

Hindon Neighbourhood Development Plan 2019 - 2036

Regulation 16 Published Version for Consultation



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In compliance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012

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Foreword

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

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

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

This document is the consultation draft of the plan at Regulation 16: It will be submitted to Wiltshire Council who will place it on their website for six weeks consultation. There will then be an independent examination, it will be amended again where necessary and finally subjected to a referendum. where local people will then have the power to decide if the plan should be used to help determine planning applications for new development in the Parish.

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

David Robertson
Chairman
Hindon Parish Council



The Village Hall at bottom of the High Street

1.0 Purpose

1.1 In April 2012 the Localism Act 2011¹ amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape development in their community by preparing a Neighbourhood Development Plan which can establish general planning policies for the development and use of land in the defined neighbourhood. This document is a Neighbourhood Development Plan as defined in the Localism Act².

2.0 Submitting Body

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

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



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

¹ <https://www.legislation.gov.uk/ukpga/2011/20/introduction/enacted>

² A note to this effect can be seen in the Basic Conditions Statement <https://hindonvillage.org/neighbourhoodplan.htm>

Map 1 Hindon Parish Council Area



3.0 Planning Policy Context

3.1 Neighbourhood Development Plans are required to be “in general conformity” with national and local strategic planning policies. National planning policy is set out in the National Planning Policy Framework (NPPF)³ which was first published by the Government in 2012 and updated in July 2018 and January 2019. This revised version fully embeds Neighbourhood planning as a core part of the planning system, for example it states (para 31-33) that Local Policy can emerge from neighbourhood plans as much as from Local Plans. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development and there are three dimensions to sustainable development: economic, social and environmental.

Further guidance has also been published in Planning Practice Guidance which is updated regularly. This advises that “neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”

Local strategic planning policies are set out in the Wiltshire Core Strategy 2015⁴, adopted by Wiltshire Council on 20th January 2015. Planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted Wiltshire Core Strategy and the Hindon Neighbourhood Plan, once made, will be part of the statutory development plan for the area. The NPPF is a material consideration in any planning application determinations. The policies in the Plan are in general conformity with the strategic policies in Wiltshire Council’s Core Strategy with particular reference to sections 4.11, 4.13 and 4.15 relating to Core policy 1, Settlement Strategy and Core Policy 27, the Tisbury Community Area Strategy, under which Hindon, one of three large villages, falls. When considering the implications of Core Policy 27 for Hindon. The latest published Wilts Council land supply statement⁵ shows that the indicative requirement to be delivered over the rest of the plan period for the Tisbury CA⁶ is 135. This Neighbourhood Development Plan will run concurrently with the Wiltshire Core Strategy to 2026, and further to 2036 which coincides with the horizon date for the current Wiltshire Local Plan review (LPR). It is however a response to the needs and aspirations of the specific Hindon community as understood today (2020).

Planning policy and proposals need to be based on a proper understanding of the place to which they relate if they are to be relevant, realistic and address local issues effectively. It is important that the

³ National Planning Policy Framework July 2018 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ <http://www.wiltshire.gov.uk/planning-policy-core-strategy>

⁵ Wiltshire Housing Site Allocations Plan, July 2018

⁶ Tisbury CA = Tisbury Community Area

Neighbourhood Plan is based on robust information and analysis of the local area; this is called the “Evidence Base”. The Hindon Neighbourhood Plan “Evidence Base Documents” can be found in a separate document that is available on the Hindon Parish Council website⁷.

Hindon has an extremely tightly drawn settlement boundary with little potential for infill and therefore any development must take place outside the current settlement boundary.

4.0 Physical Context

4.1 The Village

Hindon lies approximately one mile south of the A303, and one mile to the east of the A350. The B3089 runs east/west through the village, and crosses the picturesque High Street, which is the notable feature of the village.

The much larger parish of East Knoyle borders Hindon on the west. The parish of Chicklade is to the North, Berwick St Leonard to the east and Fonthill Gifford and the road to the small town of Tisbury, with its railway station to the south.

Hindon includes some limited commerce within the village (community shop, 2 public houses, and a showroom for the local furniture manufacturer), and within the parish, there are a local building firm, a contemporary quality furniture manufacturer, stud farm and active dairy farm.

The historic core of the village, especially High Street, is highly distinctive – much is a Conservation Area. Only one new building has been constructed within the existing boundary in the last 20 years and the only remaining brownfield site proved unviable due to flooding risk. Hindon has not therefore seen any “organic” growth over a period of time. There has been very little development in Hindon over many years. The only recent building developments were at East Street (1953) and extended to include retirement bungalows (1976), Whitehill (1958) and Hill Terrace. Otherwise individual properties have been built along The Dene and around the periphery of the village, mainly in the 1960s and 1970s. Map 2 below shows where development in the village has occurred from the pre 1900’s to the present day.

