION 1

As stated previously, options shown on these display boards are options for the community's consideration and feedback. They are our suggestions based on the technical work and design principles shown on the previous boards. Please give us your feedback.




CG FRY & SON
DEVELOPMENT

WORK DONE TO DATE **CHICKLADE ROAD** SETTING THE SCENE

A lot of technical work has already been carried out to understand the site and its surroundings. This work is essential to underpin the design process and create a successful development.

The diagram below shows the various "design principles" that have come out of the technical work we have carried out and significant discussions with the Neighbourhood Steering Group. We feel these design principles should inform detailed designs for the site.



Have we got these right and have we missed anything important?

CG FRY & SON
DEVELOPMENT

POSSIBLE DEVELOPMENT SOLUTIONS **CHICKLADE ROAD** OPTION 2

The sketch below sets out another possible design solution for the site. The next board contains some key questions about the main elements and it would be very useful to receive your feedback. Please talk to us.




CG FRY & SON
DEVELOPMENT

YOUR FEEDBACK **CHICKLADE ROAD** HINDON WILTSHIRE

On this board, we pose some questions for you to consider. These are only suggestions and you are welcome to provide your feedback on anything that you wish.

ACCESS Main access is proposed from East Street. Should footpaths be improved and, if so, how? How could the main road outside the Fellowship Club be made safer?	HOUSING Both options could accommodate 40 to 50 dwellings. Is this too many or about right? 40% would be "affordable" homes. What sort of homes should these be?	FACILITIES Both options include a new doctors surgery and community hall. Are these needed? Which is the best location?
OPEN SPACE More than 50% of the land is not built on. How should this open space be used? Community orchard? Tennis? Bespoke play area? Informal area?	MANAGEMENT The extensive open space could be owned and managed by the Parish Council or a "management company". Do you have a preference?	CHARACTER/DESIGN Do you have a view on design? Modern or traditional? Two-storey housing? Use of materials? Detached, semi-detached, terraced or a mixture?

WHAT HAPPENS NEXT?
Your feedback will help inform the Neighbourhood Plan as this moves forward.

This consultation is not for a planning application. If a planning application is forthcoming, there will be further consultation and another event like this. Please speak to a member of the team today and fill out a "comments sheet".

CG FRY & SON
DEVELOPMENT

EXAMPLES OF C G FRY SCHEMES **CHICKLADE ROAD** HINDON WILTSHIRE

This board is aimed at giving you a flavour of recent C G Fry schemes in the local area.



CG FRY & SON
DEVELOPMENT

Appendix 14 Jan 2018 3 Page Response Form

Post Code
Name

HINDON NEIGHBOURHOOD DEVELOPMENT PLAN OUTLINE PROPOSALS

OPEN DAY
20th January 2018
at the Fellowship Club
come anytime between
10.30am and 4.30pm

FEED-BACK FORM

INTRODUCTION

To enable the Steering Group to develop the Hindon Neighbourhood Development Plan, we ask that residents of the village complete this form.

You will have obtained this form following your attendance at the Drop-in session on January 20th 2018 at the Fellowship Club and therefore trust that through the display boards and any questions you might have raised that you have obtained sufficient information to make considered judgements on what is a further proposal following the meetings on 11th and 18th February 2018.

We would remind you that if NO Neighbourhood Plan is in place at the end of this consultation it is possible that potential developments will be at a higher density and without consideration of the community needs

FEED-BACK Form 1 – Questions and your comments about the Chicklade Road proposal only. For your Comments on the Overall plan please see Feedback Form 2 on the next page

Question 1
Would your preference be for Option 1 (Surgery at bottom of site)? ☐

OR

Would your preference be for Option 2 (Surgery at top of site)? ☐

Please mark one box only.

Question 2
In a few words why have you chosen this option?

Why I have chosen this option.

Following the Hindon Neighbourhood Plan Drop In sessions in February 2017, and the constructive subsequent Feed-Back comments the Steering Committee were able to summarise the key points and the issues that concerned many in the village.

The following points are noted as a reminder of the principal points discussed. This is not a comprehensive list but they are those raised which have most influenced subsequent proposals.

Development Sites. Of the four sites proposed initially only Chicklade Road site, east of East Street was considered feasible and the remaining options are no longer under consideration.

Do you agree that this is the best site for development? YES ☐ NO ☐

Housing. The number and type of houses to be built have yet to be proposed. The number suggested in the Drop In sessions was no more than 30-35 small and medium sized units. However a more flexible approach could lead to additional or improved facilities for the village.

Would you prefer a more flexible approach? YES ☐ NO ☐

Settlement Boundary. Other than a full infill sites, any future development will need to be on greenfield land necessitating that the settlement boundary will need to be changed. The new "proposed boundary" incorporating the development site is shown on one of the display boards.

Do you agree with the proposed boundary change? YES ☐ NO ☐

Landscaping and Green areas. The design of any new development must show an understanding of the character of the village in its landscape setting.

Do you think that the C.G. Fry concept illustrations, on display, meet these objectives?

YES ☐ NO ☐

Feedback Site 2 Comments on the Overall Plan

Attendance photographs



Visitors studying Hindon Steering group meeting panels



CG Fry panels

Appendix 16 Jan 2018 Analysis of Visitor Response

January 20th Drop In session at the Fellowship Club

5th February 2018

Brief Summary of replies.

Best Site development.

While most people agreed with the site chosen there were quite few people who disagreed, suggesting other sites, and asking where were the "strong arguments" necessary to justify any development at all (Board 2 New Development), and to justify this site. "this should have been made available to the residents".

There was a surprising number of people who did not understand the relationship between the Landowner, C G. Fry and the Parish Council, somehow believing that there was a "Contract" with Fry's, one saying it "sounds like a done deal". One reply thought that the whole site should not be used, the new housing should be in a semi-circular pattern closer to the existing East Street houses, leaving the rest of the site free of buildings.

Traffic

Almost everyone is concerned about the additional traffic from the site through Hindon to Tisbury. A number cited what they said was the huge increase in traffic resulting from the recent development in Tisbury, that this would only add to. One respondent saying strongly the "Traffic" consideration should be the first issue, not the last.

Various suggestions were made about access to the B3089 "there could be access from the Chicklade Road" to the new development, possibly a roundabout to slow traffic down, there must be pavements for pedestrians and a "route" for children from the new houses to walk safely to school, possibly through Southridge House Land.

C. G Fry Concept Illustrations

There was much appreciation of the effort that the Fry's had gone to with their well presented illustrations. There was also however almost 100% disapproval of the types, character of houses shown, they are unsuitable for Hindon, there was mention of the Duchy of Cornwall and Poundbury of rabbit hatches, of pseudo historic cottages, one person including a photo of the entrance to Fry's Tisbury site (which shows industrial units).

Settlement Boundary

Whilst the Yes vote was clear a good number of people qualified this by saying their "Yes" applied to Chicklade Road "not the other green areas" or similar comment.

"When/where was it explained that this is the best site?", One reply said "Western boundary above the Nook should exactly follow the track, thus incorporating houses and other structures already built." The No votes were not convinced that other sites have been properly considered "where are the arguments" for and against, they should be made available to residents'.

New Surgery

A large majority favoured the bottom of the site, because nearer the centre of the village, no need for traffic to drive through East Street and the New Development, therefore less disruption. The car park for the surgery should be between Chicklade Road and the Surgery Building, there must be confidentiality for consulting rooms and much more parking "otherwise not much point in moving".

A few did favour the top of the site saying that would make the entrance to the site visually better, others saying that it would be tucked away and the green space adjacent to hall could be used for "events".

Housing (numbers) – a more flexible approach?

Those for and against was split pretty well 50/50. A lot of people were confused by what was meant by "flexibility", "who is going to exercise this flexibility" one said, and "what are these improved facilities". Most against thought that the 30/35 number ought to be stuck to, (others recognised that a small increase on that was acceptable) citing concern about traffic problems and that the Village could not cope with that amount of houses all at once and that they were not needed..

Housing Types

Most talked about 2/3 bedroom houses, small block(s) for elderly and single people. Some said that bungalows ought to be built by the East Street houses to least obstruct their view and not to overlook the bungalows there. One said we need a mixed community with some large houses 2-8 for families. One said "a mixed community not a ghetto for the elderly and first timers with nothing in between".

There was frequent mention of the word "eco", one asked "are the houses going to be built to the highest standards of energy efficiency – for example "passivhaus standards" to comply with the governments obligations to the Paris Agreement on climate change". One said speaking of low carbon options "but with a developer that will not consider this – hopeless at this point." There was mention of electric charging points in garages, of solar panels, of water conservation and recycling.

Hall

Quite a few people did not see the need for a new hall, they thought that the present hall and church (could be used they said) were adequate.

Green Space

Much appreciation my many for the green spaces and the way the Fry's have designed around it. Uses like tennis courts were taken too literally, not really understanding that these were not endorsed by the PC. Everyone wanted the PC to manage, rather than management company. One user wanted the green spaces to be just that "Open spaces, should be just that, not used for anything except nature." another said "Hopefully fragments of native vegetation will be protected and enhanced rather than replaced and/or reseeded". A good number of people said that a football field and other facilities for older children was a priority.

Results from Questions

94 forms handed out, 79 forms returned = 84%

Some respondents did not answer all questions.

Questions.

Do you believe that this is the best site for development?

Yes = 70 No = 6

Housing Would you prefer a more flexible approach?

Yes = 38 No = 35

Settlement Boundary

Do you agree with the proposed boundary change?

Yes = 52 No = 21

Do you think that Fry's concept illustrations, on display, meet this objective?

Yes = 64 No = 8

Would your preference be for Surgery at Option 1 (bottom of site) or Option 2 (top of site)?

Bottom of site = 57 Top of site = 12

Appendix 16 Response Analysis Continued

Steering Group Response form by postcode area of Hindon

Jan 20th Open Day Feedback form results											
Feedback form 1				Housing Numbers				Settlement Boundary			
Chicklade Road site				Would you prefer a more flexible approach?				Do you agree with the proposed boundary change?			
postcode	Form No	Yes	No	postcode	Form No	Yes	No	postcode	Form No	Yes	No
SP11DJ	14		1	SP11DJ	14		1	SP11DJ	14		1
SP11DJ	3	1		SP11DJ	3	1		SP11DJ	3	1	
SP11DJ	18	1		SP11DJ	18	1		SP11DJ	18	1	
SP11DJ	19	1		SP11DJ	19	1		SP11DJ	19	1	
SP11DJ	21	1		SP11DJ	21	1		SP11DJ	21	1	
SP11DJ	36	1		SP11DJ	36	1		SP11DJ	36	1	
SP11DJ	42	1		SP11DJ	42		1	SP11DJ	42	1	
SP11DJ	58	1		SP11DJ	58		1	SP11DJ	58	1	
SP11DJ	65	1		SP11DJ	65		1	SP11DJ	65	1	
SP11DJ	37		1	SP11DJ	37		1	SP11DJ	37		1
SP11DJ	66	1		SP11DJ	66		1	SP11DJ	66		1
SP11DJ	28	1		SP11DJ	73	1		SP11DJ	73		1
SP11DJ	1	1		SP11DJ	28		1	SP11DJ	28	1	
SP11DJ	85	1		SP11DJ	1		1	SP11DJ	1	1	
SP11DJ	35	1		SP11DJ	85	1		SP11DJ	85		1
SP11DJ	77	1		SP11DJ	35	1		SP11DJ	35	1	
SP11DJ	78	1		SP11DJ	77		1	SP11DJ	77	1	
SP11DJ	18	1		SP11DJ	78		1	SP11DJ	78	1	
SP11DJ	72	1		SP11DJ	18	1		SP11DJ	18	1	
SP11DJ	71	1		SP11DJ	72	1		SP11DJ	72	1	
SP11DH	33		1	SP11DJ	71	1		SP11DJ	71	1	
SP11DP	5	1	1	SP11DH	33		1	SP11DH	33		1
SP11DP	22	1		SP11DP	5	1	1	SP11DP	5	1	1
SP11DP	23	1		SP11DP	22	1	1	SP11DP	22	1	
SP11DP	43	1		SP11DP	23	1		SP11DP	23		1
SP11DR	12	1		SP11DP	43	1		SP11DP	43		1
SP11DR	38	1		SP11DR	12	1		SP11DR	11	1	
SP11DR	73	1		SP11DR	38	1		SP11DR	38	1	
SP11DR	63	1	1	SP11DR	73	1		SP11DR	73	1	
SP11DR	17	1		SP11DR	63		1	SP11DR	63		1
SP11DR	82	1		SP11DR	17	1		SP11DR	17	1	
SP11DR	38	1		SP11DR	82	1	1	SP11DR	82	1	
SP11DR	31	1		SP11DR	38		1	SP11DR	38		1
SP11DR	74	1		SP11DR	31	1		SP11DR	31	1	1
SP11DS	4	1		SP11DR	74	1		SP11DR	74	1	
SP11DT	16	1		SP11DS	4	1		SP11DS	4		1
SP11DW	6	1		SP11DT	16		1	SP11DT	16	1	
SP11DW	11	1		SP11DW	6		1	SP11DW	6	1	
SP11DW	68	1		SP11DW	11		1	SP11DW	11	1	
SP11DW	63	1		SP11DW	68	1		SP11DW	68		1
SP11DW	31	1		SP11DW	63	1		SP11DW	63	1	
SP11DW	52	1		SP11DW	31		1	SP11DW	31		1
SP11DW	73	1		SP11DW	52		1	SP11DW	76		1
SP11DW	76	1		SP11DW	73		1	SP11DW	76	1	
SP11EW	46	1		SP11DW	76		1	SP11DW	46	1	
SP11EW	68	1		SP11EW	46		1	SP11EW	68	1	1
SP11ED	62	1		SP11EW	68		1	SP11ED	62	1	
SP11EE	56	1		SP11ED	62	1		SP11EE	56	1	
SP11EE	88	1		SP11EE	56	1		SP11EE	88	1	
SP11EE	7	1		SP11EE	88	1	1	SP11EE	7	1	
SP11EE	33	1		SP11EE	7		1	SP11EE	33	1	
SP11EE	38	1		SP11EE	33	1		SP11EE	38	1	
SP11EE	24	1		SP11EE	38		1	SP11EE	24	1	
SP11EE	52	1		SP11EE	24	1		SP11EE	52	1	
SP11EF	47	1		SP11EE	52		1	SP11EE	47	1	
SP11EF	64	1		SP11EF	47	1		SP11EF	64	1	
SP11EF	43	1		SP11EF	64		1	SP11EF	43	1	
SP11EF	44	1		SP11EF	43		1	SP11EF	44		1
SP11EG	2	1		SP11EF	44		1	SP11EG	2	1	1
SP11EG	8	1		SP11EG	2	1	1	SP11EG	8	1	
SP11EG	48	1		SP11EG	8		1	SP11EG	48	1	
SP11EG	32	1		SP11EG	48	1		SP11EG	32	1	
SP11EP	27	1		SP11EG	32		1	SP11EP	27	1	
SP11EP	57	1		SP11EP	27		1	SP11EP	57	1	1
SP11EQ	86	1	1	SP11EP	57		1	SP11EQ	86	1	1
SP11ER	25	1		SP11EQ	86	1	1	SP11ER	25	1	
SP11ER	3	1		SP11ER	25		1	SP11ER	3	1	
SP11ER	55	1		SP11ER	3	1		SP11ER	55	1	
SP11EW	26	1		SP11ER	55	1		SP11EW	26	1	
SP11EW	28	1	1	SP11EW	26		1	SP11EW	28	1	1
SP11EW	48		1	SP11EW	28	1	1	SP11EW	48		1
SP11EW	51			SP11EW	48		1	SP11EW	51		1
SP11EW	78	1		SP11EW	51		1	SP11EW	78	1	
SP11EW	34	1		SP11EW	78		1	SP11EW	34	1	
Will...	54		1	SP11EW	34		1	Will...	54		1
		64	6			36	31			49	18

Appendix 16 Response Analysis Continued

CG Fry response form by Post Code area of Hindon

Feedback Form 2									
Do Fry's Concept Illustrations meet objective?					Where should Surgery be relocated?				
partcd	Form	Num	Yor	Num	partcd	Form	Num	Bottom	Top
SP3EDJ	14	1			SP3EDJ	14	1		
SP3EDJ	3	1			SP3EDJ	3	1		
SP3EDJ	18	1			SP3EDJ	18	1		
SP3EDJ	19	1			SP3EDJ	19	1		
SP3EDJ	21	1			SP3EDJ	21	1		
SP3EDJ	36	1			SP3EDJ	36	1	1	
SP3EDJ	42	1			SP3EDJ	42	1		
SP3EDJ	58	1			SP3EDJ	58	1		
SP3EDJ	65	1			SP3EDJ	65	1		
SP3EDJ	37	1			SP3EDJ	37	1		
SP3EDJ	66			1	SP3EDJ	66	1		
SP3EDJ	73	1			SP3EDJ	73	1		
SP3EDJ	28			1	SP3EDJ	28	1		
SP3EDJ	1	1			SP3EDJ	1	1		
SP3EDJ	85	1			SP3EDJ	85	1		
SP3EDJ	35	1			SP3EDJ	35	1		
SP3EDJ	77	1			SP3EDJ	77	1		
SP3EDJ	78	1			SP3EDJ	78	1		
SP3EDJ	18	1			SP3EDJ	18	1		
SP3EDJ	72	1			SP3EDJ	72	1		
SP3EDJ	71	1			SP3EDJ	71	1		
SP3EDH	33			1	SP3EDH	33	1		
SP3EDP	5	1		1	SP3EDP	5	1	1	
SP3EDP	22			1	SP3EDP	22	1		
SP3EDP	23			1	SP3EDP	23	1	1	
SP3EDP	43	1			SP3EDP	43	1		
SP3EDR	12	1			SP3EDR	12		1	
SP3EDR	38	1			SP3EDR	38	1		
SP3EDR	73	1			SP3EDR	73		1	
SP3EDR	63	1		1	SP3EDR	63	1	1	
SP3EDR	17	1			SP3EDR	17	1		
SP3EDR	82	1			SP3EDR	82	1		
SP3EDR	38			1	SP3EDR	38		1	
SP3EDR	31	1			SP3EDR	31	1		
SP3EDR	74	1			SP3EDR	74	1		
SP3EDS	4	1			SP3EDS	4	1		
SP3EDT	16	1			SP3EDT	16		1	
SP3EDW	6	1			SP3EDW	6	1		
SP3EDW	11	1		1	SP3EDW	11	1	1	
SP3EDW	68	1			SP3EDW	68		1	
SP3EDW	63	1			SP3EDW	63	1	1	
SP3EDW	31	1			SP3EDW	31	1		
SP3EDW	76	1			SP3EDW	76	1		
SP3EDW	46	1			SP3EDW	46	1		
SP3EDW	68	1			SP3EDW	68	1		
SP3EDD	62	1		1	SP3EDD	62	1		
SP3EEE	56	1			SP3EEE	56	1		
SP3EEE	88	1			SP3EEE	88	1		
SP3EEE	7	1			SP3EEE	7	1		
SP3EEE	33	1			SP3EEE	33	1		
SP3EEE	38	1			SP3EEE	38	1		
SP3EEE	24			1	SP3EEE	24		1	
SP3EEE	52	1			SP3EEE	52	1		
SP3EEE	47	1			SP3EEE	47	1		
SP3EEF	64	1			SP3EEF	64	1		
SP3EEF	43	1			SP3EEF	43	1		
SP3EEF	44	1			SP3EEF	44	1		
SP3EEG	2	1			SP3EEG	2	1		
SP3EEG	8	1			SP3EEG	8	1		
SP3EEG	48	1			SP3EEG	48	1		
SP3EEG	32	1			SP3EEG	32	1		
SP3EEP	27	1			SP3EEP	27		1	
SP3EEP	57	1			SP3EEP	57	1		
SP3EEQ	86	1		1	SP3EEQ	86	1	1	
SP3EER	25	1			SP3EER	25		1	
SP3EER	3	1			SP3EER	3		1	
SP3EER	55	1			SP3EER	55		1	
SP3EEW	26	1			SP3EEW	26		1	
SP3EEW	28	1			SP3EEW	28	1		
SP3EEW	48	1		1	SP3EEW	48	1	1	
SP3EEW	51			1	SP3EEW	51		1	
SP3EEW	78	1			SP3EEW	78	1		
SP3EEW	34	1			SP3EEW	34	1		
Willow	54	1			Willow	54	1		
		60		3			53		12

Appendix 17 Notes on meeting with CG Fry & representatives 8th September 2017

HINDON NEIGHBOURHOOD PLAN

Meeting with C G Fry 11.30am Friday 8th September 2017
HINDON Village Hall.