⁷ Evidence Base Documents <https://hindonvillage.org/neighbourhoodplan.htm>

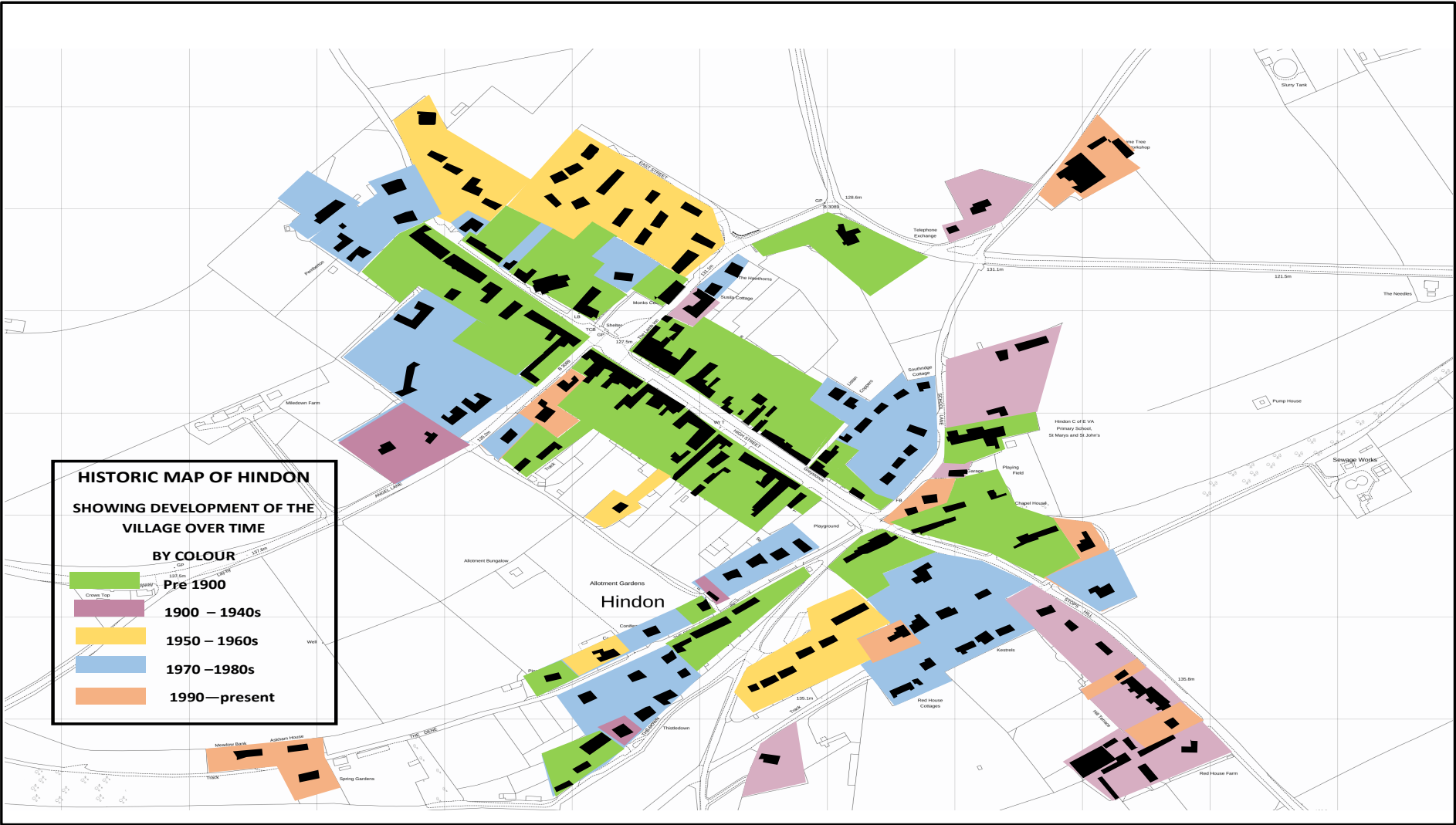


Looking towards the High Street from Stops Hill



The Angel Inn, now The Grosvenor Arms since November 2019

Map 2 Hindon Village Development Phases



4.2 Hindon History

Hindon was established as a new borough in 1220 by the Bishop of Winchester who owned the manor of Knoyle Episcopi (now East Knoyle) of which Hindon was a part. It was sited at the intersection of several ancient track ways between Salisbury and the market towns of Warminster and Mere, thus maintaining the practice of establishing new boroughs with a market, a fair and a church.

Hindon was set on the slopes of a dry chalk valley so that wells (of which there were several in the village) might readily be sunk. Most of the cottages were built along the High Street, which runs the length of the village and was made wide enough to accommodate the weekly market. The cottages were developed on burgage plots⁸ with tracks leading from the High Street to the fields beyond; a pattern which largely survives to this day.

The Church of St John the Baptist stands on a rise in the upper High Street and, with its tower and steeple, is the dominant building in the village. In 1870 it replaced the chapel-of-ease in the parish of East Knoyle, and Hindon finally became an independent parish.

An annual (later bi-annual) fair was held around the site of the present crossroads, trading in horses, cattle, sheep, pigs and cheese which, survived until the late 19th century. On 2nd July 1754, fire destroyed a large part of the High Street. The houses, most of which had been thatched, were subsequently re-built using Chilmark or Tisbury stone and brick with clay or slate roof tiles, setting the main character of Hindon to the present day. The fire severely damaged the prosperity of Hindon, but a turnpike created soon afterwards across the new stage coach route from London to Exeter (the present B3089) generated service trades and commerce. As a result, Hindon became renowned for the number of its inns and alehouses, of which, The Lamb and The Grosvenor still survive. The Industrial Revolution caused a general decline in agriculture and this, together with the building in 1859 of the Salisbury to Yeovil railway with a station at Tisbury, was the death knell of the coach and carriage trade in Hindon.

⁸ Burgage was used as the basis of the franchise in many boroughs sending [members](#) to the [Unreformed House of Commons](#) before 1832. In these boroughs the right to vote was attached to the occupation of particular burgage tenements. Since these could be freely bought and sold, and since the owner of the tenement was perfectly entitled to convey it for the election period to a reliable nominee, who could then vote, it was possible to purchase the majority of the burgages and thereby the absolute power to nominate the members of Parliament

4.3 Hindon's Landscape Setting

Hindon is set in open countryside that is part of rolling scenery wholly within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB)⁹. The AONB Landscape Character Assessment (LCA) defined the Parish as falling within their Category 2A West Wiltshire Downs Open Chalk Downland classification (see map 4 on page 12).

There are no woodland areas within the parish, although there are large woodlands to the north with Great Ridge Wood, and to the south Fonthill Abbey Wood and Terrace Wood.

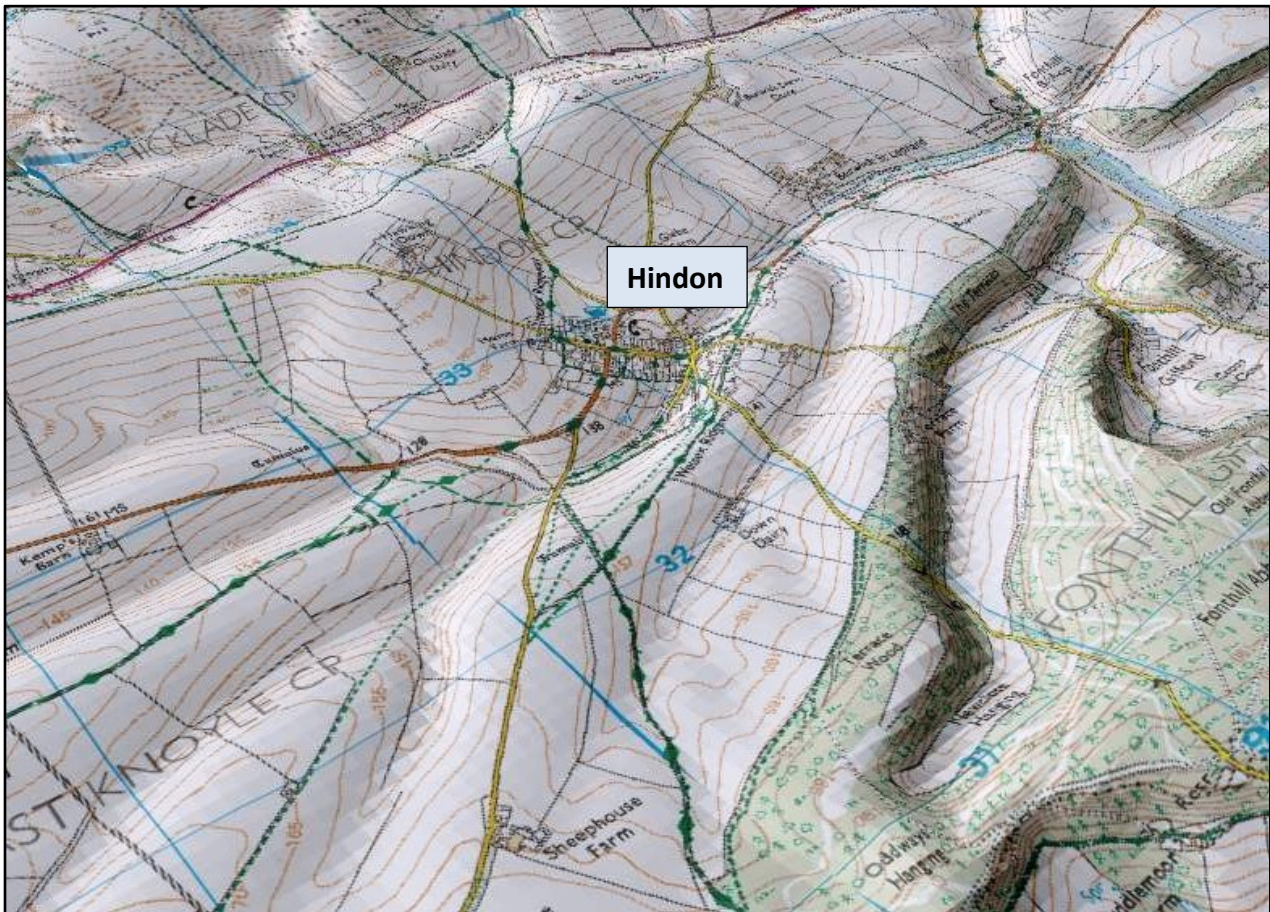
The village is approximately 5 miles from the south west edge of Salisbury Plain on the southern slopes of the West Wilts Downs, it lies in a 'bowl', with the land gently rising to the east and west, and with steeper inclines to the north at the top of High Street, and to the south at Stops Hill, therefore despite the open nature of the surrounding landscape, which is a major feature, largely the village remains hidden in a fold in the downs,(see digital terrain model map 3 on the next page).