Present:

Hindon Steering Group:

[REDACTED]

C. G Fry

[REDACTED]

1. **Hindon NDP Introduction** [REDACTED] provided an update on the NDP background work and latest position-which would include, as well as housing and the planning issues, policies on Design, Local Green Spaces, Green Infrastructure, Footpaths and Community Facilities.

The Housing allocations DPD does not provide a specific number for Hindon, but the outstanding number for the Tisbury Area is currently 149 houses. Consultations with local residents suggested circa 30 houses would be relevant which informal conversations with planning officers would appear to confirm as being probably the minimum acceptable. This represents approx. 20% increase for Hindon.

The whole of the Tisbury Area is in the AONB and [REDACTED] explained how closely the present settlement boundary is wrapped around the village with no infill opportunities, meaning that any development must come from a greenfield site. He said the DPD allows the NDP to change the boundary, with valid arguments, even after the DPD is adopted.

[REDACTED] talked about the AONB and the challenge in convincing them of the benefits of any development. The AONB officer has said that in his opinion any development (Chicklade Rd site) would be inappropriate, though WC officers say the AONB has been involved in the core strategy from the outset.

JR concluded by saying that other sites for various reasons are now not being considered.

2. **Hindon NDP** [REDACTED], talking about the Chicklade Road site, said that the NDP had always been of the view that only part of the site should be developed for around 30 houses, and that at least the standard proportion of affordable homes should be provided. He also said that the capacity of the primary school was not a barrier, indeed there is already capacity. Later [REDACTED] said that planning permission had been granted (though now lapsed) for further expansion.

[REDACTED] and his team have been working on a mid level site assessment in terms of landscape impact, which he shared with the meeting, with notes describing the Overall and Local Context with a series of photos.

[REDACTED] went on to say that road access via East Street has been approved in principle by Highways, and that there is already a Design Statement and Conversation Area assessment that the NDP team intends to use, update and probably add to.

Finally [REDACTED] summed up by saying that the NDP team would provide a brief specifically for the Chicklade Road site.

3. **C.G Fry Introduction** ■ said that their work to date on the Project was at a high level. He emphasised the need for engagement with residents.

APPENDIX 17 (Continued)

4. **Site Assessment** ■ showed the meeting a brochure which was preliminary to a Landscape Assessment, with photos and descriptions discussing the various views to and from the Chicklade Road site and the likely visual impact of building on various parts of the site, a similar exercise to that which ■ had carried out. ■ then presented a further document overlaid on a map of Hindon, (top end of High Street), the document showed the detailed topography of the site. ■ explained the challenges of making the best use of the land whilst preserving the views into the village also considering the views of adjacent properties. ■ said that the option to develop the whole site was to allow for flexibility not to build more houses but to make the best use of the land available, a point that ■ had made earlier. ■ went on to talk about a previous project in Chagford where community collaboration and flexibility allowed his firm to provide more community benefits.
5. **Outline Schemes** ■ presented at length 3 outline schemes, explaining what he thought were the merits of each. All had green spaces, wildlife corridors, and included community buildings or spaces for them, and a variety of housing with different aspects. When questioned about the number of houses, ■ said about 50/60 houses but emphasised that issue was more about how the land was used. ■ tabled an earlier sketch showing development on part of the land only, towards the west, and a further sketch of that part of the site showing houses, about 30, with a green area at the top.
6. **School.** A question was asked about Hindon Primary School capacity, ■ said that the present capacity could accommodate the expected increase from the development and in addition planning had been approved for additional capacity, now lapsed.
7. **Community Assets** ■ asked about Community Assets: where were we (the NDP Team). JR said that the priorities were a new surgery (or land for) and a play area. ■ confirmed this and added later that Village Hall could be discounted in terms of this development.
8. **Affordable Housing** ■ asked about affordable housing, what model would be used, Housing Associations? ■ said it was a complicated area, Housing Associations and CLTs were used but there have been recent changes in government approach, eg. social rent or possibly a percentage of market value, 70%, 80%, again a complex area, MW offered to share notes with the NDP team.
9. **New Surgery** There was some discussion about a new surgery and funding, possibly NHS. ■ said that there was a need for another consulting room and for more parking. ■ asked whether he could talk directly to ■ to discuss directly. ■ confirmed that this was ok.
10. **Viability – Nos. of Houses** ■ was asked what he thought was the minimum number of house that would be viable. ■ said that this was about the number and mix of houses, affordable and market value (he had mentioned earlier that it had taken a long time to sell the larger houses on their Tisbury development) but more than that, the nature and challenges of the site were also factors,
11. so it was not possible at this stage to talk about minimum numbers, but he would re-visit his earlier figures.
12. **Neighbourhood Plan** ■ wanted to point out that this was a Neighbourhood Plan, not a planning application. What was the backup if the NDP fails for any reason? He emphasised that in such a case his firm would work on the same basis, with residents to find the best solution.

APPENDIX 17 (Continued)

13. ■ asked about the project timetable. ■ tabled a timetable showing submission of the Plan to Wilts Council in January 2018 with an Independent Examination in the summer and a referendum in the autumn of 2018. ■ emphasised the need for closely working together urgently to achieve this timetable.

14. Actions Hindon NDP Team

Provide a detailed Brief for the Chicklade site including details of the numbers, size, type and mix of housing, design etc.

Actions C.G Fry

■ to Share notes on affordable Housing.

Contact ■ for general discussion on new surgery needs and funding. (■ to warn in advance)

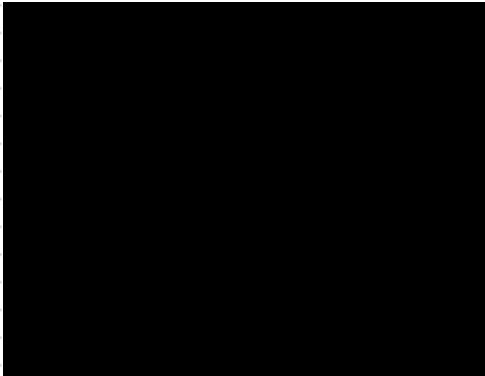
Actions All

■ to arrange a further, smaller group layout and design session

The meeting closed at 1.40pm

■
10/9/2017

APPENDIX 18 2016 -19 Steering Group Meetings

HINDON NDP STEERING GROUP MEETINGS		
2016	Meetings with Hindon Plot owners	Site Assessments sent to owners
8 Jan		25 July 2016
16 Jan		25 July 2016
18 Jan		25 July 2016
23 Jan		25 July 2016
5 Feb		25 July 2016
		"
8 Feb		Declined
14 Feb		Declined
15 Feb		Declined
29 Feb		25 July 2016
29 Feb		7 Aug 2016
29 Feb		23 Nov 2016
29 Feb	7 Aug 2016	
Letters or emails explaining that none of the above were to be included within Building Bound- aerations were sent on 16th May 2018 to all who had shown interest as above.		

APPENDIX 18 2016 -19 Steering Group Meetings Contd.

Hindon NP Steering Group Meetings

2015

17 Mar	Establishment of SG following PC meeting	notes
9 April	Planning first Village meeting	
13 April	as above + developing Questionnaire	
21 May	Refining format for meeting	
2 June	Final meeting before "Open Days" 12 & 13 June	
7 July	Review of SHLAA sites	Notes
4 Aug	Progress meeting	
13 Sept	Up-date	
6 Oct	Review of questionnaire results, decision to appoint consultants, Terms & Conditions agreed	Agenda 1 Oct Notes
1 Dec	Progress meeting	

2016

4 Jan	Review of responsibilities within SG	
7 April	Report on analysis of "Windfall" site visits	
28 April	New members appointed	Notes
12 May	Review of direction of process and timetable	
8 July	SHLAA & Windfall assessment reports reviewed and agreed	Notes
13 Sept	Meeting with Trevor Cherrett - Affordable Housing systems	Notes
20 Oct	Review Place studio notes & Up date on Fonthill Estate meeting	
6 Nov	Jeff Bishop review of first draft chapters of Plan Joined by Wilsons from Bournemouth	Notes
28 Nov	Pre CG Fry meeting + agreement to apply for grant	
5 Dec	Meeting with CG Fry	Notes
15 Dec	Progress meeting	Notes

2017

17 Jan	Review meeting at Wilts Council with existing & new Link officer	Notes
24 Jan	Review material for Feb Open Days	
27 Jan	Review comments from Place Studio & refine material	
1 Feb	Review display material & send invitations	
6 Feb	Review display material	
10 Feb	Finalise display material and organisation for sessions	
11 & 18 Feb	Drop-in Sessions Village Hall & Fellowship Club	
21 April	Review of Open Sessions with Place Studio	Notes
23 May	Progress meeting on Draft document chapters	
06 July	Pre -Wilts Council meeting	
14 July	Meeting Wilts Council Chippenham	Notes
22 July	Flower Show stand	

27 July	Meeting with Place Studios - review of material	Notes
8 Aug	Meeting with [REDACTED] WC Highways	Notes
10 Aug	Up date	
23 Aug	Review of revised Chapters	
30 Aug	Chicklade Road site visit and discussions with J Bishop	Notes
8 Sept	Meeting with CG Fry - recap on Chicklade Road ideas	Notes
21 Sept	Progress meeting on Draft Plan	
11 Oct	CG Fry meeting pre Village Meeting in Jan 2018	
3 Nov	Review of Draft Policies	
1 Dec	Progress meeting ([REDACTED])	
8 Dec	Progress meeting ([REDACTED])	
14 Dec	CG Fry meeting - Review of final material for Jan meeting	
2018		
8 Jan	Review final material for Village Meeting	
20 Jan	NP Open Day Fellowship Club	
14 Feb	Review of Open Day questionnaire results and decisions	Notes
March	Report on Village Meeting 20 Jan distributed via Newsketter etc	4 page report
7 March	[REDACTED] Chicklade Road & other site Assessment visits	
23 March	Draft Doc development & review of J. Davey report	
26 April	Up-date on Draft Document	
10 May	Up-date on Draft Document, agreement boundary map Ch. Rd site only	
24 May	SG and PC meeting to agree acceptance of Draft Document	Notes
7 June	SG Discuss material for Reg 14 Consultation	
27 June - 17 Aug	REG 14 PUBLIC CONSULTATION	
5 July	SG Discuss material for Village Reg 14 Consultation presentations	
14 & 15 July	Village Open Sessions on Reg 14	
21 July	Reg 14 Exhibition at Village flower Show	
30 Aug	SG meeting to discuss Village comments on Reg 14 Questionnaires	
5 Sept	SG Reg 14 External Responses review CLT mtg Tisbury	
13 Sept	RG/CJR meeting with Place Studio review above comments	Notes
19 Sept	SG meeting to discuss outcome of Place Studio mtg	
2 Oct	[REDACTED] introductory meeting	
11 Oct	SG mtg with CG Fry to discuss outcome of above	Notes
25 Oct	SG mgt with Wiltshire Council Clarification of WC comments	
22 Nov	SG mtg Review Place Studio appt C. [REDACTED] for LVSCA	email to CT
Dec- Sept 2019	Series of SG 16 working group sessions to progress Draft NP	
2019		
8-22 Feb	Mtgs with Landowners covered by LVSCA	emails
21 Feb	Review progress on LVSCA and HNA commissions	
28 Feb	Briefing phone call with AECOM on HNA	email
2 Mar	Briefing mtg with Carly Tinkler on LVSCA	email
7 Mar	Mtg with AECOM on SEA and Site Assessment	
8 May	SG meeting to review initial LVSCA report	
20 May	Mtg with Carly Tinkler to review reports	
28 May	AECOM mtg	notes
30 May	SG mtg Site selection, housing nos. CG Fry mtg agenda	
3 June	Mtg with CG Fry Up date on progress	

14 June	Wilts Council, review progress on draft NDP & other items	email
1 July	Conversation with Rural View Estate Agents on housing needs	
8 July	Mtg with Nectar distribution up date on employees housing needs	
11 July	[REDACTED] Wilts Council progress mtg	email
16 Aug	Village Open Day on Site Assessment outcome Fellowship Club	
21 Aug	SG meeting to discuss above results and comments	
24 Aug	Village Open Day on Site Assessment outcome Village Hall	
2 Sept	SG discuss o/all results and comments need for indicative Plan	
5 Sept	[REDACTED] Wilts Council progress mtg	email
26-Sep	Briefing meeting [REDACTED] & architect for Indicative layout	email
10 Oct	SG meeting to discuss progress on NP	
17 Oct	Mtg with CG Fry Up date on progress of revised Plan	
29-Oct	SG meeting to follow up on CG Fry meeting	
14 Nov	Working group on writing documents	
18 Nov	Maeeeting with AONB to discuss Draft Plan	email
23 Nov	NP Open Day Village Hall for pre Reg 16 up-date	
4 Dec	[REDACTED] Wilts Council progress mtg	
10 Dec	SG meeting de-brief on meeting with Wilts Council	
2020		
17 Jan	SG meeting to discuss Community Led Housing	
22 Jan	Mtg with CG Fry Up date on progress of revised Plan	
27 Jan	SG meeting to follow up on CG Fry meeting	

Appendix 19 June 2018 Reg 14 Consultation - Publicity

HINDON NEIGHBOURHOOD DEVELOPMENT PLAN 2018 – 2031



NOW OUT FOR PUBLIC CONSULTATION

FROM
**WEDNESDAY 27th JUNE 2018 -
FRIDAY 17th AUGUST 2018**

In compliance with Regulation 14 of Neighbourhood
Planning Regulations 2012.

Consultation ends 5pm 17th August 2018.

For more information go to: www.hindonvillage.org.

BACKGROUND TO THE HINDON NDP

The Hindon Parish Neighbourhood Development Plan (NDP) is now available for final public consultation.

The plan was prepared in response to the Localism Act (2011) which enables Town and Parish Councils to have a greater say in local planning matters and is an essential part of protecting the character the village of Hindon.

Effective planning is one way to ensure that the social, economic and environmental change reflects the needs of our community into the future.

The Neighbourhood Plan will give the Parish Council guidance and authority to develop a plan to meet these needs in general conformity with the Wiltshire Core Strategy (2015-2026) and other relevant legislation.



The Plan has been developed over the past three years by a Steering Group with members from the Parish Council and from the village. It has involved consultation with the community, landowners, employers, developers and planning experts and other key authorities and statutory bodies. The costs have been covered by grants from Locality and Hindon Pc for publicity costs.

It is now up to the local community to decide whether the vision, objectives and policies of the Plan reflect local priorities within the constraints of current legislation.

EVIDENCE AND COMMUNITY CONSULTATION

The Steering Group has reviewed all the options and evidence regarding possible development within the village boundary. Although some issues were not within the remit of the Plan, the Steering Group considered local priorities which will be followed up at the next stage by the Steering Group' in consultation with the developers and others or by the Parish Council as relevant.

The Steering Group has endeavoured to keep the residents informed and engaged throughout the preparation of the Neighbourhood Planning process. These measures have included:

- Open Days
12th & 13th June 2015,
11th & 18th February 2017
20th February 2018
- Questionnaires
- Discussions with key interested parties
- Presence at Hindon Horticultural Show 2017



**HINDON
DRAFT NEIGHBOURHOOD
DEVELOPMENT PLAN**

NOW OUT for CONSULTATION

**WEDNESDAY 27 JUNE to
FRIDAY 17 AUGUST 2018**

READ THE DRAFT

Reference copies available in:

THE PUBS or THE FELLOWSHIP CLUB

or download from:

www.hindonvillage.org

Complete a RESPONSE FORM

from the above and Hindon Stores

or email; hindonnp@gmail.com

Salisbury Journal Classified ad

Hindon Neighbourhood Development Plan

Now out for Reg14 min. 6 week Public Consultation running from Wednesday 27th June – 5.00pm Friday 17th August 2018. The Draft Plan can be viewed on: www.hindonvillage.org and response forms can be obtained or queries addressed to: hindonnp@gmail.com

A2 Poster

HINDON DRAFT NEIGHBOURHOOD PLAN

**CONSULTATION PERIOD:
Wednesday 27th June – Friday 17th August 2018**

The Statutory period has to be for a minimum of 6 weeks, which we have extended to over 7 weeks, to allow for the summer holiday period. During this time all residents of Hindon, are strongly encouraged to read and comment on The Draft Plan and the process that has been gone through to get to this stage.

To make it as easy as possible, a leaflet will have been dropped into every household explaining the process for viewing the document and to complete a straightforward response form. This can be used as a simple tick box section or it can include any comments you wish to make as well.

Copies of the Draft Plan will be available online at; hindonnp@gmail.com and placed in; **The Angel Inn, The Lamb** and in the **Fellowship Club** together with response forms and boxes for completed forms available in each of these locations as well as The Village Shop.

OPEN SESSIONS SAT/SUN 14/15 JULY

There will also be 2 morning "Open Sessions" on **Saturday 14th July** at the **Fellowship Club** and on **Sunday 15th July at the Village Hall** each running from **10.00am – 1.00pm**. There will be members of the Steering Committee present to answer any questions you might have before you complete your response forms, but if you are unable to attend either of these sessions then please contact John Robinson on 820393, Ray Gentle on 820739, David Robertson on 820012 or talk to any member of the Steering Group and we will arrange a special discussion at a time and place to suit. *(We are well aware that this weekend covers the third place and final of the World Cup, but both of these games are in the afternoons, hence the morning sessions!)*

As explained previously, the Draft Plan cannot cover the number of houses to be built, but explains all the alternative locations considered, character and design standards, the environment, landscape and setting, green infrastructure and local green spaces, community amenities and economy, taking into account comments you have made over the last 3 years. House numbers, mix of housing, including 40% affordable, etc., will all be discussed in detail once the Draft Plan has been adopted and the developer draws up their Planning Application, and they too will involve the Steering Group and village in their process.