Hindon Village Stores and Post Office

⁹ Cranborne Chase & West Wilts Downs AONB - <http://www.ccwwdaonb.org.uk/>

Map 3 Digital Terrain Model of Hindon



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

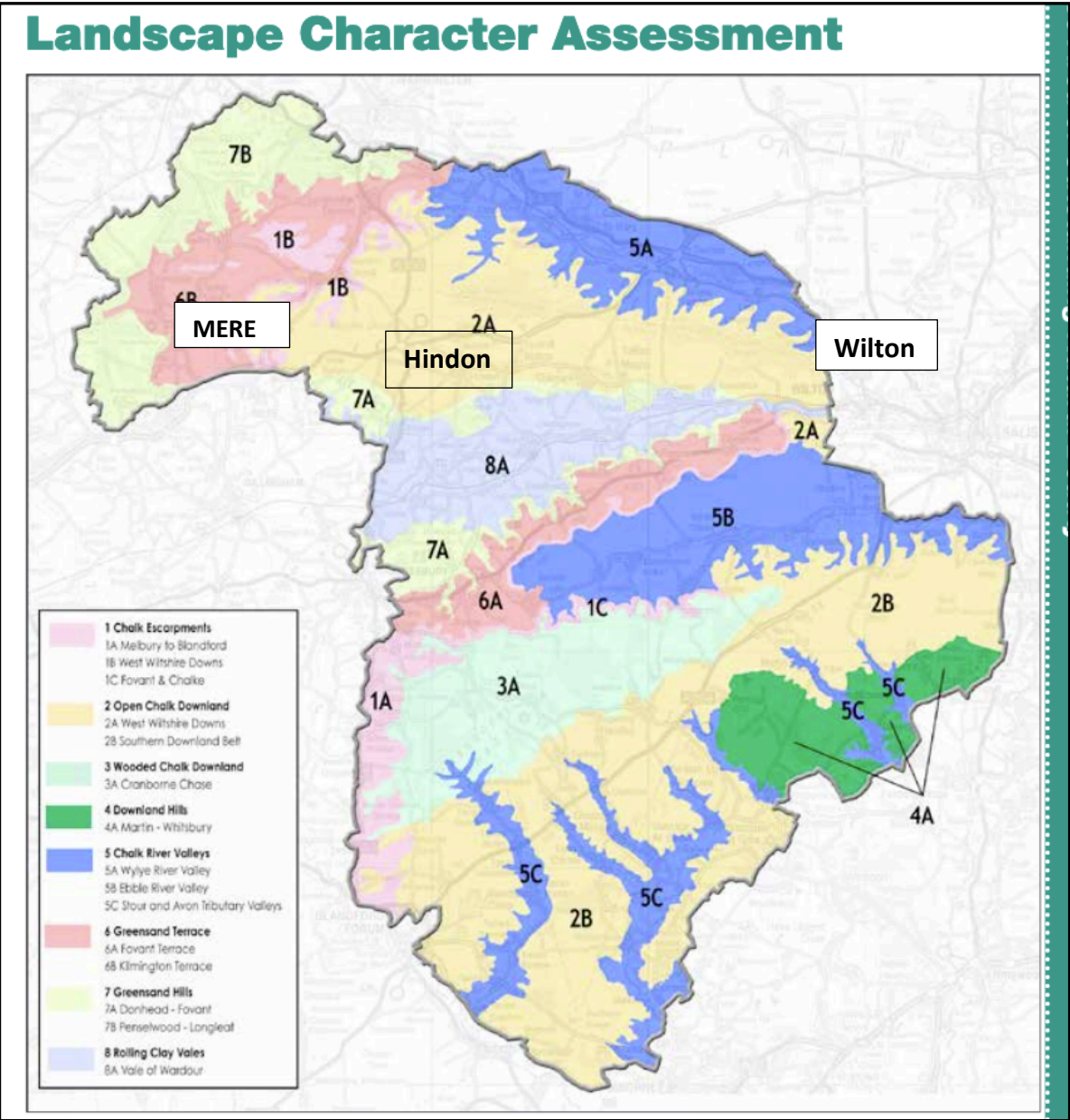


The Tunnel, the road out of Hindon to Fonthill Gifford

Map 4 Cranborne Chase & West Wilts Downs AONB

West Wiltshire open Chalk Downland (Category 2A)¹⁰

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



¹⁰ Landscape Character Assessment Map from Cranborne Chase AONB Management Plan 2014-2019

4.4 Hindon Village today

The population of Hindon was 488 at the 2011 census (it was much larger 830 people, 180 years earlier). The village attracts many people of retirement age and therefore it is not surprising that the mean age of residents at 47.4, is significantly higher than the national average of 39. Hindon’s age profile differs significantly from wider Wiltshire and from England with lower percentage of children, young adults, adults up to 44 years old, and a far older population - see the table below¹¹.

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

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

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

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

¹¹ From 2011 Census

5.0 Community Engagement

A Neighbourhood Plan is a community derived plan and must develop its objectives and actions from the community.

Hindon Parish Council initiated the process of producing a Neighbourhood Plan by holding a public meeting explaining the background and benefits of producing a Hindon Neighbourhood Plan (HNP) from which meeting a Steering Group was formed.

From this 14 volunteers offered their services and time from which the Steering group of 9 was formed with representatives of prime organisations and groups within the village including:

- Hindon surgery
- Hindon Parish Council, which has representatives from; the Allotment and Conservation Association; St Johns Church and Hindon Primary school
- Independent members of the public
- (Over the period of the development process of the HNP some members changed, but the number has remained throughout as 9)

The first Village meetings on June 12th and 13th 2015 asked a variety of questions about the need for housing, the numbers and types. and affordability as well as prime benefits that the village needed. Emanating from this the Steering Group analysed all possible sites around the village both from local knowledge and professional Landscape and Visual Sight and Capacity Assessments and put forward options for public comments and approval.

A regular communication process was established to:

1. Promote a constant awareness of the project and its development;
2. Invite additional participation;
3. Encourage contributions and comments at every stage
4. Run open meetings at strategic stages
5. Provide regular updates on the status and development of the Plan

Publicity for all public events was essential and this was carried out by regular use of house to house fliers, posters, the Parish monthly Newsletter and a dedicated Hindon Neighbourhood Plan website (www.hindonvillage.org/neighbourhoodplan) designed to inform the village of events and progress of the development of the plan, and to encourage involvement.

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

- Village meetings 12 & 13 June 2015 to introduce idea of NP to villagers with questionnaires on number of houses, type and size and important aspects of Hindon
- Discussions during autumn 2016 with local employers both within the village and in neighbouring parishes to establish their employment numbers and need for additional housing.
- Presentation and exhibition of outline ideas with one to one sessions Feb 2017 at 2 venues with 170 attendees overall
- July 2017 Display at village annual Flower show
- Jan 2018 open forum to review modified proposals and site selection, highlighting objectives, policies, location of proposed new surgery and other possible benefits with questionnaires for feedback.

- Revised Draft Plan developed by Steering group
- Undertaking formal consultation for 7 week period (in accordance with Regulation 14 of the Neighbourhood Planning Regulations) June-Aug 2018
- Open meetings in August 2019 to view site assessment process
- November 2019 to present indicative site plan and brief

Outcomes

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

- Identification of need for new housing; 60% suggesting 20-40 houses. 85% suggesting 2-3 bed houses

85% asking for subsidised (affordable) housing

65% asking for houses available to rent

85% asking for housing for elderly

- 92% Importance of maintaining Conservation Area and countryside environment
- 58% asking for new / larger surgery

From later public consultations villagers agreed with the following:

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

A Consultation Statement covering all aspects of Community Engagement, the detail of Meetings, Questionnaires, Feedback Analysis, Communications, during the emergence of the Neighbourhood Development Plan can be found on the Hindon Website¹².

¹² <https://hindonvillage.org/neighbourhoodplan.htm>

6.0 Vision of the Plan

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

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

7.0 Issues

Integration of any development with the existing village was shown as being of major importance at the first Village Meeting in 2015 and the lack of existing pavements / footpaths or the practicality of incorporating new was highlighted at an early stage of the Community Engagement process.

(Other than for the East Street development which has pedestrian access to the shop), none of the other existing developments along The Dene, Whitehill, Stops Hill or Chalke Lane have pavements linking to the High Street or Hindon School largely due to the narrowness of the roads which have no verges). Whilst being outside the planning aspects of the NP, these issues are important and are discussed in Highway issues, Section 4.

The situation with the surgery and the need to find a suitable site for its relocation is a major concern. The practice is presently in residential premises, is on a short lease, due to be converted to residential use, is award winning and renowned, but suffers from a shortage of space and would not work at all were it not for the fact that the present GP’s are running much of the practice from home.

The impact of the surgery being lost would be far wider than just on the inhabitants of Hindon of just under 500, with a further 1,900+ patients using Hindon surgery from neighbouring villages who would have to travel further afield and register with other practices that are already fully stretched. The proposals for a new surgery are to meet current needs and also to progress national imperatives to provide primary care in networks of practices working ever closer together.

The need is critical and Hindon Parish Council through the Neighbourhood Plan have the opportunity to allocate land within a larger site. A single site for a surgery on its’ own would be unlikely to be found but a portion of a larger site with commercial development to allay land costs has been investigated and has been found to be viable.

Hindon Primary school has presently 43 children on the roll (September 2018) not all live in Hindon, the catchment area extends to East and West Knoyle. The present capacity is circa 60 children and it is possible that additional pupils from a new development would create a shortage of capacity. There are plans for more capacity but these are not finalised. Developer contributions may need to be sought. This is more likely to be practical from a larger site with associated housing, rather than a number of developments on smaller “private” plots.