**PLEASE DO READ THE DRAFT PLAN AND RETURN YOUR FORM BY
5.0pm ON FRIDAY 17th AUGUST**

CONSULTATION RESPONSE FORM
HINDON
DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN (REG 14)

The Hindon Draft Plan is out for Consultation from **Friday 22nd June to Friday 17th August 2018**, and you are requested to use this response form to give your agreement or to express your views on any aspects of the Plan.

You do not need to complete all sections if you do not wish to, but it is essential that you tick the relevant box below, together with your name and address or postcode. **Anonymous replies cannot be considered.**

Copies of The Plan can be viewed online at; www.hindinvillage.org.uk or are available for reading in The Angel Inn, The Lamb and The Fellowship Club during normal opening hours or loan copies can be requested from hindonnp@gmail.com or by phoning any member of the Steering Group. (See over page for details)

Response forms can be left in boxes at each of the above venues, or at Hindon Stores

NAME

ADDRESS

POSTCODE

PLEASE INDICATE WHETHER:

- ☐ **I support this Plan in full**
- ☐ **I support this Plan, but have additional comments specified over page**
- ☐ **I do not support this Plan**

Data Protection

We will not publish your details but we do need to keep a record of all completed forms. Full information about our Data Protection policy is available at: www.hindinvillage.org.uk

VOLUNTARY COMMENTS

BACKGROUND Pages 4 -17

CHARACTER & DESIGN POLICIES Pages 20

LANDSCAPE & SETTING Page 21

SETTLEMENT BOUNDARY & DEVELOPMENT SITE pages 23-28

GREEN INFRASTRUCTURE & LOCAL GREEN SPACES Pages 31-32

COMMUNITY AMENITIES & ECONOMY Pages34-36

APPENDICES

ANY OTHER COMMENTS

[Redacted content]

Appendix 22 Reg 14 Consultation PUBLICITY MATERIAL

Hindon Neighbourhood Development Plan Hindon Neighbourhood Development Plan

Now out for Reg14 min. 6 week Public
Consultation running from **Wednesday
27th June – 5.00pm Friday 17th August
2018**. The Draft Plan can be viewed on:
www.hindonvillage.org and response
forms can be obtained or queries
addressed to: hindonnp@gmail.com

Classified ad. For Blackmore Vale Magazine
Friday 22 June 2018

**Hindon
Neighbourhood
Development Plan**
Now out for Reg14 min.
6 week Public
Consultation running
from **Wednesday
27th June – 5.00pm
Friday 17th August 2018**.
The Draft Plan can be
viewed on:
www.hindonvillage.org
and response forms
can be obtained or
queries addressed to:
hindonnp@gmail.com

Classified ad. For Salisbury
26 July 2018

Journal

HINDON DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN NOW OUT for CONSULTATION WEDNESDAY 27 JUNE to FRIDAY 17 AUGUST 2018

READ THE DRAFT

**Reference copies available in:
THE PUBS or THE FELLOWSHIP CLUB**

**or download from:
www.hindonvillage.org**

**Complete a RESPONSE FORM
from the above and Hindon Stores
or email; hindonnp@gmail.com**



Reg 14 Consultation Questionnaire
Dispenser stand with flier

A1 & A2 posters installed around village of Hindon

Appendix 22 Continued Reg 14 Consultation FLYER

HINDON NEIGHBOURHOOD DEVELOPMENT PLAN 2018 – 2031



**NOW OUT FOR PUBLIC
CONSULTATION
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It is now up to the local community to decide whether the vision, objectives and policies of the Plan reflect local priorities within the constraints of current legislation.

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- Open Days
12th & 13th June 2015,
11th & 18th February 2017
20th February 2018
- Questionnaires
- Discussions with key interested parties
- Presence at Hindon Horticultural Show 2017



HOW TO GIVE YOUR FEEDBACK ON THE HINDON NDP (Reg 14) CONSULTATION FORM

Download from: www.hindonvillage.org

Pick one up from:

Hindon Village Stores, The Angel Inn, The Lamb
or The Fellowship Club

Request from hindonnp@gmail.com

The **Hindon Neighbourhood Development Plan** can be viewed on line or at any of the above locations, or copies are available from the above or by contacting a member of the Steering group detailed below or by using the dedicated email address of: hindonnp@gmail.com

There will be Open Mornings in the Fellowship Club on Saturday 14th July and the Village Hall on Sunday 15th from 10.00-1.00pm where Steering Group members will be available to discuss any points residents may wish to raise. If you have any questions and are unable to make this date just call a member of the Steering Group to arrange a separate meeting.



THE STEERING GROUP



RESPONSE TIME

There is a formal minimum six week consultation period under Neighbourhood Planning Regulations (2012) to give residents an opportunity to comment on or contribute to the Plan before it is formally submitted to the Local Planning Authority, Wiltshire Council

Any feedback regarding the Plan – its vision, policy and objectives or any comments residents may have that will help improve its quality and relevance to local needs and development priorities will be considered by the Steering Group before submission.

**ALL REPLIES MUST BE RECEIVED BY
5.00 PM FRIDAY 17th AUGUST 2018**

--- AND THEN?

Any feedback will help the Steering Group better understand the support for the Plan and residents concerns for the future planning in the Village. Each comment will be carefully considered and documented in a Community Consultation Statement



The plan will then be revised as necessary having considered the issues raised before it is submitted to Wiltshire Council later in the year.

HOW SIGNIFICANT IS THE PLAN

Once adopted the Neighbourhood Plan becomes part of Wiltshire Council's Local Development Plan (LDF) as a 'material consideration'. This means that local residents' views, as expressed in the Plan, must be taken into account and together with current Government Policy will be used to manage development in Hindon.

The Steering Group has made every effort to ensure that this is a Village plan supported by residents and their views have been essential in seeking the best way forward for development in Hindon.

Once adopted the Plan will be the basis for assessment of future planning applications and development in the Parish.

**THIS IS WHY FEEDBACK ABOUT THE
PLAN IS SO IMPORTANT.**

ACKNOWLEDGMENTS

Thanks must go to all the members of the Steering Group without whose voluntary time and effort this Plan would not have existed, and to the assistance given by:

- Lucy Minting and others from Wiltshire Council
- Place Studios, in guidance and Policy writing of the Draft Plan and other documentation
- Financial support from Locality, Groundwork UK and Hindon Parish Council.

[REDACTED]
Hindon Neighbourhood Plan Steering Group

Via: Email.

Spatial Planning
Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

19th October 2018

Consultation on the draft Hindon Neighbourhood Development Plan Wiltshire Council response

Dear [REDACTED]

Thank you for providing Wiltshire Council the opportunity to comment upon the draft Hindon Neighbourhood Development Plan (HNDP).

The representations received through this consultation will provide you with the opportunity to review the HNDP and make any appropriate changes. At this stage in the process, it is also worthwhile reviewing the basic conditions that the HNDP must comply with at the examination stage and take the opportunity to consider whether the HNDP and supporting evidence could be improved to address these.

We welcome this opportunity to comment on this draft of the HNDP and the significant progress this represents. This is an opportunity for the council to comment and make suggestions on the draft neighbourhood plan and its supporting evidence base.

The draft HNDP represents a considerable amount of work involving numerous interests in the local community. It encompasses a great range of issues and pulls them all together. It has clearly been prepared positively with a proactive attitude to achieving the desired outcomes for Hindon.

The focus of our comments is to help ensure that the plan generally conforms to the Local Plan, particularly the Wiltshire Core Strategy (adopted January 2015), and that the proposed policies can be effectively used in the determination of individual planning applications. The comments that follow represent some key areas of the plan that we think need to be addressed in order to meet the basic conditions and improve its usability as a planning document.

The Basic Conditions

For context, the 'basic conditions' that an independent examiner will assess the neighbourhood plan with can be summarised as follows:

- 1. The Neighbourhood Plan must be appropriate having regard to national policy.**
This means that the neighbourhood plan must be in accordance with national policy objectives, such as the National Planning Policy Framework (NPPF), as amended July 2018.
- 2. The Neighbourhood Plan must contribute to the achievement of sustainable development.**

This means that the neighbourhood plan must demonstrate how its plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as 'mitigation measures'). To demonstrate that a neighbourhood plan contributes to sustainable development, sufficient and proportionate evidence should be presented on how the plan guides development to sustainable solutions. This can be set out within the neighbourhood plan itself, or in the Basic Conditions Statement that will also be submitted alongside the neighbourhood plan.

3. The Neighbourhood Plan must be in general conformity with the strategic policies in the development plan for the local area;

This means that the neighbourhood plan must not create a conflict with the strategic aims and policies of the Wiltshire Core Strategy and other emerging policy documents.

4. The Neighbourhood Plan must be compatible with EU obligations including human rights requirements.

This means that the neighbourhood plan must be compatible with European Union obligations, as incorporated into UK law, to be legally compliant. This includes, Strategic Environmental Assessment (SEA) screening, and full SEA where required; and assessment of effects under the Habitats Regulations (HRA).

Policy context

The policy context for the HNBP is as follows:

Wiltshire's Development Plan

- Wiltshire Core Strategy (WCS), January 2015
- Saved policies in the Salisbury District Local Plan (SDLP)

Emerging development plan documents

- The Draft Wiltshire Housing Sites Allocations Plan (WHSAP), as submitted to the Secretary of State on 31st July 2018.

Other relevant policy

- National Planning Policy Framework (NPPF), July 2018
- Planning Policy Guidance (PPG)

1. Neighbourhood plans must be in general conformity with the strategic policies of the Development Plan, which in this case is the Wiltshire Core Strategy (WCS), including saved policies of the Salisbury District Local Plan.
2. The WCS states that Hindon is classified as a Large Village in the Tisbury Community Area. The role and function of Large Villages is set out in Core Policy (CP) 2 which explains that within the settlement boundaries there is a presumption in favour of sustainable development. Other than in exceptional circumstances, or if identified through a subsequent neighbourhood plan or site allocations plan, development will not be permitted outside the defined settlement boundaries at Large Villages.
3. The Tisbury Area Strategy (CP27 of the WCS) sets out objectives for the Tisbury Community Area. Specific objectives for the Hindon Neighbourhood Area focus on the landscape of the

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P3

Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) and maintaining the integrity of the Chilmark Quarries Special Area of Conservation (SAC).

4. CP27 sets out the housing requirement for the Tisbury Community Area through the WCS plan period, which is approximately 420 new homes in the Tisbury Community Area between 2006 and 2026. Of these 200 homes should occur at the Local Service Centre of Tisbury and approximately 220 homes should be provided in the rest of the Tisbury Community Area¹. As at April 2017, of the approximate 220 dwellings required in the rest of the Tisbury Community Area Remainder 78 had been built or are committed to be built, leaving a residual indicative requirement of 142 dwellings. WCS strategic policies support the principle of allocating some housing at Hindon to contribute towards indicative housing numbers provided that this is delivered in conformity with other policy requirements of the development plan.
5. The indicative residual requirement in the community area has informed the evidence base behind the draft Wiltshire Housing Sites Allocations Plan (WHSAP), which has recently been submitted to the Secretary of State for examination. The WHSAP proposes to allocate housing sites in a number of locations throughout Wiltshire, where there is considered to be a strategic need to do so, in order to maintain a five-year housing land supply in each of Wiltshire's three housing market areas over the WCS plan period to 2026. Through this process, assessment of available sites² in Hindon was carried out and this concluded that no sites should be allocated in the WHSAP due to evidence indicating that there is uncertainty over the capacity of the local school which is not within Wiltshire Council's control. It was recognised that a neighbourhood plan was being progressed which potentially sought to allocate some land for housing. It was concluded that in the absence of a strategic need up to 2026 for the WHSAP to allocate here, a neighbourhood plan would be the correct vehicle to seek a housing allocation to meet local needs in these circumstances, which could in turn carry out further detailed analysis of local school capacity and other local issues.

Comments on the draft Hindon Neighbourhood Development Plan

6. The steering group for the HNBP should be commended for the vast amount of work that has gone into producing the draft HNBP, which is a well thought out and detailed document, clearly reporting on and acting on the wishes of the local community.
7. The comments that follow are intended to advise the steering group on some adjustments they should consider making to ensure that the HNBP meets the 'basic conditions' that it will be assessed against when it comes to the examination stage, as well as comments intended to improve the legibility of the document as a formal planning document, when read by decision makers. The advice is based on officer's previous experience of neighbourhood plan preparation, and the issues which are expected to be picked up by a future examiner.

Strategic Environmental Assessment

8. Early draft proposals for the HNBP have been subject to Strategic Environmental Assessment (SEA) screening which concluded that the proposals are likely to result in significant effects. Accordingly, the draft plan is required to be supported by a full SEA, which is a two-stage process. The first stage is the 'scoping' stage whereby the key issues requiring detailed assessment are

¹ The 'rest of the Tisbury Community Area' includes the three large villages of Hindon, Ludwell and Fovant, as well as the small villages of Ansty, Berwick St John, Charlton, Chilmark, Donhead St Andrew, Donhead St Mary, Fonthill Bishop, Fonthill Gifford, Sutton Mandeville, Swallowcliffe and Tollard Royal.

² Land identified in the Strategic Housing and Economic Land Availability Assessment (SHELAA)

'scoped' and agreed through consultation with Wiltshire Council and statutory bodies³. Once the scope of the SEA is determined, a full report should be produced which assesses the extent of the likely significant effects and reasonable alternatives. The full SEA is an iterative process and forms part of the evidence base that should inform and justify the decisions taken in preparing the draft neighbourhood plan. Neighbourhood plans that require SEA should carry out this exercise before embarking on the first formal ('Regulation 14') public consultation, as the plan presented should be shown to have been informed by the outcome of the SEA.

9. The HNBP that has been consulted on was supported by a draft SEA scoping report, but not a full SEA. As such, Wiltshire Council are of the view that in the interests of correct process the steering group should carry out a further 6-week Regulation 14 consultation once the full SEA has been prepared and it can be shown that the draft neighbourhood plan has been derived taking into account the outcome of the SEA. This will demonstrate to a future examiner that correct process has been followed.

Comments on the Scoping Report

10. The Scoping Report is entitled '*Draft Strategic Environmental Assessment (SEA) Scoping Report*' but the report goes on to describe itself as a sustainability appraisal. On page 11 of the report, it states that '*Throughout this report therefore, where reference is made to sustainability appraisal, it relates to the combined process of sustainability appraisal and SEA*'. It is suggested, to avoid any confusion, that the report title on the front page is changed to 'Draft Sustainability Appraisal Scoping Report, incorporating the requirements for Strategic Environmental Assessment'.
11. On page 5, immediately after details of Wiltshire Council's SEA screening decision are highlighted, it is stated '*This stage of sustainability appraisal involves...*'. This would be a good point to explain why it has been decided to undertake a sustainability appraisal rather than an SEA, or a reference to Section 1.2 given where this information is located.
12. In Section 1.2, 2nd para on page 11, it states '*The requirements of the SEA Directive that this report meets are outlined in Section 2.1 of this report and at the beginning of the following sections.*' We suggest that it should instead refer to the requirements of the SEA Regulations, not the SEA Directive. Regarding the reference to '*the following sections*' - it is not clear what these are as there don't appear to be any listed. This should be clarified.
13. Section 1.4 – the '*Consultation Task A5*' should be preceded by '*Chapter 7*'. And Tasks A1, A2 and A3 should also be referred to against Chapters 3, 4 and 5 respectively.
14. Section 2.1 – the bullet point in the first paragraph needs to be revised so that it refers to the latest version of Wiltshire Council's SEA guidance (December 2015) which is correctly referred to in the 1st paragraph of the document.
15. The requirements of the scoping stage listed on page 12, and elsewhere throughout the report, should refer to the requirements of the 2004 SEA Regulations as these transpose the SEA Directive into national law and it is these regulations that are being met.
16. Section 2.2 – 2nd paragraph on page 13 only refers to Tasks A1 and A2. It should also refer to Tasks A3, A4 and A5.
17. Section 3.2 1st paragraph refers to the SA Scoping Report of the Wiltshire Core Strategy. However, since that time, SA Scoping Reports have been published for the Wiltshire Housing Site Allocations Plan and Local Plan Review and those will contain details of more recent relevant

³ Natural England, the Environment Agency and Historic England

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plans and programmes. It is suggested that those documents are investigated to inform Section 3.2.

18. Section 3 Task A1 and Appendix B – the range of documents assessed is considered appropriate. However, some documents have been revised and the current versions should be assessed and referenced in this section, such as
 - The NPPF (as revised July 2018)⁴
 - Topic Paper 3 Housing Land Supply Addendum (July 2018)⁵
 - Wiltshire Housing Site Allocations Plan, submission version (July 2018)⁶
 - Tisbury Community Area Topic Paper (July 2018)⁷
 - Wiltshire Strategic Housing and Economic Land Availability Assessment - Tisbury Community Area (July 2018)⁸
19. Sections 4 and 5 – it is considered that these sections adequately record baseline conditions and environmental issues.
20. Section 6 – refers to ‘SEA Objectives’ although earlier chapters describe this as a Sustainability Appraisal Scoping Report so, for consistency, it should refer to ‘SA Objectives’.
21. Figures 6 and 7 – there is no explanatory text to the figures and therefore unclear what these are. The figures do not appear to contain any assessment findings. If these are to be completed at a later date and included in the SA Report then this should be explained.
22. Section 7 – 1st paragraph refers to this document being a ‘Strategic Environmental Assessment Scoping Report’ but earlier chapters state that it is a sustainability appraisal. This should be clarified.