The importance of Hindon lying within the AONB is well accepted and appreciated by the Steering Group from feed-back from village consultations, however the village also expressed the view that some development is required to maintain the facilities from which the villagers benefit, but are

currently in danger of being lost due to financial viability, these include, the shop, the bespoke joinery showroom, the 2 inns, the Fellowship Club and the viability of the Primary and nursery schools.

Reasonable development therefore providing some increase of inhabitants of all ages would support the viability of local facilities and allow the village to thrive. Without such injection, Hindon would stagnate and soon dwindle if these facilities were lost, to the detriment of both the AONB as well as the populations of Hindon and nearby villages.

8.0 Process Summary

Paragraph 78 of the NPPF under Rural Housing supports planning policies that identify opportunities for villages to grow and thrive especially where this will support local services.

The Cranbourne Chase and West Wiltshire Downs AONB is, however, a significant constraint to development. Paragraph 172 of the NPPF states that great weight should be given to conserving landscape and scenic beauty in the AONB and also states that consideration (of a development) should include an assessment of:

- The need for development and the impact of permitting or refusing it, upon the local economy;
- The cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- Any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that could be moderated.

The need for some reasonable development to support local amenities has been explained in the paragraphs under section 7 above. The significant cost of relocating the doctors surgery can most likely be met through NHS funding and with the support of a local landowner and a developer.

The NP steering Group (SG) has taken great pains to ensure that any development can only proceed if steps are taken to mitigate any potential detrimental effect on the environment.

Consequently, the allocations in the neighbourhood plan need to be supported by a clear and robust evidence base. The approach is set out below.

Feedback from the 2018 Regulation 14 Consultation of the draft plan commented that the “AONB’s landscapes’ special qualities, character, value, and sensitivity to change, had not been given enough consideration in the emerging NDP”. Reviewing this and other comments from the Reg 14 consultation in 2018, the Hindon Steering Group decided that their approach to this part of the Plan in their revised submission of the plan would be “Landscape Led”.

To achieve the “Landscape Led” objective the area around the existing settlement boundary was assessed for the impact any development would have on the landscape.

With this objective in mind the Steering Group identified a number of potential sites for consideration in addition to the four sites that had previously been submitted as part of the Wiltshire Strategic Housing Land Availability Assessment.

In December 2018 an independent Landscape Architect, Carly Tinkler Associates was commissioned by Hindon Parish Council to carry out a detailed study of the landscape around the settlement boundary in order to establish whether sites in proximity to the existing boundary were capable of accepting

development. The study a LVSCA (Landscape & Visual Sensitivity & Capacity Assessment)¹³ employed project-specific methodology based on the Landscape Sensitivity and Capacity Assessment model. The advantages of this process include:

- A comprehensive assessment of sites.
- Professional consideration of other relevant topics such as biodiversity, archaeology cultural heritage, public amenity and Green Infrastructure to provide a fuller picture of the sites' sensitivity and capacity for development;
- The possibility of ranking sites so those with least constraints will be considered first.
- Production of detailed documents and maps setting out the findings of the assessment which could be interrogated to justify any proposed revisions to the settlement boundary and / or comment on planning applications; as it will be evidence-based, the full reason for the choice of sites could be understood by all.
- Recording the baseline and assessment information on spreadsheets which could easily be updated in the future (from policy to physical features).

For the LVSCA it was agreed that land outside the current settlement boundary identified by the SG together with the 4 SHELAA sites would be split for the purposes of the study into Areas.

In addition to the landscape study referred to above the Hindon NP Steering Group also commissioned AECOM (a government funded provider supporting Neighbourhood Planning) to carry out two further studies:

(1) an independent and objective assessment of the sites identified at stage 1 of the LVSCA process.

The purpose of this Site Options Assessment¹⁴ is to produce a clear understanding of sites to determine which if any are appropriate in principle for allocation in the Hindon NP. This Appraisal looks at aspects other than landscape, for example, access. The approach is based on the National Planning Practice Guidance and the Neighbourhood Planning Assessment Toolkit. This study uses an approach based on suitability, availability and achievability.

(2) A Housing Needs Assessment (HNA). The purpose of the HNA is to forecast the number and types of houses and tenure needed over the plan period.

The findings of both reports have been used to inform the Steering Group on site selection, and on housing needs for the parish.

(3) A further survey, a Parish Housing Needs Survey¹⁵ was carried out by Wiltshire Council in October 2019. The survey was conducted through a questionnaire delivered to every household in the parish. The main aim of the survey was to determine the need for affordable housing in Hindon. The findings show a low requirement in Hindon but recommend that at the appropriate time the Wiltshire Council

¹³ For further information on the various methods, techniques, processes and advice, see An Approach to Landscape Character Assessment.

(October 2014) Natural England; Landscape Character Assessment Guidance for England and Scotland The Countryside Agency and Scottish Natural Heritage (2002); Topic Paper 5: Understanding Historic Landscape Character and Topic Paper 6: Techniques and criteria for judging sensitivity and capacity (ditto); and Guidelines for Landscape and Visual Impact Assessment 3rd Edition (2013) Landscape Institute / Institute of Environmental Management and Assessment (usually referred to as 'GLVIA3')

¹⁴ Site Options Assessment by AECOM April/May 2019. The full report is available at <https://hindonvillage.org/neighbourhoodplan.htm>

¹⁵ Parish Housing Needs Survey Report – November 2019 – Wiltshire Council
<https://hindonvillage.org/neighbourhoodplan.htm>

Housing Register be consulted to ascertain requirements.

In addition to these commissioned studies, several existing planning policy documents have provided a robust evidence base and starting point for the preparation of neighbourhood plan, policies on design and protecting natural and built heritage assets. These documents include:

- The Cranborne Chase & West Wiltshire Downs AONB Management Plan 2014-2019 - CCWWD AONB Partnership¹⁶.
- The Cranborne Chase & West Wiltshire Downs AONB Landscape Character Assessment -2003 - CCWWD AONB Partnership.
- Historic Landscape Characterisation Project (Cranborne Chase & West Wiltshire Downs AONB with English Heritage - 2008)
- Hindon Conservation and Management Plan – Salisbury District Council 2009¹⁷
- Landscape Character Assessment Open Chalk Downland - Salisbury District Council 2008¹⁸
- Hindon Village Design Statement (HPC/Salisbury District Council -2008)¹⁹.