Housing Numbers and Needs

23. Neighbourhood planning gives local communities the powers to explore and develop planning policies for how local needs can be met through planned development, where there is evidence to support this. This may include allocating a site (or sites) for the development of housing, and the draft HNPP takes this approach with the allocation of a site.
24. As set out above, evidence supporting the emerging WHSAP concludes that there is no strategic need up to 2026 for Wiltshire Council to allocate a site at Hindon, as the five-year housing supply position can be secured through other allocations in the South Housing Market Area. Sites in Hindon that were assessed through the evidence gathering work for the WHSAP were ruled out predominantly on the grounds of there being uncertainty over the capacity of the local school to

⁴ National Planning Policy Framework (July 2018), available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

⁵ Topic Paper 3 Housing Land Supply Addendum (July 2018), available at: <https://cms.wiltshire.gov.uk/documents/s151696/TOP03CWHSPAP3HousingLandSupplyAddendumJuly2018Submissionversion.pdf>

⁶ Wiltshire Housing Site Allocations Plan, submission version (July 2018), available at: <http://www.wiltshire.gov.uk/planningpolicydocument?directory=Wiltshire%20Housing%20Site%20Allocations%20DPD/Submission%20July%202018/The%20Plan%20%26%20Supporting%20Documents&fileref=2>

⁷ Tisbury Community Area Topic Paper (July 2018), available at: <http://www.wiltshire.gov.uk/planningpolicydocument?directory=Wiltshire%20Housing%20Site%20Allocations%20DPD/Submission%20July%202018/Community%20Area%20Topic%20Papers&fileref=17>

⁸ Wiltshire Strategic Housing and Economic Land Availability Assessment - Tisbury Community Area (July 2018), available at: <http://www.wiltshire.gov.uk/shelaa-2017-appendix-5.16-tisbury.pdf>

absorb an increase in pupil numbers. It was concluded that any allocations at the village should be progressed through a neighbourhood plan at the local community's discretion, in order to meet identified local needs. This could in turn carry out further analysis of local school capacity. As such, Wiltshire Council support the principle of a neighbourhood plan allocating some housing at Hindon to help meet local needs, provided other policy requirements of the development plan (including in relation to education) are met

25. From the consultation documents that are available it is currently unclear how the level of need has been determined for Hindon over the neighbourhood plan period to 2031. Evidence appears to rely on the indicative housing requirements that are set out in the adopted WCS and subsequent monitoring reports, which have an end date of 2026. As explained above, in the rest of the Tisbury Community Area Remainder there is a residual indicative requirement of 142 dwellings up to 2026, which is a high-level guide but not an absolute indicator of need. The neighbourhood plan as drafted has a plan period up to 2031.
26. To build the evidence base it would be helpful to provide further information supporting the need for the development over the whole of the plan period, including the additional five years beyond the end of the WCS plan period. This should ideally include a housing needs survey prepared by Wiltshire Council's Housing team, which would update the survey carried out in January 2013 that is now quite dated (the report covers a period of 3 years). Other evidence could include population data projections from the Office of National Statistics (ONS); locally sourced data relating to need for specific housing types; evidence that village facilities are in decline and would be bolstered by additional housing; and information relating to the role of the village in relation to the wider community area etc. Further information about sources of statistical housing data which can be used to provide this evidence can be found in the Locality resource document *Housing Needs Assessments at Neighbourhood Plan Level*⁹. I don't have the document just mentioned but will get it and share it to all.
27. The plan could also consider the potential for the site to accommodate small scale employment uses, if there is local evidence to support this. Site Selection Process
28. The allocation site proposed at policy DS1 is relatively large, and even allowing for a significant proportion of the site for landscape buffer and any other necessary mitigation measures the site may still be large enough to accommodate approximately 50-100 dwellings (depending on site layout, density etc.), which would be a sizeable addition to the village. Based on the evidence of need, the allocation policy should be clear in its intention by specifying an approximate number to be delivered that will guide a future planning application. It may be appropriate to reduce the size of the allocation area depending on the outcome of needs assessment, especially given the sensitivities of the site within the AONB and potential impacts on heritage assets.
29. The draft HNBP is supported by a Site Assessment Report at Appendix 4 which comments on the relative merits of other alternative sites around Hindon. The list of available sites is drawn from Wiltshire Council's SHELAA, although it is worth noting that the sites within the SHELAA are not exhaustive of all potentially available options and it is worthwhile carrying out an additional 'call for sites' to test if there are any other land parcels that could be considered as alternatives. As explained in the Locality guidance document *Site Assessment and Allocation for Neighbourhood*

⁹ Locality, Housing Needs Assessments at Neighbourhood Plan Level, available at: <https://neighbourhoodplanning.org/wp-content/uploads/4-LOCALITY-HousingNeedsAssessment-HM-JW-JS.pdf>

*Plans*¹⁰, 'casting the net as wide as possible is important to ensure the most appropriate sites are allocated and also in the event of your plan being challenged by landowners or developer who own or control sites they consider developable. If these are not considered and objectively assessed, the plan may be at risk'. The Sites Assessment Report demonstrates assessment of constraints of the available SHELAA sites and carries out further analysis of the impacts of development at each site, concluding that land at Chicklade Road is the most suitable of the sites assessed.

30. The Sites Assessment Report does not set out specific criteria for site selection or an outline of the methodology, although conclusions are clearly set out against specific headings, which illustrate the themes and impacts that were considered. The Site Assessment Report would benefit from being introduced by a methodology to explain how and why assessment criteria were selected, and give an overview of the process

31. Proposed Housing Allocation at Chicklade Road

32. The following sections provide specific comments on the proposed allocation site at policy DS1, drawing from consultation responses that have been received from Wiltshire Council specialists.

Landscape

33. The HNPP has a strong environmental theme that cross cuts through the draft policies. The plan recognises the importance of local character, both in the landscape and the built environment, and the contribution of local ecosystems that provide an attractive and diverse setting to the village.

34. The proposed allocation site at policy DS1 is in the Cranborne Chase AONB. Paragraph 172 of the NPPF sets out that:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.'

35. In the context of the site's landscape sensitivities being within the AONB sufficient evidence will be required to justify the scale and extent of the development in its landscape setting, and the degree to which needs outweigh any potential harm.

¹⁰ Locality, Site Assessment and Allocation for Neighbourhood Plans, available at: <https://neighbourhoodplanning.org/wp-content/uploads/17-LOCALITY-site-assessment-HMJS08.06.18.pdf>

36. The draft HNBP includes policy cross references to the AONB Management Plan e.g. local distinctiveness, dark skies and landscape character. It would be beneficial to include a line (e.g. in the description on page 41) that explains the national importance of this landscape designation.
37. The draft HNBP is informed by a visual appraisal of potential development sites. The appraisal has followed the general principles of best practice and is proportionate and appropriate to the scale of the development. Each site has been appraised from a selected number of viewpoints representing a variety of visual receptors. The plan has opted for the site at Chicklade Road and has recognised and mapped the environmental constraints.
38. Policy LS1 (page 21) states that
- 'Key views highlighted in map 7 below, should be maintained and protected. Development should not have a detrimental impact on these key views.*
- Any application which might impact on a key view should demonstrate how it will be seen, what impact development would have on that view and mitigation proposals to remove or reduce any negative impacts.'*
39. It should be noted that the viewpoints selected for the visual appraisal do not entirely correspond with those identified in LS1 and illustrated on Map 7 (page 22). This should be rectified for consistency.
- Conservation and heritage**
40. The draft HNBP provides a well written and interesting context for local history, and is followed by a Character and Design policy (CD1) which incorporates conservation of heritage assets.
41. The scale of the allocation site is of potential concern from a conservation perspective. The site represents a significant proportion of the village, and while there are ambitions that it will reflect local character there is concern that this could contrast with the form and character of the historic core of the village, which remains its dominant place.
42. The heritage statement that supports the draft HNBP appears to conclude that the whole of the site would be disproportionately large to the size and scale of the existing village, but this does not appear to have resulted in any reduction of the site area, aside from indicating where hedge and tree planting boundaries should be at the edges of the site. Without an approximate housing number ascribed to the allocation, it is difficult to determine the degree of potential harm that could result from development, but given the scale of the site and its relationship with numerous nearby heritage assets the level of harm is likely to fall within the 'less than substantial' category as set out in the NPPF. Paragraph 196 of the NPPF sets out that:
- 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'** As such, the HNBP and its supporting evidence should demonstrate how the benefits of the development outweigh the potential harm.
43. The HNBP would also benefit in providing further detail in assessing the potential impacts on the Wessex Ridgeway.

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Archaeology

The HNPD would benefit from acknowledging the presence of archaeological assets within the landscape and the potential for buried archaeology in the wider landscape. Evidence should include a review of records listed on the Historic Environment Record (HER).

Ecology

44. The plan allocates land for development within the catchment of the River Avon Special Area of Conservation (SAC) and the bat consultation zone for Chilmark Quarries SAC and therefore consideration needs to be given to mitigation appropriate to this stage in the planning process. In light of the judgement in Case C 323/17 CJEU "people over wind" (12 April 2018) the Council has determined that the application should be subject to an 'appropriate assessment' under Regulation 105 of the Habitats Regulations 2017. The outcome of the appropriate assessment is set out below, and determines that with additional wording added to the proposed policies it will be possible to conclude there would be no adverse effect on the integrity of either European site.
45. A constraints map (Map 10) has been prepared which shows enhanced hedge and tree planting along ecology corridors with a relatively wider corridor along the Wessex Ridgeway and a narrower corridor along the eastern boundary. No corridor has been allocated along the southern boundary.
46. The allocation site lies some 2.7km from the Fonthill Grottoes Site of Special Scientific Interest (SSSI) which is a core roost for greater horseshoe and barbastelle bats which are features of the Chilmark Quarries SAC. Records held by the Biological Record Centre show barbastelle, lesser horseshoe and greater horseshoe bats were recorded on the site in 2018 using bat detector equipment. Such equipment is not currently able to distinguish Bechstein's bats and therefore their absence from the records does not necessarily mean this species is absent.
47. The site is unlikely to provide a significant quantity of foraging habitat for the protected species. The records are therefore likely to relate to commuting bats, but limited foraging opportunities will exist along hedgerows and trees on site. The most likely commuting routes would be along field boundaries. Recent radio-tracking studies show all the species except lesser horseshoes will also fly straight across open spaces under dark conditions and this remains a possibility at this site. There are no opportunities for horseshoe bats to roost but if suitable buildings exist in the village there is an increased likelihood of these bats flying through the site. Any trees with "preferred roosting features" could support barbastelle and Bechstein's bats. Any application coming forward would need to be supported by adequate bat surveys broadly in accordance with the BCT guidelines for habitats of moderate value. At this stage, it seems unlikely that the results would prevent housing development at this site.
48. Although corridors are in principle likely to be an acceptable means of providing mitigation for these bat species at this site, there are no details in the HNPD to justify the location or relative widths of the corridors shown on Map 10. In addition, no details are provided of other constraints which would reasonably be expected for development in a bat consultation zone, such as minimum corridor widths, general landscaping requirements and areas where lux levels would be maintained at no more than 0.5 lux above background. To ensure this policy would not lead to adverse effects on the Chilmark Quarries SAC, it is recommended that the following additional wording be added to policy DS1:

"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 Map 10 but the final layout and housing capacity of the site should be evidenced

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through adequate survey and meet relevant Wiltshire Council principles for mitigation to ensure no adverse effects on the Chilmark Quarries SAC.”

49. Hindon lies within the catchment of the River Avon Special Area of Conservation (SAC). This European protected site is currently failing its conservation targets due to inputs of phosphate from both sewage treatment works and agricultural runoff. While a Nutrient Management Plan to remedy this issue was published in April 2015, it has recently emerged that the catchment sensitive farming measures which were anticipated to reduce and offset phosphate inputs from proposed new development, are not being implemented as expected. The Environment Agency (EA) and Natural England (NE) have therefore advised Wiltshire Council that new development will need to secure measures to ensure that it will be ‘phosphate neutral’. It is anticipated that this matter will be resolved in the long term through Wessex Water’s Asset Management Plan. However specific measures to reduce phosphates are unlikely to be agreed with Ofwat until 2025. The Council has therefore entered into a Memorandum of Understanding (MoU) with the EA, NE, other local authorities in the catchment and Wessex Water committing that it will deliver phosphate neutral development for applications approved between March 2018 and March 2025 through the following measures:

- Imposing a condition on all planning permissions for new dwellings requiring construction to the Building Regulations optional requirement of a maximum water use of 110 litres per person per day.
- Preparation of a draft of Annex 2 to the Nutrient Management Plan detailing appropriate offsetting measures within three months of the MoU being signed.
- Using appropriate developer contributions to secure measures identified in the completed Annex 2 sufficient to ensure that all development permitted up to 2025 is phosphate neutral.

50. As the phosphate neutral approach is a recent requirement, there is no higher policy which deals with the current mitigation requirements for the River Avon SAC. It is therefore recommended that the following additional wording be added to policy DS1:

“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.”

Affordable Housing

51. Regarding Policy DS1, the provision of 40% affordable housing is in accordance with CP43 of the Wiltshire Core Strategy.

52. Objective HS2 implies that local employees should be prioritised for affordable housing. This may conflict with the Wiltshire’s allocations policy which, whilst including local employees within the local connection criteria, would not prioritise them above other people with a local connection such as local residents. A minor amendment to the working is suggested to ensure that there is no conflict with Wiltshire Council’s allocation policy:

“To ensure an adequate supply of affordable housing to meet the needs of Hindon, including for local employees”.

Education

53. Wiltshire Council's Education team have advised that Hindon Primary School is a small 2 class school with approximately 45 pupils on roll. The birth rate in the area is increasing so there is a forecast rise in the school's intake over the next 5 years. The school is Voluntary Aided and is therefore not managed by Wiltshire Council. The HNBP reports that the school have confirmed that expansion would be possible and that they already have planning permission for this expansion. To verify this within the evidence base, details of the planning permission (applications reference number etc.) and details of proposed expansion should be supplied.

Sustainable Transport

54. Policy DS1 refers to footpath access to the proposed new development. To ensure wider sustainable transport opportunities it is recommended that this is expanded to include a requirement for safe pedestrian access between the new development and the village primary school.

Pre-Application Community Involvement Protocol

55. The draft HNBP sets out in policy PA1 that applicants proposing developments of any size should follow the pre-application community involvement protocol as set out in Appendix 2. While the pre-application protocol is a useful tool to inform future developers of local community engagement expectations, neighbourhood plans can only set out policies that are to do with land-use, and therefore it is unlikely to be supported as a policy.

Settlement Boundary Review

56. The draft HNBP includes policy SB1 which relates to the Hindon settlement boundary. The supporting text explains that the draft settlement boundary review proposed through the WHSAP has been reviewed by the Parish Council and it has been agreed to accept the suggest amendments. NPPF paragraph 16 explains that Plans should:

“serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).”

Accordingly, we would suggest removing the policy reference to the review of the settlement boundary, as this has already been addressed through the WHSAP and there is no need to duplicate this work.

57. The draft HNBP notes that the settlement boundary will 'shrink' to fit the built area once the proposed housing allocation has been built. For the avoidance of doubt, we would recommend removing any suggestion that the proposed allocation currently falls within the settlement boundary, and would suggest instead that the HNBP commits to reviewing the settlement boundary as part of ongoing monitoring of the neighbourhood plan, once development has taken place. This will ensure that the settlement boundary only reflects what has actually been built out.

Character and Design

58. Policy CD1 would benefit from detail in terms of specific character and design qualities that are to be required in new developments, to ensure that the plan gives local detail that is not already covered by WCS policies. The Hindon Village Design Statement, Conservation Area Appraisal and AONB policies are already material considerations in the determination of planning applications so reference to these within the policy does not add anything in this regard. The

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policy could be improved by specifying locally distinctive and valued features which are considered to be of importance to the character of Hindon,

Green Infrastructure

59. Policy GI1 sets out that the HNBP will establish a Hindon Green Infrastructure Network. The policy as worded does not explain how the green infrastructure is to be connected as a network, and how this should be implemented in the making of planning decisions. This is needed within the policy so that it can be effectively used by decision makers.

Local Green Spaces

60. The HNBP is supported by an evidence document which explains the evidence used to justify the proposed designation of two areas of Local Green Space. The document appears to be well founded and comprehensive in its assessment of each potential site against the criteria set out at paragraph 100 of the NPPF.
61. Regarding the assessment of the Whitehill Green Space, it is stated that the site should not be designated as Local Green Space as the HNBP seeks to allocate the site for future car parking. However there does not seem to be any reference to car parking on the site in the draft HNBP. This should be clarified.
62. The final line of the 'Explanation' leading into policy LGS1 sets out that other green spaces that do not qualify for LGS status should be protected. It is not clear how these spaces will be protected, as they are not proposed to be allocated as Local Green Space. This introduces uncertainty, and it is suggested that this sentence is either removed or clarified.

Sustainability and Climate Change

63. The Environment Agency categorises most of Hindon within Flood Zone 1 (low probability of flooding). However, the lower end of Hindon, including along The Dene and out past the primary school along the watercourse route is classified as Flood Zone 2/3 (medium/high risk). This area also has a high surface water flood risk. Remedial action of maintenance on ditches and watercourses has been taken to reduce the possibility of flooding, and all developments in the village should seek to further reduce this risk.
64. Continuing changes in weather patterns are predicted to result in periods of high rainfall. The site proposed for allocation is entirely within Flood Zone 1 and therefore at low risk. However, plans for drainage of surface water must be treated so as not to adversely affect and actively seek to minimise flooding offsite, such as along The Dene or other low-lying areas via springs which rise at times of heavy and persistent rainfall.
65. The HNBP would benefit from additional policy wording (ideally at policy SC1) requiring that new development seeks to improve village infrastructure by ensuring that any new development delivers drainage systems that are resilient and provide betterment with surface water run off to mitigate the risk of local flooding.
66. With regard to policy SC1, the requirements set out in the policy are considered to be quite vague. For instance, the policy intention could be made clearer by setting out what types of renewable energy sources would be encouraged. Neighbourhood planning provides the vehicle for local communities to build resilience and future proofing into the shape of their future development, and there is an opportunity for policies to be ambitious in setting high standards for attaining low

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carbon development in the future. We would recommend *Low-carbon Neighbourhood Planning*¹¹ for further reading and inspiration around this subject.

Community Amenities

67. Policy CA1 sets the HNBP policy for retention and improvement of local community facilities. As set out above, NPPF paragraph 16 discourages duplication of policy that already exists, and it would appear that the first paragraph of policy CA1 broadly replicates WCS CS49 (Protection of rural services and community facilities). We would recommend reviewing this part of the policy to consider whether it needs to be retained, and what local detail it can add.
68. The second paragraph of the policy would benefit from further clarity as to which facilities are to be enhanced through developer contributions – i.e. just those that appear on Map 13, or any others?
69. The relocation of the Doctors Surgery is likely to require significant funding. It would be helpful to understand a few points.
 - Has any viability work been carried out to test whether this can be delivered, and what the parameters would be i.e. How many houses need to be built to fund the development, or what are the other sources of funding?
 - Does it rely on other development outside of the proposed Cricklade Road allocation to deliver, as implied by its inclusion in policy CA1?
 - What is the evidence of need for a new Doctor's Surgery?
 - Have the NHS/CCG been consulted and are they in support of the proposals to relocate?
 - What will happen to the old Doctor's Surgery site?
70. Regarding the final bullet point of CA1, it would be helpful to clarify is what circumstances Transport Assessments and Travels Plans will be required. Most small-scale developments are unlikely to require such a level of detail.

Section 7 Projects

71. There is a contradiction in terms at Section 7 which is described as not part of the planning elements of the Neighbourhood Plan and therefore not to be examined as part of the Neighbourhood Plan. By its inclusion within the HNBP it will be subject to examination, and if it is not the intention for it to be examined then it should be removed from the document and placed elsewhere, such as on the website. However, many parish councils opt to include non-planning content within their neighbourhood plan, badged as 'Community Aspirations' (or similar) as a way of recognising that such content cannot form neighbourhood plan policy, but nonetheless reflects and responds to the outcome of community consultation. It is also a way of signposting what the Parish Council's priorities will be over the coming years. As long as it is clear that this section of the HNBP is not policy content then this should be acceptable to an examiner.
72. I hope this provides a useful summary of our views and we look forward to discussing these comments with you at our planned meeting. We commend the amount of work that has so far gone into the preparation of the draft plan, the consultations that have already taken place to inform the plan and the level of commitment there has been to plan positively for Hindon and its neighbourhood area.