¹⁶ Cranborne Chase AONB Management Plan <http://www.ccwwdaonb.org.uk/publications/aonb-management-plan/>

¹⁷ Hindon Conservation and Management Plan <http://www.wiltshire.gov.uk/hindon-caa.pdf>

¹⁸ Salisbury District Landscape Character Assessment -Salisbury District Council 2008
http://www.wiltshire.gov.uk/south_wiltshire_landscape_character_assessment_2008_-_pages_1-26.pdf

¹⁹ Village Design Statement (VDS) <https://hindonvillage.org/neighbourhoodplan.htm>

Figure 1 on the next page is a map showing the sites to be assessed by the LVSCA, they are numbered 1 to 15.

Figure 2 on the following page is the same map, with some of the sites split into two or more parcels of land if the topography dictated so that a more accurate rating could be achieved, the map uses a traffic light system to reflect the potential development capacity for each parcel of land.

Figure 3 on page 24 is the AECOM map for the same sites. AECOM have identified the sites as A to U.

SITE SELECTION PROCESS SUMMARY

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

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

See appendix 4 of the Base Evidence Report²⁰ for full details of the selection process.

²⁰ The Base Evidence Report Parts 1 & 2 are at <https://www.hindonvillage.org/neighbourhoodplan.htm>

Figure 1 the LVSCA study areas

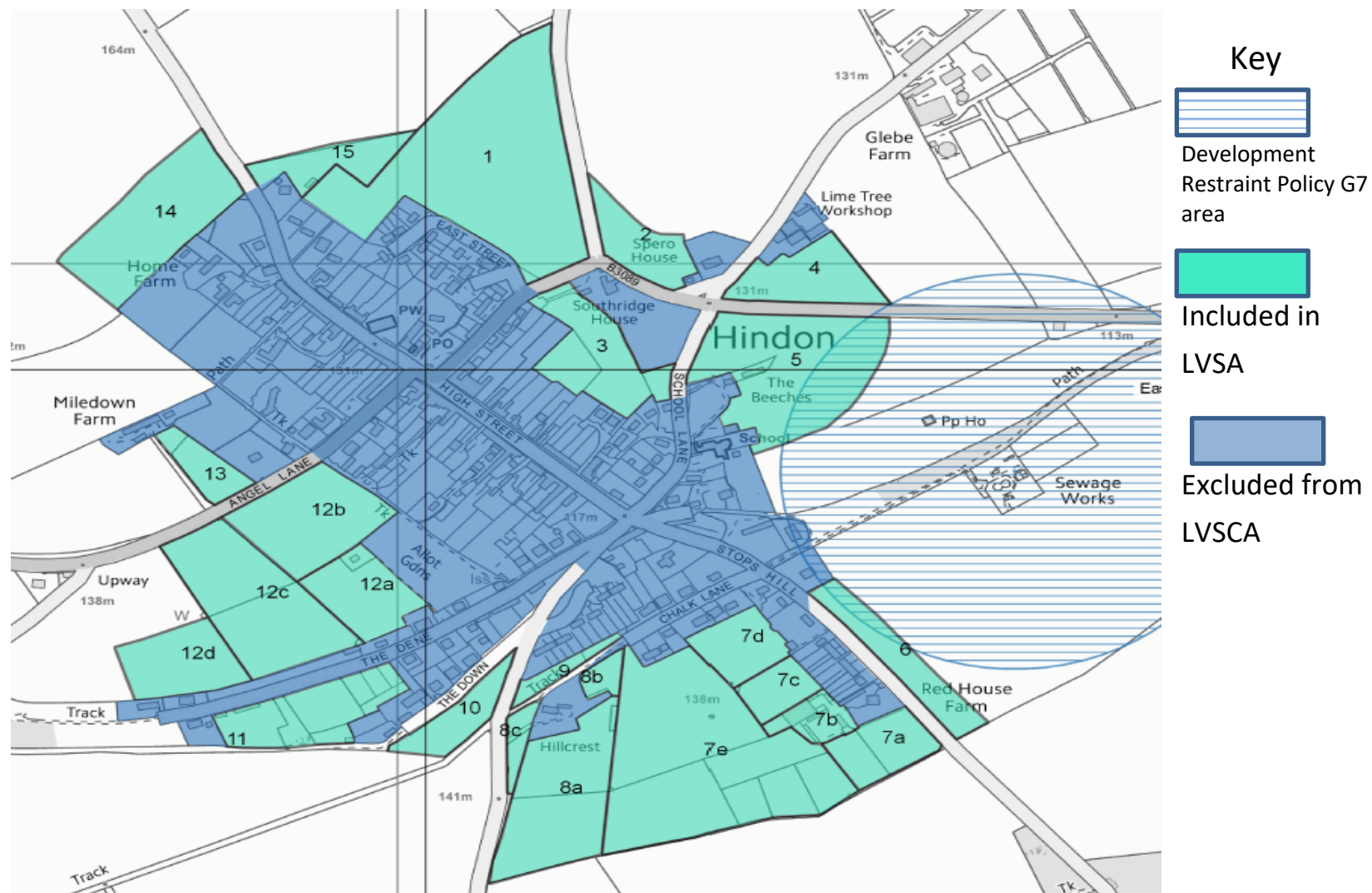


Figure 2 Overall Capacity Map (some sites now sub divided)

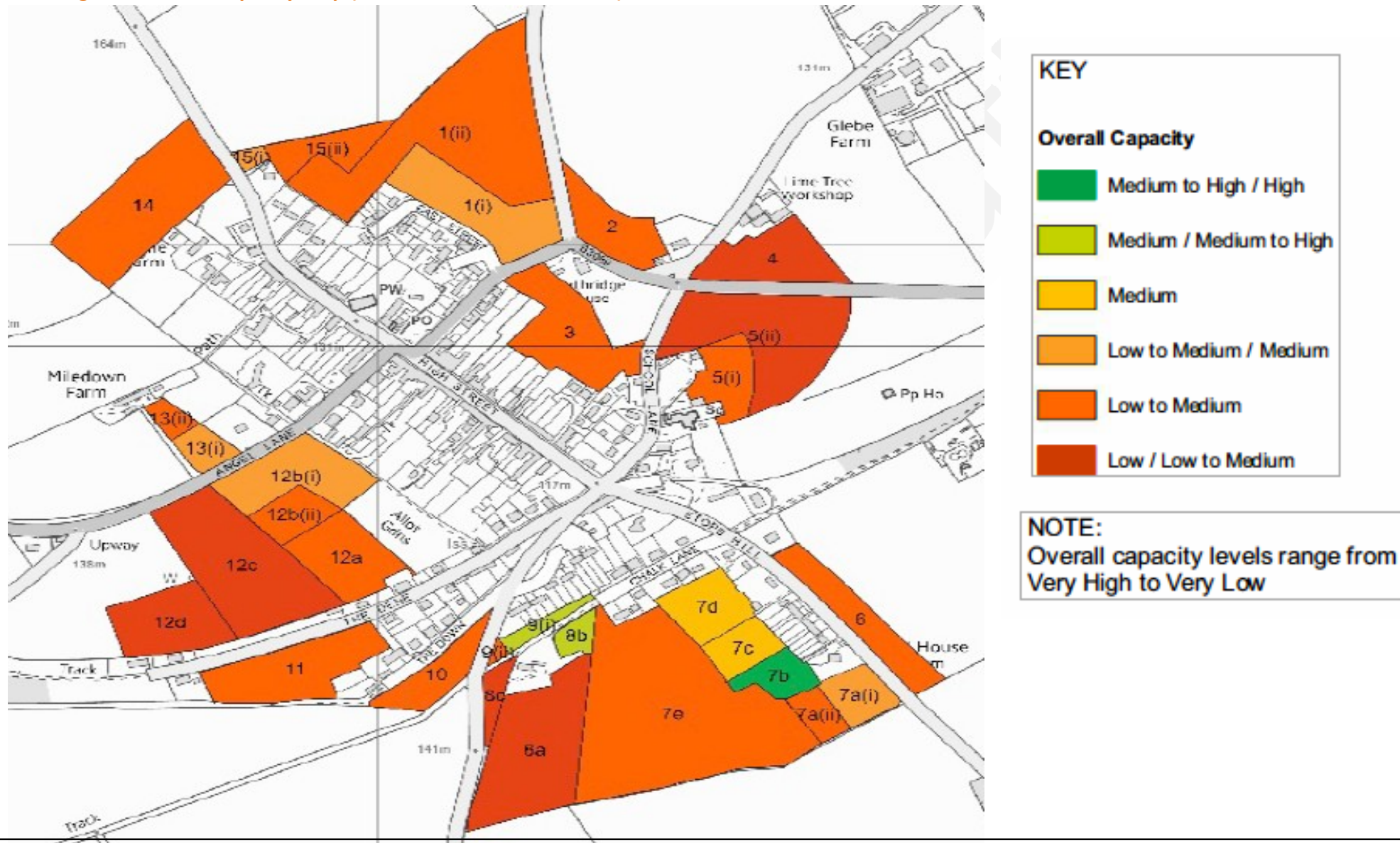
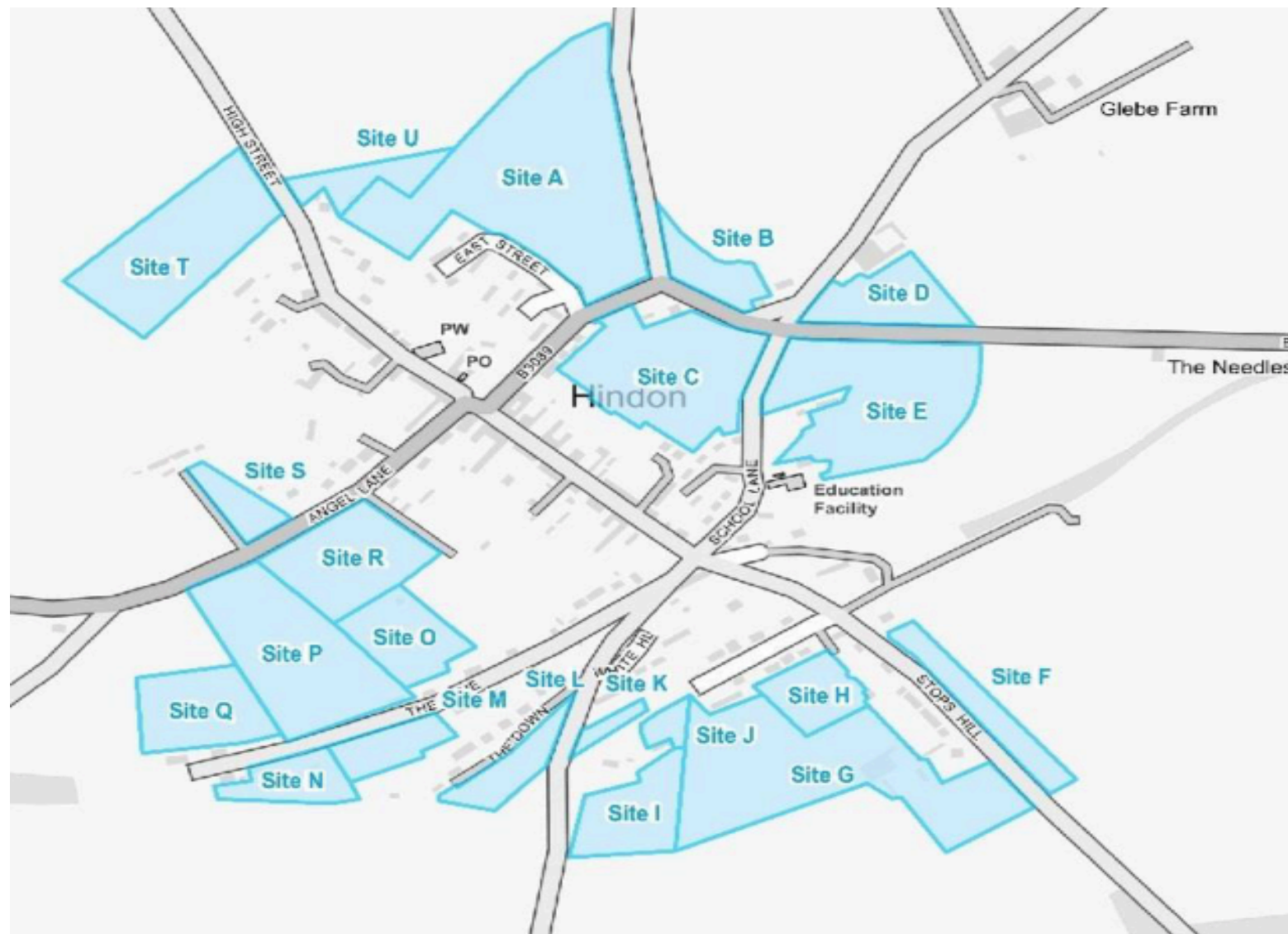


Figure 3 AECOM Sites



Map 5 below on page 26 is Figure 7 of the LVSCA and shows 27 view points that were selected as “Key Viewpoints” (KVPs) all are illustrative of views towards the village and its immediate surrounds, and include all the LVSCA Areas.