APPENDIX 24 REG 14 RESPONSE FROM NATURAL ENGLAND

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----- Forwarded message -----

From: [REDACTED]
Date: Mon, Aug 13, 2018 at 3:41 PM
Subject: RE: Hindon NDP Regulation 14 Consultation. NE ref: 250750
To: [REDACTED]
[REDACTED]

Dear Sir/Madam, many thanks for the above consultation. We have the following comments to make.

Reg 14 consultation.

Strategic Environmental Assessment

We note that this consultation has been published (and in particular the preferred allocation put forward) in advance of the completion of the Strategic Environmental Assessment (SEA). The SEA is a tool that should be used to inform the plan, and allocations therein, rather than provide post hoc justification. It also allows consultees to compare (and challenge if applicable) the reasoning behind the choice of allocation. By the Regulation 14 stage we would expect to see a full environmental report and therefore before progressing the plan further we advise that all stages of the SEA process should be adhered to, as set out in the Regulations, to demonstrate that the SEA has been taken into account during the preparation of the plan and that alternatives have been considered and evaluated, which may result in reconsideration of proposals outlined in the emerging Neighbourhood Plan.

Given the proximity of the site to the Fonhill Grottoes part of the Chilmark Quarries Special Area of Conservation, we advise that a Habitats Regulation Assessment is required. We note that one has been prepared and we have been consulted on this Assessment and we will respond to this separately.

Landscape

There is no clear evidence that the proposed allocation is acceptable in landscape terms, nor clear how it compares to the other sites under consideration. Indeed, the only relevant evidence appears to be the visual appraisal, which provides neither a comparison of sites (needed for SEA purposes), nor an assessment of their acceptability in visual terms (needed in terms of justifying the exceptional circumstances test in the NPPF). There is no evidence relating to landscape (as opposed to visual) impact. I would be happy to provide examples of Neighbourhood Development Plans level Landscape and Visual Impact Assessments which do these things on request.

Housing Sites Options Assessment – consideration of reasonable alternatives in the context of the Strategic Environmental Assessment

We note that the HOUSING SITES OPTIONS ASSESSMENT REPORT says "Option 1 [Not include any development sites with the plan] was dismissed because it was considered appropriate for Hindon to take at least some share of the Tisbury Area target". It is quite possible that if the

APPENDIX 24 REG 14 RESPONSE FROM NATURAL ENGLAND

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landscape impacts of developing any of the sites at Hindon are significantly adverse, and worse than developing at other locations in Tisbury Community Area. As such option one is a reasonable one, and should not have been dismissed. Conversely sites in Hindon might be the most appropriate in which case option 3 would be appropriate. Thus we advise that an assessment of the whole community area is needed to assess the best sites to allocate in order to meet the requirements of the SEA directive. I appreciate this is likely to be beyond the scope and ability of yourselves. As we see it, this is an inevitable consequence of the flawed evidence used in support of Wiltshire Core Strategy. The housing figures should have been fully assessed, along with alternatives and their deliverability, as part of the higher tier plan process – something which we pointed out at the time. We have sought to resolve this with Wiltshire Council prior to responding to this consultation (see attached email), but have not as yet achieved resolution.

Regards,



Lead Advisor, Planning & Licencing, Somerset, Avon and Wiltshire Area Team, Natural England. 07990 773630

APPENDIX 25 REG 14 RESPONSE FROM CRANBORNE CHASE AREA OF OUTSTANDING NATURAL BEAUTY P1

**Cranborne Chase
Area of Outstanding Natural Beauty**



AONB Office, Shears Building, Stone Lane Industrial Estate,
Wimborne, BH21 1HD Tel: 01 725 517417
Email: info@cranbornechase.org.uk Web site: www.ccwwdaonb.org.uk

[REDACTED]
Hindon Neighbourhood Plan Steering Group

By Email hindonnp@gmail.com
[REDACTED]

10th September 2018

Dear Ray

Neighbourhood Plan for Hindon – Regulation 14 Consultation

Thank you for the opportunity to comment on the Regulation 14 Consultation for the Hindon Neighbourhood Plan. Unfortunately it seems that your Group may have been either mislead or only provided with partial information which meant that you did not formally consult with this AONB Partnership at the start of the formal consultation period. Nevertheless, the opportunity to respond now is greatly appreciated.

1. General comments, recommendations, and advice
The relevance of this nationally designated Area of Outstanding Natural Beauty to this consultation is set out in Annex A to this response. Annex B lists the organisations that make up the Cranborne Chase AONB Partnership Board.
2. The Local Authority partners have formally adopted the Cranborne Chase and West Wiltshire Downs AONB Management Plan 2014 – 2019. It is accessible on our website at <http://www.ccwwdaonb.org.uk/publications/aonb-management-plan/>.
3. The Management Plan is a material planning matter.
4. This consultation response has been prepared under delegated authority.
5. It appears, from my reading of the various documents, that the responsibilities of the Parish Council and the Neighbourhood Plan Group towards this Area of Outstanding Natural Beauty may be only partially, or poorly, understood. I have, therefore, set out a statement as an annex to this letter that shows the status of AONBs in general and how AONBs should be taken into account in the planning processes.
6. I see there are a number of supporting documents and it seems that some unsupported emphasis in those, coupled with some obvious misunderstanding

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about the AONB, is likely to have coloured the approach to the Neighbourhood Plan.

Strategic Environmental Assessment

7. The Strategic Environmental Assessment (SEA) is an important document and I see that in the screening decision Wiltshire Council clearly indicated the need to take account of the location of the Neighbourhood Plan Area within this Area of Outstanding Natural Beauty. It is, however, rather disappointing that in many of the documents the correct name of this AONB is not used. For the record the formal name of this AONB is Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. I notice that in many cases the key word 'Downs' is missed out and it seems there is some confusion between the landscape character assessment carried out by this AONB and the slightly later one carried out by the Salisbury District Council. Nevertheless the lack of understanding that the Downs of West Wiltshire are a key element seems to have led to some misunderstandings and under valuing of the AONB in the Neighbourhood Planning process.
8. The AONB Partnership decided on a shorter working name for this AONB in January 2014. However, and despite Wiltshire Council making it very clear that the neighbourhood area is 'entirely within the Cranborne Chase AONB' a number of your reports refer to the neighbourhood plan area being 'within the setting of the Cranborne Chase AONB'. Clearly that implication, to both those engaged in the neighbourhood plan process and to readers, that the neighbourhood plan area is outside of the AONB is both misleading and under valuing the emphasis that needs to be put on AONB matters within the Neighbourhood Plan.
9. It is, therefore, particularly unfortunate that the body of the SEA does not set out clearly the significance of the AONB designation and how national planning guidance supports the conservation and enhancement of natural beauty. Furthermore, that national guidance is quite clear that development within AONBs should be limited and major development should only be in exceptional circumstances.
10. The overarching vision for Hindon has an obvious emphasis on its character and natural environment. It is, therefore, more than a little confusing that the vision statements and objectives are being led by development and housing objectives, together with infrastructure, rather than ensuring how those environmental and heritage assets are conserved and enhanced.
11. The section on Landscapes, page 21, is merely descriptive and does not indicate how the proposals within the draft Neighbourhood Plan would impact, either adversely or beneficially, on the landscape that is nationally recognized as one of the nation's finest. There is no mention of the AONB Management Plan in that section despite the existence of the AONB and its Management Plan, which is adopted by all of the Partner Local Authorities, being a material matter in planning policy making and decision making.
12. I am surprised that the AONB has not been identified in section 5 of the SEA as a key sustainability issue. I also see that Figure 6, which is an assessment

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APPENDIX 25 CONTD.REG 14 RESPONSE FROM CRANBORNE CHASE AREA OF

of Hindon and NP objectives, has a system of colours and ticks and crosses to indicate relationships between various factors. However, those colour coded ticks and crosses have not been completed in that Figure nor the subsequent Figure 7.

13. Appendix B is a review of relevant plans, policies, and sustainability objectives that appear to have been abstracted by your advisors. Page 39 refers to the Cranborne Chase and West Wiltshire Downs AONB Management Plan (one situation where the name of the AONB is correct). However, the author is not 'national government – DEFRA'; the AONB Management Plan is prepared by the AONB Management Team on behalf of the AONB Partnership. The Partnership is set out in Annex B of this letter. I should advise you that in the section 'Summary of Document' it is not clear that the designation is statutory and of national significance. Furthermore, to be fully accurate, instead of 'the primary purpose' it should read 'the statutory purpose' of AONB designation is 'conserving and enhancing the natural beauty of the area'. Any supplementary responsibilities derive from explanatory documents produced by Natural England and Natural England's predecessor organisations.
14. As I have already pointed out the reference to Hindon being in the setting of the Cranborne Chase AONB is not correct; the Neighbourhood Plan Area is centrally located in this AONB. I would also comment that the second bullet point in relation to AONB matters considers the duty on the Parish Council and the Neighbourhood Plan Team, which should be to conserve and enhance the natural beauty. That is considerably more challenging, and precise, than the quoted 'have no negative, and ideally a positive, impact on the landscape setting, of Hindon village'.
15. The abbreviations on page 51 have an incorrect title for the AONB and there is no need for the quote marks around the Area of Outstanding Natural Beauty. It also looks like the date of the Wiltshire Core Strategy is incorrect. I do, therefore, regretfully have to conclude that the SEA has a number of significant shortcomings that need to be fully corrected.

Visual Appraisal

16. The document entitled 'Wiltshire SHELAA Sites Visual Appraisal June 2018' is an informative document. It does, however, clearly limit itself to visual issues. It should not, therefore, be regarded as providing an assessment of the functional landscape issues that need to be taken into account when considering development proposals in and around the village of Hindon.
17. The document has a clear and helpful approach to its methodology. It draws a clear distinction between specific and representative views, and it explains what it means by visual receptor. It looks at only four sites whereas other NP documents consider additional potential development locations.
18. The document states that it follows national guidance set out by the relevant professional institution. What it does not say, and this is particularly important for a visual study, is that such visual studies should be carried out when the leaves are off the trees and hence potential sites are presented in what is known as 'worst case scenario'. The photographs taken in June, whilst

APPENDIX 25 CONTD.REG 14 RESPONSE FROM CRANBORNE CHASE AREA OF OUTSTANDING NATURAL BEAUTY P4

admirable, actually provide the maximum screening of a site, do not meet the guidance criterion, and therefore any conclusions have to be viewed with considerable caution.

19. It is also made clear that 'the instruction and remit for this appraisal does not therefore include an assessment of the landscape sensitivity'. The fact that all of the sites are within this AONB is not a reason for excluding the AONB from the remit of the study. It could be interpreted that the sensitivity was not included because that might have provided a more critical assessment of the visual impacts of potential development.
20. Another element that needs to be considered carefully when reading the visual appraisal is that the photographs, from a number of viewpoints, seek to identify the potential development sites as those sites currently exist. Self-evidently if those sites were to be developed then not only would the visual surface be many metres higher but also the colours and textures of the development would be different, all of which would impact on both the actual visibility of the development and the perception and impact of it in the landscape.
21. Having carefully looked at the Visual Appraisal I also have to advise that the extent to which the proposed development sites would appear as isolated elements within the scene, or uncoordinated extensions of the settlement, are consistently understated. The document also generally understates the elements within the views that contribute to the texture and grain of the landscape. Site 3, Angel Lane East, sits in more readily with the grain of the landscape than, for example, Site 4, Chicklade Road. Furthermore, despite the Heritage Assessment looking at other sites on the eastern side of the village where, nevertheless, there appear to be important landscape issues, the remit for the Visual Assessment did not include those other sites.

Heritage Assessment

22. The Heritage Assessments of the sites, April 2018, seems to go considerably further than just looking at the heritage assessment. It makes a number of statements which relate to developing the sites as well as commenting on views and visibility that are more properly considered more logically and consistently in the Visual Appraisal. Furthermore, it appears that comments made about the Hawking Down site would apply equally to the Chicklade Road site but they are not mentioned. Equally the identification of an impact on village entry is only made in connection with the Angel Lane sites and not the Chicklade Road site. The Heritage Assessment does, however, emphasise the need for high standards and appropriateness in designs for any development. It is noticeable that the Heritage Assessment considers that there could be some small level of development on the eastern side of the settlement. Bearing in mind the attention to detail in design and layout there may be a few opportunities for infill development but the ways these could be achieved whilst sustaining the legibility of the historic structure of the village do not seem to have been explored at all.

Draft Neighbourhood Plan

23. I have left my comments on the Neighbourhood Plan itself until last as it seems that it may have been influenced in both its form and contents by the emphasis,

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APPENDIX 25 CONTD.REG 14 RESPONSE FROM CRANBORNE CHASE AREA OF OUTSTANDING NATURAL BEAUTY P5

or lack of it, given in the support documents. It is also unfortunate that the Neighbourhood Plan Team were not given the 'signposting' to the AONB and AONB matters that were indicated would be standard practice when the Wiltshire Core Strategy was being finalised and examined. Nevertheless, some of your advisors have been in touch with the AONB team and therefore they were in a position to advise the Neighbourhood Plan Group. Furthermore, it seems that whilst the introductory information about the village emphasises its character, heritage, and obvious strength of history, the draft Neighbourhood Plan moves immediately to seeking to provide additional housing development.

24. The Neighbourhood Plan Group, along with Wiltshire Council, should be well aware of this AONB's responses to the SHLAA Consultations issued by the Wiltshire Council Spatial Planning Team. Indeed the Spatial Planning Team developed an exemplary approach to the analysis of SHLAA sites taking many factors into account through a quite complex screening process. Given that there is no statutory requirement on Neighbourhood Plans to provide sites for housing it seems more than a little perverse that the Neighbourhood Plan process has sought to re-examine and rework the detailed SHLAA assessment process carried out by the professional staff at Wiltshire Council.
25. Given the history of Hindon and the eligibility of that heritage inheritance I am quite surprised at the lack of emphasis on sustaining that character and structure of the village into the future. Those elements seem to be important in setting out what is special about Hindon, yet the Neighbourhood Plan only mentions them in the introductory statements. In view of the importance of the history of Hindon I am surprised that there is no reference to the AONB's Historic Landscape Character Appraisal as that would seem to be particularly relevant to a village steeped in history.
26. Turning to simple editorial points in relation to section 1.4, starting on page 9, the full name of the AONB is not correct, 'Downs' is omitted from the name. Furthermore, the understanding of landscape character is clearly only partial as map 5 fails to show the character of the area to the south of Hindon, which forms the skyline setting of the village and the valley within which it is located. Furthermore, the terminology used in connection with the map should clearly follow that used in the Landscape Character Assessment.
27. The section 1.5 on the village today is quite revealing. The figure of over 50% of those in employment being in professional, managerial or associated technical roles is quite surprising, and even more surprising is the total lack of any people appearing to be in rural occupations. Furthermore, there does not appear to be a breakdown of population to show how many young people there are, which could be used as an argument in favour of infill affordable housing. Furthermore, considering other rural situations, I have to advise that a population of around 500 is unlikely to be able to support or guarantee the existence of a doctor's practice. Nevertheless, the provision of new facilities for the practice seem to be one of the reasons for seeking one or more development sites.
28. I am concerned that the understanding of landscape matters is less than ideal for a sensitive location within one of the nation's finest landscapes. The

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APPENDIX 25 CONTD.REG 14 RESPONSE FROM CRANBORNE CHASE AREA OF OUTSTANDING NATURAL BEAUTY P6

statement on page 9 that the village is 'on the south west edge of Salisbury Plain' is clearly not right. Salisbury Plain is on the northern side of the Wylfe Valley, which is separated from the Hindon Valley by Great Ridge. It would be more accurate to describe Hindon as being located on the southern slopes of the West Wiltshire Downs.

29. Whilst I appreciate that at a local level the details of the plan preparation and decision making on individual planning applications appears to be very broad and weighty, the triangle in Figure 1, the Planning Hierarchy, probably gives an incorrect impression. Whilst the NPPF may be a relatively brief document it does provide the fundamentals for all Core Strategies, Local Plan and Neighbourhood Plan activities. It is, therefore a very big and fundamental element in the planning hierarchy. The Neighbourhood Plan does have to comply with it.
30. In that context, the Neighbourhood Plan does have to give great weight to conserving and enhancing natural beauty in this AONB. Furthermore, the Parish Council and the Neighbourhood Plan Group do have to be aware of their duty under Section 85 of the CROW Act 2000 and be able to demonstrate how they have had regard to the purposes of AONB designation, namely conserving and enhancing natural beauty, in decisions they make in connection with land in the AONB.
31. Section 4 helpfully sets out the Vision and Objectives. However, the overall Vision does not appear to fully represent the introductory statements about the significance of the history and heritage of Hindon and its special landscape location.
32. Whilst the setting out of Objectives in a table is helpful, it is unusual to see the first item relates to development with objectives to extend the settlement boundary for new development and to provide for additional housing. That seems to be contrary to the historical evidence in the introduction that Hindon has retained its historic structure and heritage continuity. Putting the environment and historical conservation at the bottom of the list of objectives seems to contradict the emphasis in the Introduction and run counter to perceived knowledge of the character and significance of Hindon.
33. Section 5 and Table 3 relating to housing requirements for the Tisbury Community Area make an assumption that the historic village of Hindon, in one of the nation's finest landscapes, will have to accommodate a significant amount of additional development. Given the requirements of NPPF and Wiltshire Core Policies 27 and 51 that seems to be a rather sweeping assumption. Furthermore, the Strategy Map, map 6, demonstrates that the Chicklade Road proposed development site would be a significant projection from the existing settlement, intruding into the open countryside.
34. Policy LS1 seems to contradict the NPPF as the criteria for development should be conserving and enhancing natural beauty rather than proposals that 'have no negative, and ideally a positive, impact'. The policy also appears to restrict itself to views and visual aspects whereas the NPPF is clear that it relates to landscape and scenic beauty. Landscape is considerably more than just views.

6

APPENDIX 25 CONTD.REG 14 RESPONSE FROM CRANBORNE CHASE AREA OF OUTSTANDING NATURAL BEAUTY P7

35. It would appear that the amended settlement boundary proposed by Wiltshire Council excludes the proposed development site at Chicklade Road. The policy objectives seem to focus on development of the Chicklade Road site at section 6.4 and it is rather disappointing that the main policy basis for the Neighbourhood Plan is a very substantial extension of the built up area rather than policies for conserving and enhancing the environmental and cultural assets of the village.

36. I also note that the list of projects within the village area start with those related to development. The AONB therefore has to conclude that this is not a Neighbourhood Plan covering all of the aspects that are expected from such a community document for a village in one of the nation's finest landscapes and with such a significant, and readable, history.

37. The AONB Partnership concludes that the Hindon Neighbourhood Development Plan is fundamentally flawed in its approach to neighbourhood issues, fails to comply with the NPPF, and seeks to justify a major development without adequate supporting evidence. The AONB Partnership therefore **OBJECTS** to the Hindon Neighbourhood Development Plan as currently drafted.

38. I appreciate this is probably not the response that you wished to receive from the AONB Partnership. However the AONB's position in relation to potential significant development at Hindon has been clear and consistent for a number of years.

I hope these comments are helpful to you,

Yours sincerely



Principal Landscape and Planning Officer (part-time Monday to Wednesday)

For and on behalf of the AONB Partnership Board


Encs: Annex A and Annex B

APPENDIX 25 CONTD. REG 14 RESPONSE FROM CRANBORNE CHASE AREA OF OUTSTANDING NATURAL BEAUTY

P8

Annex A

The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles three County, one Unitary and five District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage. It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage assets and environmental capital. This AONB's Management Plan is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. It sets out the Local Authorities' Objectives and Policies for this nationally important area. The national Planning Practice Guidance [Natural Environment paragraph 004] confirms that the AONB and its Management Plan are material considerations in planning.

The National Planning Policy Framework (2018) states (paragraph 170) that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, which include AONBs, commensurate with their statutory status. Furthermore it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 11 and footnote 6, due to other policies relating to AONBs elsewhere within the Framework.

Paragraph 11 explains that for plan making being in an AONB provides 'a strong reason for restricting the overall scale, type or distribution of development in the plan area'. Furthermore, for decision making the application of NPPF policies that protect an AONB 'provides a clear reason for refusing development proposals'.

It also states (paragraph 172) that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation and enhancement of wildlife and cultural heritage are important considerations in these areas. This paragraph is also clear that the scale and extent of development within AONBs and National Parks should be limited.

Local government (including planning authorities), Ministers of the Crown, individual councillors, any public body, statutory undertakers and holders of public office also have a statutory duty in section 85 of the CRoW Act to have regard to the purposes of AONB designation, namely conserving and enhancing natural beauty, in exercising or performing any functions relating to, or so as to affect, land in an AONB.

More detailed information in connection with AONB matters can be found on the AONB web site where there is not only the adopted AONB Management Plan but also Position Statements and Good Practice Notes (Planning Related Publications). In particular when considering construction within the AONB I would draw attention to our Good Practice Note on Colour in the Countryside

The AONB Partnership decided to use 'Cranborne Chase AONB' as a more concise working name at its meeting on 9th January 2014.

This AONB is, as I expect you know, in one of the darkest parts of Southern England and hence the visibility of stars and, in particular, the Milky Way, is a key attribute of this AONB. Development that could contribute to light pollution, and hence impact adversely on those dark night skies, has to be modified so that such impacts are eliminated.

The AONB is, therefore, concerned about light pollution. Any external lighting should be explicitly approved by the Local Planning Authority and comply with the AONB's Position Statement on Light Pollution and the more recent Good Practice Note on Good External Lighting and Paper by Bob Mizon on Light Fittings.

Greater details of the landscape, buildings and settlement characteristics can be found in the Landscape Character Assessment 2003. That document is available and it can be viewed in FULL on our web site.

APPENDIX 25 CONTD. REG 14 RESPONSE FROM CRANBORNE CHASE AREA OF
OUTSTANDING NATURAL BEAUTY P9

Annex B



Cranborne Chase Area of Outstanding Natural Beauty

AONB Office, Shears Building, Stone Lane Industrial Estate, Wimborne, Dorset BH21 1HB
Tel No; 01725 517417 Email: info@cranbornechase.org.uk

The Cranborne Chase Area of Outstanding Natural Beauty Partnership Board is made up of the following Partner Organisations

Unitary, County, and District Council Membership (1 Member and 1 Officer Representative each)

- Wiltshire Council
- Dorset County Council
- Hampshire County Council
- Somerset County Council
- East Dorset District Council
- North Dorset District Council
- New Forest District Council
- Mendip District Council
- South Somerset District Council

Other Organisations

- | | |
|--|---------------------|
| • Natural England | (2 Representatives) |
| • Historic England | (1 Representative) |
| • Campaign to Protect Rural England | (1 Representative) |
| • Forestry Commission | (1 Representative) |
| • The Country Land and Business Association | (1 Representative) |
| • National Farmers Union | (2 Representatives) |
| • Community Representatives from the Wiltshire and Dorset Associations of Town & Parish Councils (ATPCs) | (2 Representatives) |

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APPENDIX 26 REG 14 RESPONSE FROM HISTORIC ENGLAND

P1

From: [REDACTED]
To: [REDACTED]
Subject: Fwd: Neighbourhood Planning Regulation 14 Consultation
Date: Tue, 14 Aug 2018 15:01
Attachments: image3d10d7.JPG (8K)

All for info

Begin forwarded message:

From: [REDACTED]
Subject: Neighbourhood Planning Regulation 14 Consultation
Date: 14 August 2018 at 14:58:30 BST
To: "hindonnp@gmail.com" <hindonnp@gmail.com>
[REDACTED]

Dear Hindon Neighbourhood Plan Steering Group

Thank you for your Regulation 14 consultation on the Hindon Neighbourhood Plan.

The Plan is impressive in its understanding of the distinctive historic character of the village and its context, and for the value which the community attaches to this in guiding future change. This is admirably reflected in the regime of objectives and policies which the Plan promotes.

The focus of our attention with Neighbourhood Plans is when they advocate sites for development. In Hindon's case this was first brought to our attention via the SEA Screening consultation carried out by Wiltshire Council earlier in the year and our response to that is attached for information. We expressed concern at that time over the absence of heritage evidence to substantiate the allocation of the Chicklade Road site (policy DS1) for development in principle, especially as the layout proposed seemed to run counter to the robust objectives set out in the Plan for the protection of the area's locally defining qualities.

Since that time further evidence has been commissioned, and in particular a Heritage Assessment of Sites (as well as a Visual Appraisal). This provides an informed, expert and objective assessment of the relevant heritage assets and their relationship with the Chicklade Road site. It concludes that the principle of allocating the site is acceptable relative to the identified aspects of heritage significance but that, in essence, the development footprint should be significantly reduced, concentrated alongside the village's existing built form, and designed to avoid harmful visual intrusion.

APPENDIX 26 REG 14 RESPONSE FROM HISTORIC ENGLAND

We note that the Plan has responded positively to this evidence, embracing the recommended plan and replacing previously suggested layouts with criteria requiring development to embrace existing historic townscape character.

We are therefore happy to confirm that there are now no issues associated with the Plan which generate concern for us. At the same time we would recommend seeking endorsement of the Heritage report from Wiltshire Council's conservation and archaeology teams whose local knowledge will help ensure that all relevant heritage considerations have been taken account of.

Otherwise, we would want only to congratulate your community on its progress to date and wish it well in the making of its Plan.

Kind regards

[Redacted]

[Redacted] | Historic Places Adviser South West

Historic England | 29 Queen Square | Bristol | BS1 4ND
<https://historicengland.org.uk/southwest>

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APPENDIX 27 REG 14 RESPONSE FROM WESSEX WATER

Wessex Water Consultation Response Hindon Neighbourhood Plan - Regulation 14 Consultation

Thu, 9 Aug 2018 9:45

To: you + 1 more Details

Wessex Water Consultation Response Hindon Neighbourhood Plan - Regulation 14 Consultation (353 KB)

Thank you for consulting Wessex Water on the draft Hindon Neighbourhood Plan.

Wessex Water provide water and sewerage services to the Hindon Neighbourhood Plan area. Wessex Water have an existing Sewage Treatment Works (STW) in the village. It is likely that within the plan period we will need to undertake maintenance and improvements works to our existing assets. Such works are essential to deliver a reliable service and meet environmental requirements. As a statutory undertaker, some works are permitted development but certain works will require us to seek express planning consent from the Local Planning Authority.

Policy CD1 and LS1 should recognise that infrastructure development and maintenance by utility companies by its nature needs to be functional and considerations such as security and health and safety must take precedence over appearance. While we seek to ensure design is as sensitive to its location as possible, there are often constraints on location (due to existing below ground infrastructure), materials (for example requirements to meet national security standards) and size/form (driven by operational requirements). Lighting may also be required to allow safe operation and maintenance of plant. We are concerned that Policies CD1 and LS1 may be overly restrictive when we are seeking consent to undertake maintenance/improvement works to our existing infrastructure. In response to development requirements, we may also need to construct new above ground infrastructure during the plan period.

Policy DS1 Development Site Chicklade Road

We have previously reviewed this site in response to a developer enquiry.

- The site is undeveloped with no existing foul sewers within the boundary.
- A point of connection for foul flows is available to the south of the site.
- There is an adequate supply of water in this location (based on proposed development of ~ 60 houses) and a suitable point of connection
- There is an existing 200mm main that goes through the site and which would require protection or diversion. Please find attached Wessex Water asset plan showing the location of the main.

Policy GIL Green Infrastructure

Map 11 Proposed Green Infrastructure shows a proposed long linear parcel of 'important green space' which runs alongside our existing track to the STW and along its northern boundary. We are concerned that the proposed green infrastructure designation may hinder improvement works to the access track and any expansion of the works to the north, should improvement works be required to ensure the STW continues to meet treatment and environmental standards and/or accommodate future development.

I hope this is helpful, please let me know if you have any questions.

Regards



Planning Liaison

APPENDIX 27 REG 14 RESPONSE FROM WESSEX WATER

P2

10/12/2018

WW Response Hindon STW Capacity

[REDACTED]
[REDACTED]
Subject: WW Response Hindon STW Capacity

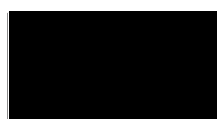
Date: Mon, 10 Dec 2018 11:27

Dear John

Thank you for your email and we will wait for your further formal consultation. Sorry for the delay in responding to your email it has been a busy time of year with Local Plan and Neighbourhood Consultations.

With regards to your specific question on the available treatment capacity at the Hindon Sewage Treatment Works, 40 additional dwellings would represent an approximate 15% increase in load at the STW (based on a 2.2 population equivalent per dwellings). There is little spare capacity at the works. Wessex Water will monitor the performance of the works and provide additional treatment capacity when needed.

Regards



Wessex Water
Claverton Down Bath BA2 7WW
wessexwater.co.uk

From: [REDACTED]
Sent: 28 November 2018 17:30
To: [REDACTED]
Cc: [REDACTED]
Subject: Hindon Neighbourhood Plan



You kindly responded to our Consultation Reg 14 process on the 9th August which was most useful. Unfortunately we are having to review our submission to broaden the site selection process and once this assessment has been completed we will be going through a further Consultation.

However on reviewing your earlier response we have noted that your written submission made no reference to the question of sewerage treatment capacity at you plant in Hindon and whether this would be adequate if a further 40 houses were to be built. We did speak about this prior to you submission when you mentioned that the facilities were adequate, but we would appreciate a more formal response on the lines of your points made on water supply.

<https://mail.aol.com/webmail-std/en-gb/PrintMessage>

1/2

APPENDIX 27 REG 14 RESPONSE FROM WESSEX WATER

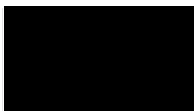
P2

10/12/2018

WW Response Hindon STW Capacity

The precise number of houses to be built has not been finalised as yet, but the 40 houses is a good basis on which to work for the present.

Although you will have the opportunity to respond when our revised plan is submitted any information you could provide now would be very much appreciated and your earlier comments on water supply and the infrastructure have been duly noted and referred to in our revised Plan.



APPENDIX 28 REG 14 RESPONSE FROM FONTHILL ESTATE P1



14 August 2018

Hindon Parish Council Neighbourhood Plan Steering Committee

Dear Sir/Madam

The Fonthill Estate response to Hindon Neighbourhood Development Plan, Public Consultation 27th June 2018 – 17th August 2018.

Please treat this letter as our formal response to the Public Consultation referred to above. The Fonthill Estate (Berwick Farm Trust) is the Landowner of Pinchers Down, which as you will be aware is an area of land on the southeast edge of the village that is mapped and referred to within the proposed development plan. We are therefore making this representation as a directly affected landowner.

We congratulate the Parish Council and Development Plan Steering Group for the preparation of a comprehensive draft 'Development Plan'. However, we are strongly opposed to the identification of Pinchers Down as being an important green space (as shown on the proposed strategy map page 19 and the proposed green infrastructure map 11 page 29).

We recognise that the alignment of adjacent public rights of way means that the area is a link between the settlement and wider countryside, however we feel strongly that Pinchers Down would be a suitable site for limited and sensitively designed development. As acknowledged within the Parish Council documents representations to this affect have been made within the consultation process.

The Estate would in principle be open to the idea of making a proportion of Pinchers Down available to the Parish Council on a formalised basis for green/recreational space. This would be on the proviso that limited development (say 3 units) could be brought forward. The development could be conditioned so that it was only for current or retired Estate workers or other local people nominated by the Estate.

Thank you for the opportunity to comment upon the development plan proposals.

Yours faithfully



Assistant Resident Agent

www.fonthill.co.uk

APPENDIX 28 REG 14 RESPONSE FROM FONTHILL ESTATE P2

Hindon NDP consultation response

Thu, 20 Sep 2018 17:00

To mail + 1 more

Hindon Restricted Zone map d...jpg (842 KB)

Hindon Restricted Zone map G7... (1.3 MB)

For the attention of Patrick Durnford,

I would like to thank you for your response to our Draft NDP consultation of the 14th August..

At this stage we are not going into details of the responses we have received as we will be taking all comments into account when we develop the formal Document but you raised a particular issue regarding our wish to classify Pinchers Down land as an area of important Green Space.

I am not sure that you are aware the whole of the Pinchers Down open space comes within a Development Restraint Area as detailed on the attached map included in the Salisbury District Adopted Local Plan produced in June 2003. I have checked this with Wiltshire Council and have been informed that it is still valid. Therefore your suggestion of possibly offering this site for some modest Estate Housing would not appear to be possible as detailed in this extract from the above Development Plan.

Policy G7

Development which would result in the regular occupation of premises will not be permitted within the Development Restraint Areas shown on the proposals map.

Supporting text

2.14 Development in close proximity to sewage treatment works is liable to suffer occasional odour nuisance as a result of the processes carried out at the sewage works. In order to minimise the risk of environmental problems an area of Development Restraint around each of the sewage treatment works has been defined by the relevant Water Company. Within these areas, development likely to result in the regular occupation of premises, including office and commercial developments as well as housing, will not be permitted. Where existing development is already in place within a 400m radius of a sewage treatment facility, such properties will remain subject to occasional odour.

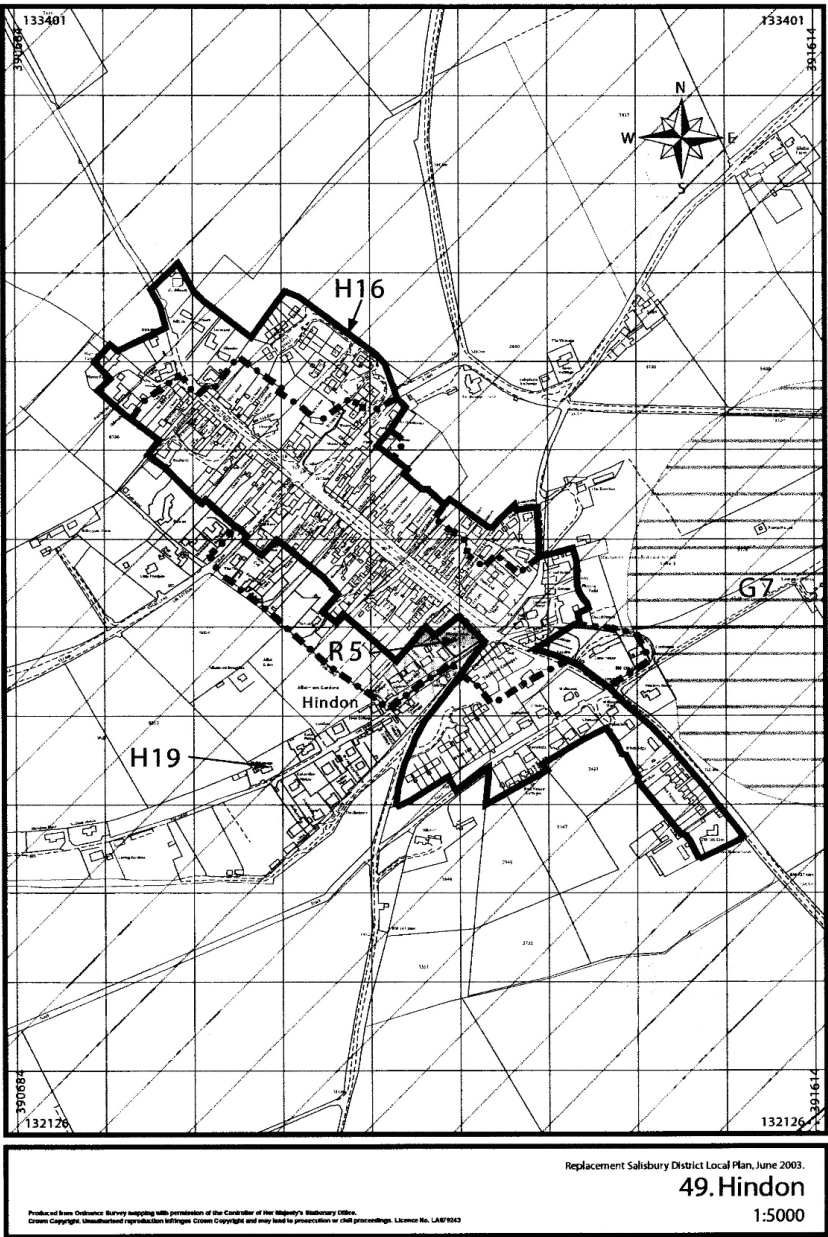
I hope that this helps in your consideration of this open space which is much used by residents and visitors alike especially by long distance walkers on the Monarch's Way.

I would add that it is very much our intention to include Affordable Housing, some of which might be in the form of Community Land Trust whereby Hindon would have control on the lettings etc to local workers.

Many thanks again for your feed back.

Yours sincerely

APPENDIX 28 CONT. REG 14 RESPONSE FROM FONTHILL ESTATE P3



1:20,000 SALISBURY DIST. ADOPTED LOCAL PLAN
JUNE 2003

APPENDIX 29 REG 14 RESPONSE FROM – TISBURY PC

Fwd: Hindon Neighbourhood Plan Reg 14 Consultation

Tue, 28 Aug 2018 18:28

To: you + 2 more Details

Response from Tisbury with some ideas worth considering.

----- Forwarded message -----

From: **Tisbury Parish Council** <tisburypc@gmail.com>
Date: Thursday, August 23, 2018
Subject: Hindon Neighbourhood Plan Reg 14 Consultation
To: hindonnp@gmail.com

Clerk to Tisbury Parish Council

Please accept these comments as a response from Tisbury Parish Councillors to Hindon's proposed Neighbourhood Plan.

Tisbury Parish Councillors discussed the plan at their meeting on Tuesday and had two main points to contribute:

1. The potential for additional dwellings in Hindon is welcomed. not only in contributing to the overall number required in the Community Area up to 2025, but also the potential to help sustain the facilities available in Tisbury including the High Street shops, leisure amenities and other local businesses.
2. The envisaged increase in footfall and traffic however, will have an impact on the Tisbury infrastructure and in particular the railway station, highway network and parking.

Tisbury Parish Council would like further development of these points to be considered jointly between the 2 parishes, and in particular potential amelioration through use of CIL monies where necessary and appropriate.

With warm regards,

APPENDIX 29 REG 14 RESPONSE FROM – TISBURY NP Clerk

Fwd: Hindon Neighbourhood Plan Reg 14 Consultation

Tue, 28 Aug 2018 18:31

[REDACTED] To you + 2 more Details

A further message from Tisbury

----- Forwarded message -----

From: [REDACTED]
Date: Wednesday, August 22, 2018
Subject: Hindon Neighbourhood Plan Reg 14 Consultation
[REDACTED] hindonnp@gmail.com
Cc: Tisbury Parish Council <tisburypc@gmail.com>

Thank you for the opportunity to comment on Hindon's neighbourhood plan.

As Chairman of Tisbury and West Tisbury Neighbourhood Planning Group, I have consulted Tisbury Parish Council and have the following feedback regarding the proposed Hindon Neighbourhood Plan:

Tisbury Parish Council cautiously welcomes initiatives in the nearby settlements which potentially will help to sustain the viability of Tisbury's local businesses and services. Tisbury has a thriving local high street with a wide range of independent shops and services which could benefit from new and additional customer footfall accruing from an increase in the number of dwellings in Hindon. However, this optimism is balanced by some concern that the Hindon Neighbourhood Plan does not appear to prioritise the potential problems that a sharp increase in population may have on the local transport infrastructure, not just in Hindon, but with a knock-on effect on Tisbury.

- **Policy DS1** We notice this policy states that contributions accruing from developers will be allocated for the maintenance of public areas and amenities. The allocation site will generate significant funds. Given that Hindon residents from this proposed site will be very likely to use the facilities of neighbouring Tisbury, most especially the railway station, the heated outdoor swimming pool and the sports centre, it would be appreciated if serious consideration could be given to consultation with Tisbury Parish Council regarding the CIL allocation – with the objective of contributions being made towards the maintenance of public amenities in Tisbury as well as Hindon.
- **Policy CA1** This policy recognises the risks associated with new development. Tisbury Parish Council is very concerned that significant development in Hindon will indeed lead to unacceptable environmental impacts, most especially a substantial increase in commuter traffic on Hindon Lane. Transport impact assessments will be required, in consultation with Tisbury PC as well as Wiltshire Highways, and a positive transport plan devised with a view to mitigating the adverse effects. Greater consideration needs to be given to this policy.

We look forward to receiving more information, and being invited to participate in further consultation, as Hindon's neighbourhood plan progresses.

Best regards

[REDACTED]
Tisbury and West Tisbury NP
cc Tisbury Parish Clerk

See p. 2

APPENDIX 30 REG 14 RESPONSE FROM – C.G.FRY P1

Hindon Neighbourhood Plan - Representations by C G Fry Limited

Fri, 17 Aug 2018 11:14

To: you + 2 more Details

To: hindonnp@gmail.com

Dear Neighbourhood Plan Steering Group,

Thank you for sending us a copy of your Group's '*Regulation 14 consultation version*' Hindon Neighbourhood Plan, together with the folder link to the supporting evidence base documents.

On behalf of C G Fry Limited, with whom your Group has been in regular consultation during the preparatory stages of the draft Plan, we wish to make some succinct remarks that we trust will prove clear and helpful in the further consideration of the NP and how it may shape the future of the village.

We would of course be pleased to discuss any of the points raised with Steering Group members, as appropriate and at the Group's convenience. In the meantime, please acknowledge receipt of our representations, in due course.

Representations submitted by C G Fry Limited:

As an opening remark, we would like to praise your Group's diligent work, thoroughness and clear focus, that has led, in our view, to publication of an excellent draft Plan.

The Neighbourhood Plan advocates some growth through quality, planned development for Hindon, which is undoubtedly a wonderfully attractive village (at its historic heart), and we applaud the NP Steering Group for preparing a Plan that defines clearly and logically, visions and policies for the village's future and yet manages to be flexible and open to further work at master plan level, particularly in terms of how the SHLAA site at Chicklade Road might be brought forward for built development for new housing and other facilities (NP Policy DS1). Striking an appropriate balance in this regard, through the written text of a NP, is no easy task.

The SEA Screening consultation carried out by Wiltshire Council earlier this year and the formal responses made by a number of stakeholders including Historic England has proved invaluable to the sound preparation of the Plan, encouraging the Steering Group to undertake further work on consideration of matters spanning the village's heritage environment, landscape setting, and the consideration of potential townscape and visual impacts arising from prospective development.

One observation we have, which we imagine might prove of interest to the appointed Inspector at Plan Examination stage, concerns the draft Plan's apparent near-silence on the matter of the village's primary school, its importance and relationship within the village community, not only now but crucially, looking to its future – and mindful too, we would suggest, of the link between the school and the age-profile and socio-dynamic make-up of Hindon's population, and how the

school might influence what number, range and type of houses any development ought to deliver.

The Foreward section of the draft Plan would be strengthened, in our view, by slightly expanding the current draft wording, “... *whilst permitting small-scale sustainable growth*...” to reference the fact that such development would be for new housing, alongside, potentially new facilities for the village such as a new doctors’ surgery.

Section 1.5 *Hindon Village Today* describes the compact and attractive layout of the village, “... *leaving almost no space for infill*...” The Plan ought perhaps to explain why such a tightly constrained context and setting for the village is problematic in terms of accommodating and assimilating successfully, new housing and future growth.

Since the NP was published for consultation, the Government has published a new version of the NPPF, and points of reference may need to be amended, accordingly.

It is clear that the Steering Group and Parish Council’s activities in terms of community engagement have been thorough, inclusive and effective. We would suggest that the Plan might wish to state the same, under Section 3, Process Summary.

We regard the text of the draft Plan’s statement on *Vision and Objectives*, at Section 4., as laudable and succinct. One minor comment that we would make here concerns the text of *Objective IN1*, which would be strengthened by reference to Community Infrastructure Levy payments alongside the inclusion of “securing developer contributions” at Table 2.

In our view, the draft Plan would be strengthened by additional commentary and clarity in relation to any need / vision for recreational facilities for teenagers – see Objective AM3, Table 2. Currently, the Plan says little on this aspect and lacks cross-referencing between the explanatory text of the Plan and Objective AM3. (For example, it might be stated that development of the Chicklade Road site would assist in delivery of such facilities).

At Policy CD1., we would suggest that some reference be made to the need for any Design and Access Statement to consider landscape and countryside context, as well as the three stated items (a) to (c). With regard to item (c), the ‘*Dark Skies*’ policy of the Cranborne Chase AONB, mention ought also to be made to marrying the AONB policy with the requirements of the County Highways Authority.

Turning to Map 7 and the commentary on View points, in our opinion, the Plan would be strengthened by inclusion of text to acknowledge that View point 3, located on alignment with Wessex Ridgeway, is on the peripheral boundary of the Chicklade Road development site. Consequently, this view point would inevitably be impacted significantly by development.

At Map 8., we find the explanatory text included at the foot of the map, *"The settlement boundary will shrink to the actual building line..."* rather unhelpful and misplaced.

Policy DS1 has an opening point where the percentage of affordable housing is stated as 40%. We would suggest that the policy would be strengthened by the inclusion of additional words, *"subject to scheme viability"* at the end of the opening paragraph.

Under the section Key Points, at Policy DS1, the sixth bullet point talks about the potential to improve the existing footpath from the High Street (*"... the latter to be improved as part of this development"*) We would suggest that the policy would be strengthened by the inclusion of additional words, *"as appropriate, and alongside consideration through the master plan exercise of potential options for improved pedestrian access and permeability between new development and the village core"* at the end of that bulleted item.

The tenth bulled point at Policy DS1 states that *"buildings are to be no higher than 2 storeys, perhaps with roof/attic rooms"*. We object to the wording of the policy as drafted, and find it too restrictive. We would suggest making an allowance for flexibility in design terms, by the inclusion of additional text at the end of the point, as follows; *"and potentially, subject to the findings of the master plan townscape exercise, to allow occasional 3 storey development where appropriate, for example, at particular focal points of the development"*.

With regard to bullet points 12 and 13 of Policy DS1, as drafted, we would return to our earlier comment on the need, in our view, for the Plan to have greater clarity on the topic of the village's need / aspirations toward additional open space and play areas and what and for whom such spaces should cater.

With regard to Policy SC1 at page 31., we would suggest that the words *"will only be permitted"* make this policy unduly restrictive, especially in terms of rainwater harvesting. Rainwater harvesting is not required to reduce flooding and flood risk; this can readily be achieved by appropriately designed and sized attenuation ponds or, as in the case of the Chicklade Road site, soakaways. In our experience, more advanced technologies such as rainwater harvesting and greywater recycling add a significant layer of complexity to buildings that most occupiers neither understand not use and maintain properly. We should be building simple buildings and building them well.

Regarding renewable energy, the Government's Housing Standards Review sought to cut through the plethora of guidance and techniques on the matter and essentially concluded that matters of energy and water use were best dealt with through the Building Regulations unless there is very good reason otherwise. There is also considerable evidence now confirming that a dwelling built fully in accordance with current exacting Building Regulations' insulation and air tightness standards is so energy efficient that it has a lower carbon footprint than a similar dwelling relying on photovoltaics and the like to achieve its Building Regulations compliance. Buildings that are built well to high insulation standards and with excellent air tightness performance suffice and also avoid the

5

visual impact and design problems arising from what might crudely be termed, “eco-bling”.

Lastly, we would suggest that Policy CA1 at page 32 would be strengthened by the inclusion of reference to Community Infrastructure Levy payment contributions.

I trust these comments are clear and helpful – and I know that we will have an opportunity shortly, to meet once again with NP Steering Group members, at which time we would welcome discussing these comments further.

In conclusion, we would like to congratulate your Steering Group and the wider Hindon community on having reached this point in the plan-making process, and moreover, for having published a Plan of such clarity and high quality.

Yours sincerely,



**Director
Planning**



Tel
Mobile
Email
Website: www.savills.co.uk



A2 & A4 Posters

APPENDIX 31 A contd SITE SELECTION PROCESS PRESENTATION TO VILLAGE
FRI 16 AUG & 24 AUG 2019 PUBLICITY

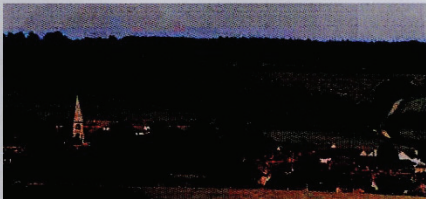
TIMETABLE

- 16 & 24 Aug 2019 Village view and comment on work carried out and proposals being recommended
- September / Early October Public 6 Week Reg 14 Public Consultation
- November—Submission of final Draft to Wiltshire Council
- November—Developers put forward to Hindon Village more detailed design for Chicklade Road site
- December—Wiltshire Council carry out Referendum
- January / February 2020—Independent Inspector reviews the submission process
- Spring 2020—Hindon Neighbourhood Plan formally adopted

COME ON EITHER OF THE 2 DATES TO VIEW THE REVISED PROPOSALS AND HAVE YOUR SAY ON THE WORK THAT HAS BEEN DONE

HINDON NEIGHBOURHOOD PLAN

PUBLIC CONSULTATION EVENTS



FELLOWSHIP CLUB

FRIDAY 16th AUG 2019

3.30 — 7.30pm

VILLAGE HALL

SATURDAY 24th AUG 2019

10.30am—3.30pm

BACKGROUND

Last year the Draft Plan went out to Public Consultation having been seen by the village beforehand, and this received some comments, primarily from the Cranborne Chase and West Wilts Downs AONB, Natural England and Wiltshire Council, which meant that further work had to be carried out before it could be approved for the next stage. The main comments were:

- The site selection process was incomplete in not including all potential surrounding sites, and did not meet the AONB's requirements regarding visibility and environmental aspects
- Some of the supporting evidence was lacking and further work was required.

ACTION TAKEN

To answer point 1. above an independent Landscape Architect with experience of carrying out Landscape and Visual and Capacity Assessments (LVSCA) within an AONB area was commissioned in January 2019 to carry out a thorough Assessment of all sites surrounding the immediate boundaries of Hindon. This included an initial visit to Hindon with a briefing meeting with the Steering Group, followed by several weeks of desk research and a further 3 day visit to evaluate each site on the ground. The resulting very comprehensive report enabled the SG to review the overall site selection process on a more formal and comprehensive basis. Meanwhile further work was commissioned to develop background documentation covering :

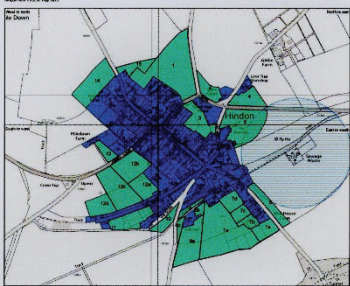
- Strategic Environmental Assessment (SEA)
- Housing Needs Assessment (HNA)
- Site Assessments (AECOM)

CONCLUSIONS

Draft reports have now been received and revisions to last year's Draft Plan have been made with a comprehensive re-write, even though it has not altered the selection of the prime site for development on the Chicklade Road plot.

We are now ready for all in the village to view the processes that have been followed and the use of these processes to arrive at our revised Plan.

It is vital that you express your views and give your comments and support to this draft Plan so that we can incorporate any changes required before we proceed with a further formal 6 week Public Consultation for outside bodies to consider our Plan.



Hindon NP Consultation Statement 2015-2020 Part 2 Appendices

February 2020

96

A4 folded Flyers distributed to every household in Hindon

APPENDIX 31 A contd SITE SELECTION PROCESS PRESENTATION TO VILLAGE FRI 16 AUG & 24 AUG 2019 DISPLAY PANELS

HINDON NEIGHBOURHOOD DRAFT PLAN 2019

INTRODUCTION

Comments on 2018 Draft Plan required further work to be commissioned. These helpful comments came primarily from:

- Wiltshire Council
- Cranborne Chase and West Wilts Downs AONB
- Natural England

ACTION TAKEN

Commissioning

- Landscape and Visual Sensitivity and Capacity Assessment (LVSCA) (By Carly Tinkler Associates)
- Site Assessment (by AECOM)
- Housing Needs Assessment (By AECOM)
- The writing of a Strategic Environmental Assessment (By AECOM)

Writing

- The re-writing of the Draft Plan by Hindon NDP Steering Group to incorporate findings of the above and comments and views expressed by Hindon villagers following the Regulation 14 Consultation period in July/Aug 2018.

Conclusion

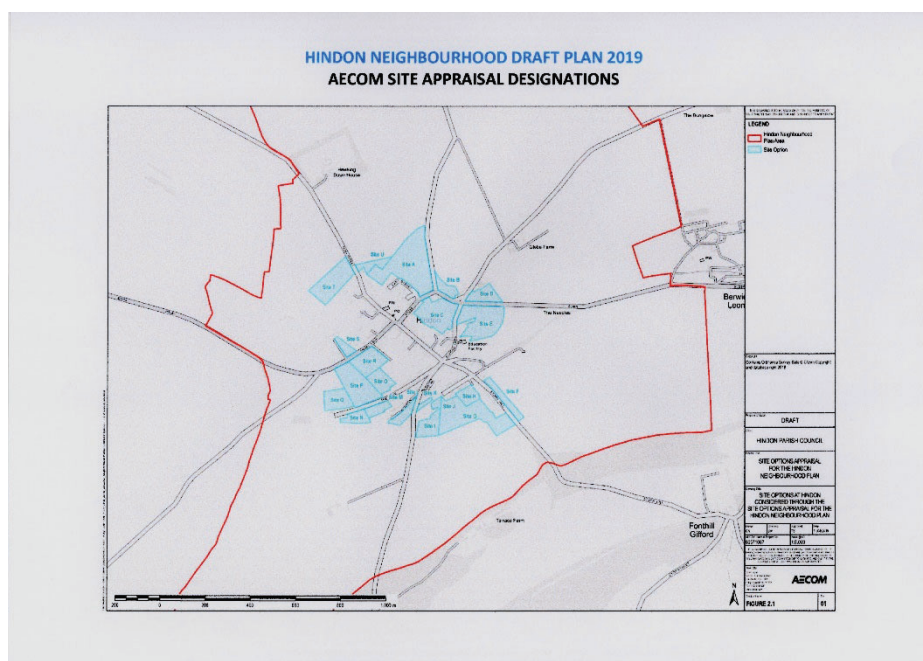
Only 4 sites out of 32 included in Assessments to be considered for development

- Specify Chicklade Road as main site for mixed development
- Include 3 small plots for possible modest development of 1-2 houses per plot

Board 1



APPENDIX 31 A contd SITE SELECTION PROCESS PRESENTATION TO VILLAGE
FRI 16 AUG & 24 AUG 2019 DISPLAY PANELS Contd



Board 4 AECOM Site identification

HINDON NEIGHBOURHOOD PLAN 2019 SITE ASSESSMENT COMPARISONS			
AECOM Ref	LVSCA Ref	AECOM Rating	LVSCA Rating & Capacity Description
A	1 (i)		Low to Medium/Medium
A	1 (ii)		Low to Medium
B	2		Low to Medium
C	3		Low to Medium
D	4		Low to Medium
E	5 (i)		Low to Medium
E	5 (ii)		Low to Medium
F	6		Low to Medium
G	7a (i)		Low to Medium/Medium
G	7a (ii)		Low to Medium
G	7b		Medium to High/High
G	7c		Medium
G	7d		Low to Medium
H	7d		Medium
I	8a		Low to Medium
I	8c		Low to Medium
J	8b		Medium/Medium to High
K	9 (i)		Medium/Medium to High
K	9 (ii)		Low to Medium
L	10		Low to Medium
M	11		Low to Medium
N	11		Low to Medium
O	12a		Low to Medium
P	12c		Low to Medium
Q	12d		Low to Medium
R	12b		Low to Medium/Medium
R	(i)		Low to Medium
R	12b (ii)		Low to Medium
S	13(i)		Low to Medium/Medium
S	13 (ii)		Low to Medium
T	14		Low to Medium
U	15 (i)		Low to Medium/Medium
U	15 (ii)		Low to Medium

AECOM - Indicator of suitability for allocation	
	Appropriate in principle for allocation
	Potentially appropriate subject to constraint mitigation.
	Not appropriate for allocation.

Board 5 Site Performance comparison

APPENDIX 31 A contd SITE SELECTION PROCESS PRESENTATION TO VILLAGE FRI 16 AUG & 24 AUG 2019 DISPLAY PANELS Contd

HINDON NEIGHBOURHOOD PLAN

DROP-IN QUESTIONNAIRE

FRIDAY 16th AUGUST 2019

SATURDAY 24th AUGUST 2019

1. Do you agree with the conclusion from the Assessments that the CHICKLADE ROAD site is the most appropriate for mixed development including space for a new surgery?

YES NO

2. Do you agree with the proposed number of dwellings, ie; total mix of around 40 houses, flats, bungalows?
(Note that the number of buildings would be fewer than 40 with several flats being in one building)

YES NO

3. Do you have any comments you would like to make on what has been displayed?

4. Is the map showing Historic Development Phases correct?

Please give your name and postcode.

(This will not be published in any way but only used for statistical purposes)

APPENDIX 31 C SITE SELECTION PROCESS PRESENTATION TO VILLAGE

FRI 16 AUG & 24 AUG 2019 Questionnaire Results

Response Analysis Friday 16 Aug 2019

Name	Agree Chicklade Road		Do you agree no of houses		Comments
	Yes	No	Yes	No	
	/		/		
	/		/		
	/		/		
	/		/		Excellent exhibition
	/		/		Pedestrian access to site must be resolved
	/		/ less		More work on road & pedestrian safety
	/		35		Development map correction
	/		/		
	/		/		
	/		/		Consider designated playing field for older
	/		/		Contemporary eco design & materials
	/		/too		Access to Hindon – Chicklade Road a
	/		many		necessity
	/		/		
	/		/		
	/		/		Development map correction
	/		20-30		New surgery should not be part of decision
	/	/	/		40 too many leading to suburbanisation
	/		/		
	/		/		
	/		/		Prefer no development
	/		/		Too many Housing Assoc. houses already
	/		/		sufficient. Have more part buy / part rent
	/		/		Some errors in map
Totals	21	1	14	8	

About 30/35 attendees to this session with 22 responses

Response Analysis Saturday 24 Aug 2019

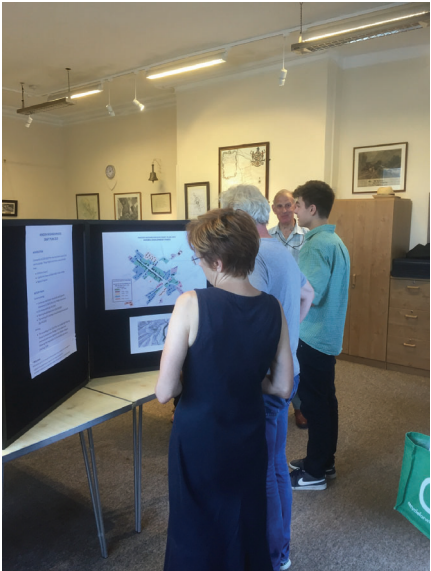
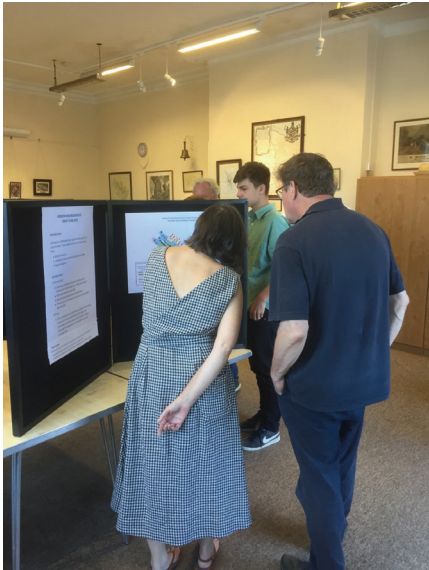
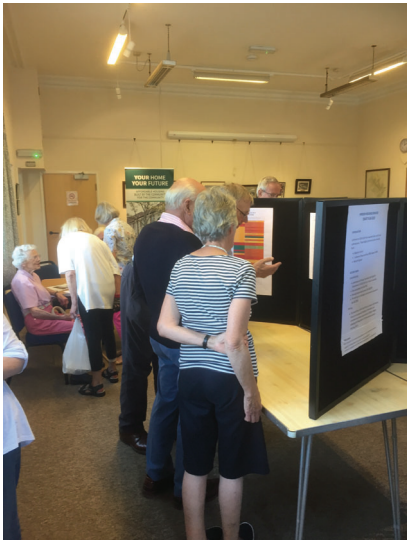
Name	Agree Chicklade Road		Do you agree no of houses		Comments
	Yes	No	Yes	No	
	/		/		
	/		/		Well explained and happy with proposals
	/		/		
	/		/		
	/		/		Good smaller plots included & reasoning
	/		/		Analysis of traffic flow around Southridge
	/		/		House necessary
	/		/		Providing the affordable ratio is maintained
	/		/		
	/		/		
	/		/		Excellent display. Q4 needs correction Chalk Lane
	/		/		Great display well explained
	/		/		Display clarified proposed dev. areas
	/	/	/	/	Did not understand purpose of displays or what was meant - dreadful
	/		/		Analysis clear and well balanced. Design of buildings important
	/		/		
	/		/		Use young architects and get designs that other villages can see what is possible
	/		/		
	/		/		Ensure independent design brief with Green space incorporated with recreational area
	/		/		Concern about "mock" building styles
	/		/		
	/		/		Surgery a priority
	/		/		
	/		/		Ens. good access dev.s ite to heart of village
	/		/		
	/		/		Design unknown, school capacity, traffic
	/		/		
	/		/		Prefer fewer houses
	/		/		Prefer entrance to main site from Chicklade Road. Footpath to school
	/		/		Excellent exhibition
	/		30		Not more than 30 houses
	/		/		
	/		/		Flats not in keeping with village
	/		/		
	/		/		
	/		/		30+ dwellings not 40
	/		/		
Totals Sat.	40	1	37	4	
O/A Total both	61	2	51	12	

63 attendants on Saturday + 2 seen later = 65 with 40 responses
99 attendees in total with 62 responses.

APPENDIX 32 Photos of Visitors to 24th Aug 2019 drop in session



Visitors discussing and studying display boards



Visitors discussing and studying display boards

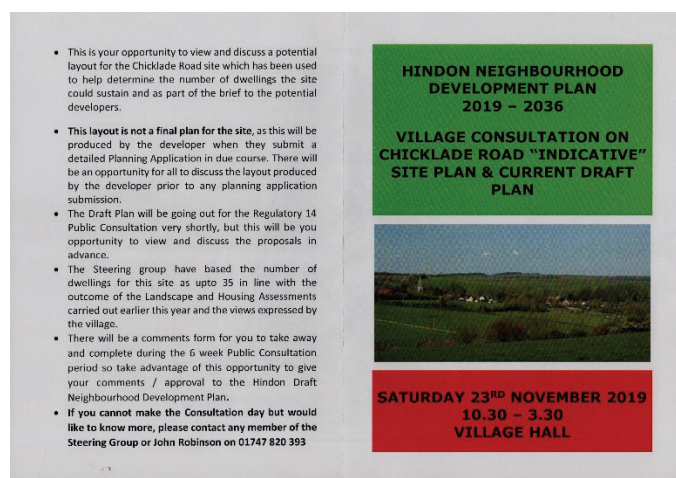


Nadder Valley CLT Stand

Appendix 33A,B,C & D, FINAL VILLAGE OPEN SESSION BEFORE REG. 16 STAGE 23 NOV 2019



A 4 Poster



A 5 Flier – outside & inside pages

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HINDON NEIGHBOURHOOD PLAN
OPEN SESSION SAT. 23RD NOV. 2019

RESPONSE FORM ON
INDICATIVE LAYOUT & DESIGN BRIEF FOR CHICKLADE ROAD SITE

Following the public sessions held in August 2019 and the comments made regarding housing numbers and the Site Selection process the steering Group have developed a Design Brief and accompanying Indicative site layout which are now presented to the village for their comments/approval.

These layouts are for guidance for the developers who will produce their own final plans based on our guidance and will be available for comment at their planning stage. The work displayed is therefore not a final proposal.

1. Are you in agreement with the revised number of buildings and dwellings now reduced to a maximum of 35 dwellings?
YES NO
2. Are you in agreement with the Design brief showing that the buildings should be "set back" from the pavements?
YES NO
3. Do you agree that buildings should be in local styles and materials with a mix of brick, stone and flint and roofed with clay tiles or slate?
YES NO
4. Do you agree with the open spaces and green corridors indicated?
YES NO
5. Do you have any further comments you wish to make?
(Use back of page if necessary)

Sat 23 Nov 2019 Open Session Response – Detailed Comments

Detailed comments were received from some responders in addition to those shown on the analysis sheet as follows:

Responder 3

- The project must work for; the Landowners; developer; the village and the surgery /NHS Restricting the number of dwellings could reduce the viability for the developer, but the inclusion of a new surgery is vital
- Propose meetings with all the above to ensure all are agreeable to the numbers to reach sound compromise outcome. The responder has volunteered to participate or lead such a meeting should Wiltshire Council not offer such a service.

Responder 19

- Pedestrian access to High Street other than along B3089 essential
- Ensure adequate parking spaces for each new household.
- Ensure that walkers using the Wessex Ridgeway through the north west corner of the plot to continue to have this legal right.
- Will the shop be able to cope with the growth in residents from this development?

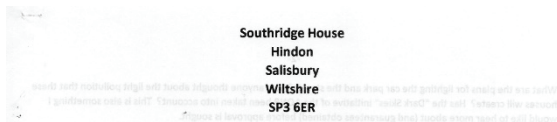
Responder 20

- Number of dwellings should be reduced further
- Open green space and pond at SE corner should be re-instated
- Car park at SE corner likely to increase risk of flooding on B3089 corner
- Car ports on car park unnecessary and surgery building must be in keeping and not "industrial" in appearance.
- Concern that insufficient consideration given to infrastructure aspects especially drainage, light pollution, mains water pressure.
- Danger to pedestrians walking along B3089
- Indicative Plan shows development further south than that suggested by CG Fry.

Questionnaire , Response analysis and detailed comments

Open Session Response Analysis
Sat 23rd Nov 2019

RESPONDER	Qn 1 up to 35 dwellings		Qn 2 Agree houses "set Back"		Qn 3 Local styles materials		Qn 4 Agree green spaces		Qn 5 Comments
	YES	NO	YES	NO	YES	NO	YES	NO	
1	Y		Y		Y		Y		
2									
3	Y (40)		Y		Y		Y		See attached note
4	Y		Y		Y		Y		Ensure adequate parking provision for existing & new residents
5	Y		Y		Y		Y		Max 35 dwellings
6	Y		Y		Y		Y		Entrance to Chicklade Road site not via East St.
7	Y		Y		Y		Y		
8	Y		Y		Y		Y		Max 35 dwellings
9	Y		Y		Y		Y		Open spaces very important
10	Y		Y		Y		Y		
11	Y		Y		Y		Y		
12	Y		Y		Y		Y		
13	Y		Y		Y		Y		
14	Y		Y		Y		Y		
15	Y		Y		Y		Y		
16	Y		Y		Y		Y		
17	Y		Y		Y		Y		
18	Y		Y		Y		Y		Entrance via East St. and Chicklade Road
19	Y		Y		Y		Y		See Comments note
20		N	Y		Y			N	See Comments note
21		N	Y		Y			N	See Comments note letter 27 Nov 2019
22	Y		Y		Y		Y		Surgery to be in same materials as houses on the site
23	Y		Y		Y		Y		Surgery to be in same materials as houses on the site
24	Y		Y		Y		Y		
25									
26	Y		Y		Y		Y		
27	Y		Y		Y			N	Living in Eat St. will lose views to open countryside
	23	2	25		25		22	3	



27th November, 2019

Dear Steering Committee

I am sorry to be beating the same drum again and again but I was hugely upset when I saw the latest set of drawings. The original ones produced by CG Fry which are on the Hindon website showed on both options a green space with a pond along the B3089 between the entrance to East Street and the corner. I am bitterly disappointed to see this gone and replaced with the surgery and large car park which is going to create huge surface water so close to the main road and the drain on corner that obviously empties out into our paddock.

I think you all think I am exaggerating when I say it regularly floods my field and has reached the fence line of the bungalows below us. I will email video footage of this to the Steering Committee in the hope you will begin to understand my concerns and take me a bit more seriously. It doesn't only happen when the gully is cleared, it also happens when we are having downpours and the water rushing out is huge.

I know you say the drainage matter is in hand and it is not for me to worry about but I cannot help it when I see you have done away with potential buffer zone for surface water running off the roads on the development and replaced it with a car park. I would very much like the Committee to listen to me and take my concerns seriously particularly as this water crosses our land. It is not only a huge inconvenience to me but I will be devastated if it were to flood any of the properties below us as we have gone to great lengths in the last 10 years to alleviate the problem and prevent this. I would be very grateful if you would give me the courtesy to explain in detail as to how this issue is going to be resolved, given that the land which absorbs the water will be replaced with buildings and roads, and in particular what guarantees will be extracted from the developer before any approval is considered for the Neighbourhood Plan.

There was also mention of the need for a "bat corridor" running along Chicklade Road from the junction with the B3089 but sadly that doesn't seem to be any wider than in the previous drawings. If it was wider it could also allow the water coming down the road to run off into the corridor rather than to continue downhill to the junction as at present.

I also thought that the green space was there to give and I quote "important view over arrival green to the village"; which was a lovely idea and gave the whole development a sense of character and I hoped would soften the development thus helping it to blend in. Now people will just get met with an ugly car park with unnecessary carports and industrial-style buildings as at Tisbury! Not very attractive or pleasing to the eye!

I am also concerned about the size of the proposed surgery and its car park! Surely the able bodied should be encouraged to walk to the surgery? Which leads me on to my next area of concern. By siting the surgery at the entrance to East Street (which I know amongst the majority is the popular choice) it is going to encourage those able-bodied residents to walk along the B3089 where there is no pavement. I ride this stretch on my horses regularly and it is already lethal; with increased pedestrian footfall it will only be a matter of time before there is a serious accident! I know the Doctors don't want the traffic driving up through the development but surely that is a better option than someone getting hit on the road. By placing the Surgery further up the development and connecting with the footpaths off the High Street it would enable people to get there safely on foot.

Comments received from Southridge House & response from Steering Group

01/12/2019 Re: Neighbourhood Plan [2]

From: [REDACTED]
To: [REDACTED]
CC: [REDACTED]

Subject: Re: Neighbourhood Plan [2]
Date: Sun, 1 Dec 2019 11:04
Attachments: Bird letter re Chicklade development 27thNov19.docx (16K)

Dear [REDACTED]

I have now had a chance to consider your email of 27th with detailed comments about the "indicative" layout shown to the village last Saturday and your major concern about drainage, and would like to respond as follows:

Drainage
First, I would like to re-assure you that we are not only fully aware of the problems at the corner of the B30189 and the junction with Chicklade Road, but also that we have a great deal of sympathy with the frequent flooding which currently occurs.

Although Wiltshire Council Highways have carried out some work to try and alleviate this problem, it is not and cannot be a cure until the whole question of drainage primarily from Chicklade road all the way down from Martha's paddock is resolved. At present this appears to be the main cause of the problem, due I suspect from all the soil and leaf mould which gets washed down with the rainwater which then blocks the grating and the soakaway in your paddock. I believe that at present, most of the rain falling onto the Chicklade Road site dissipates through natural drainage through the very porous soil, with perhaps only a little finding its way onto the lane via the gateway close to the junction with the B3089.

CG Fry originally indicated a pond at the SE corner of the site before they had carried out a series of tests to establish the efficacy of soakaways on the site. These apparently proved very positive and were therefore incorporated into their ideas for this site. The Steering Group have in our many meetings with CG Fry discussed this question and have accepted their findings, subject to their final proposals which have still to be developed, and most importantly will be put to Wiltshire Council, Highways and their environment departments for their approval.

The Steering group have also included within our Draft Neighbourhood Plan suggestions that wherever possible water should be directed off Chicklade road into soakaways on the site and that parking areas on the site should be of porous materials to reduce the volume of water going into the soakaways.

It is our belief that these plans will not only take care of all rainwater falling on the site, but also alleviate the quantity of water going into the drain on your corner of the B3089. In addition it is expected that there will be landscaping and tree planting which will also help reduce the quantity of water to be drained from the site

Green corridors
The original Bat surveys required a corridor of 5m width alongside the Chicklade road and 15m along the northern boundary of the site, a more recent survey increased the need for all of these corridors to be 15m wide and this is what will be carried out as a minimum figure, together with appropriate landscaping and planting.

Footpaths
One of the reasons for the selection of the Chicklade road site was that it the only site capable of accommodating a new surgery under the parameters set down by the NHS and also with some existing pedestrian access via the footpath from the phone box to East Street and the Wessex Ridgeway at the north. Both of these, it is hoped, can be improved to ensure that there is safe pedestrian access to the surgery and for residents as well. The problems of the danger to pedestrians using the B3089 are well known and as much as possible will be done to reduce this problem.

Lighting
You will probably have seen that the Cranborne Chase AONB was recently awarded an International Dark Skies nomination and will give added strength to our requests for street lighting able to reduce light pollution. We already have a number of existing lights switched off for a few hours from 1.00 - 5.00 am and this will be applicable to new lighting also. At our last Parish Council meeting we were told by our District Councillor that all old street lights in Wiltshire were also being replaced with less polluting LED lights over the next 5 years and these could be dimmed automatically as required.

Site Selection
From the earliest stages of the development of the Neighbourhood Plan it became apparent that the need for a new surgery was one of the prime benefits that the villagers wanted, and that the land required for it would have to be at "no cost", which could only be done through the use of a larger development than would be possible via smaller individual plots. However, it was also accepted that some small plots could be developed if the owners wished either

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by being included in the NP or by separate planning applications at a later date. Chicklade Road was selected as being the only one of the larger sites which could meet the various criteria and was least damaging to the environment.

House sales
All the evidence for much larger developments in surrounding villages and towns has not shown any major difficulties with selling the houses built, as long as they are well built, and relevant sizes and meet the needs of the community both local and more widespread.

At every stage of the development of the NP we have consulted with the village and sought their views, taken them into account and incorporated them into the Draft Plan. Last Saturday was a good example where although the numbers attending were lower than previously with 27 attending all but 2 were in agreement with the number of houses suggested and 1 suggesting it could be slightly higher!

I do hope that this goes some way in re-assuring you of our understanding of a number of problem areas and that we are doing our utmost to ensure that we have a positive outcome. Without a Neighbourhood Plan the 4 large SHLAA sites would still be available for development, but without the ability of the village to have its say or influence. All of us on the Steering group really do have the interests of the village at heart, but accept that there is always the likelihood that we cannot please 100% of the village however hard we might try.

PS as requested, a copy of your email of 27th is attached for members of the Steering group to see.

-----Original Message-----
From: [REDACTED]
To: [REDACTED]
Sent: Wed, 27 Nov 2019 19:30
Subject: Neighbourhood Plan [2]

Dear [REDACTED]

Please find attached a copy of my letter that I have attached to my response form from the open session last weekend. I would be grateful if you would circulate to the Steering Committee.

Many thanks.

Yours,

[REDACTED]

Sent from Mail for Windows 10

<https://mail.aol.com/webmail-stf/en-gb/PrintMessage>

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