Some views are ‘representative’ of Hindon’s many special visual qualities, others are individually ‘special’ / unique.

Map 6 on page 27 shows a closer view of the village with “gateways” Because of its strategic location at the intersection of a number of historically-important routeways, Hindon village has several ‘approaches’ and ‘gateways’.

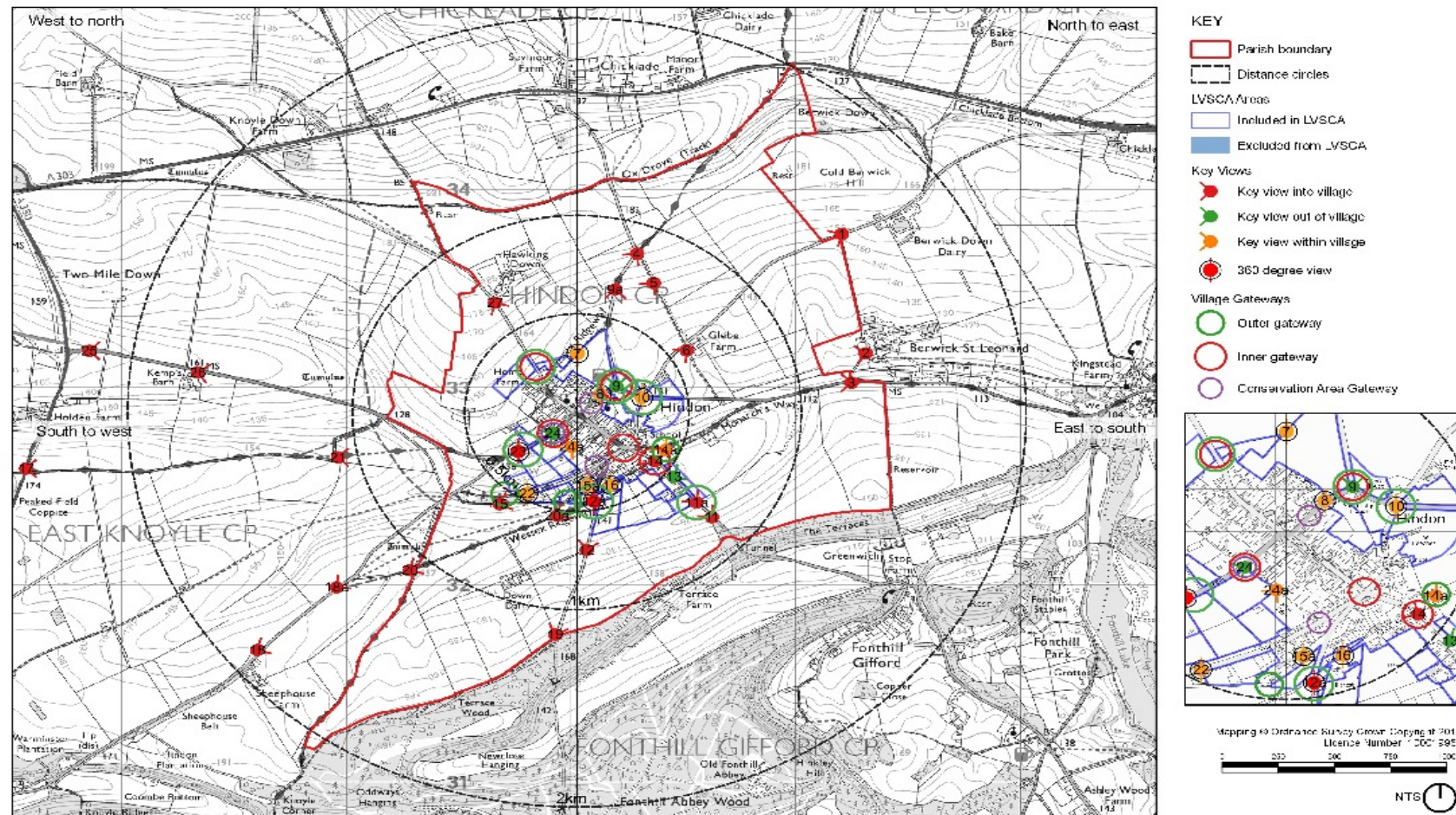
- The approach from the north is along the lane between Hindon and Chicklade.
- From the north east it is along the lane past Glebe Farm: this would probably have been the main route to Stonehenge.
- The approach from the east (via Salisbury) is along the B3089.
- Stops Hill is the main approach from the south east (via Tisbury), and this leads directly to High Street. The Monarch’s Way track forms another approach from the east, arriving at the south-eastern edge of the village.
- The lane from Fonthill is the approach from the south.
- There are several approaches from the south west and west, along the many trackways and paths; however, today, the main approach from the south west is along the lane from East Knoyle, which joins the main approach from the west - along the B3089 - at Crows Top.
- The approach from the north west is via Monkton Deverill, which follows mainly trackways but also sections of lanes (leading directly to High Street).

In Appendix B (of the LVSCA) there is a brief summary of a) the KVPs locations, b) which visual receptors are likely to experience views at each KVP / along each key view route, and c) which LVSCA Areas are visible from each KVP (in whole or in part, and / or ‘theoretically’ - for example if intervening screening vegetation is ‘thin’ and vulnerable to loss). Photographs in the report show the view from each KVP, with the LVSCA Areas which are visible marked on to the photos. Appendix C of the LVSCA report deals with the individual areas with details of the assessments made and the conclusion drawn for each area. Appendix D is a description of the Assessment Criteria and Appendix F the “Areas” table of comparison.

Table 1 on pages 28 to 31, Developable Areas, shows for each of the sites, the LVSCA/AECOM identifier, LVSCA and AECOM rating, the Hindon SG overall assessment and the capacity potential for each site.

Map 5 showing key views into and out of the village

Hindon NLP LVSCA: May 2019



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DRAFT v1 Figure 7 Key Viewpoint: Location Plan

Map 6 showing village gateways

The dotted circle on the map is at 0.5km

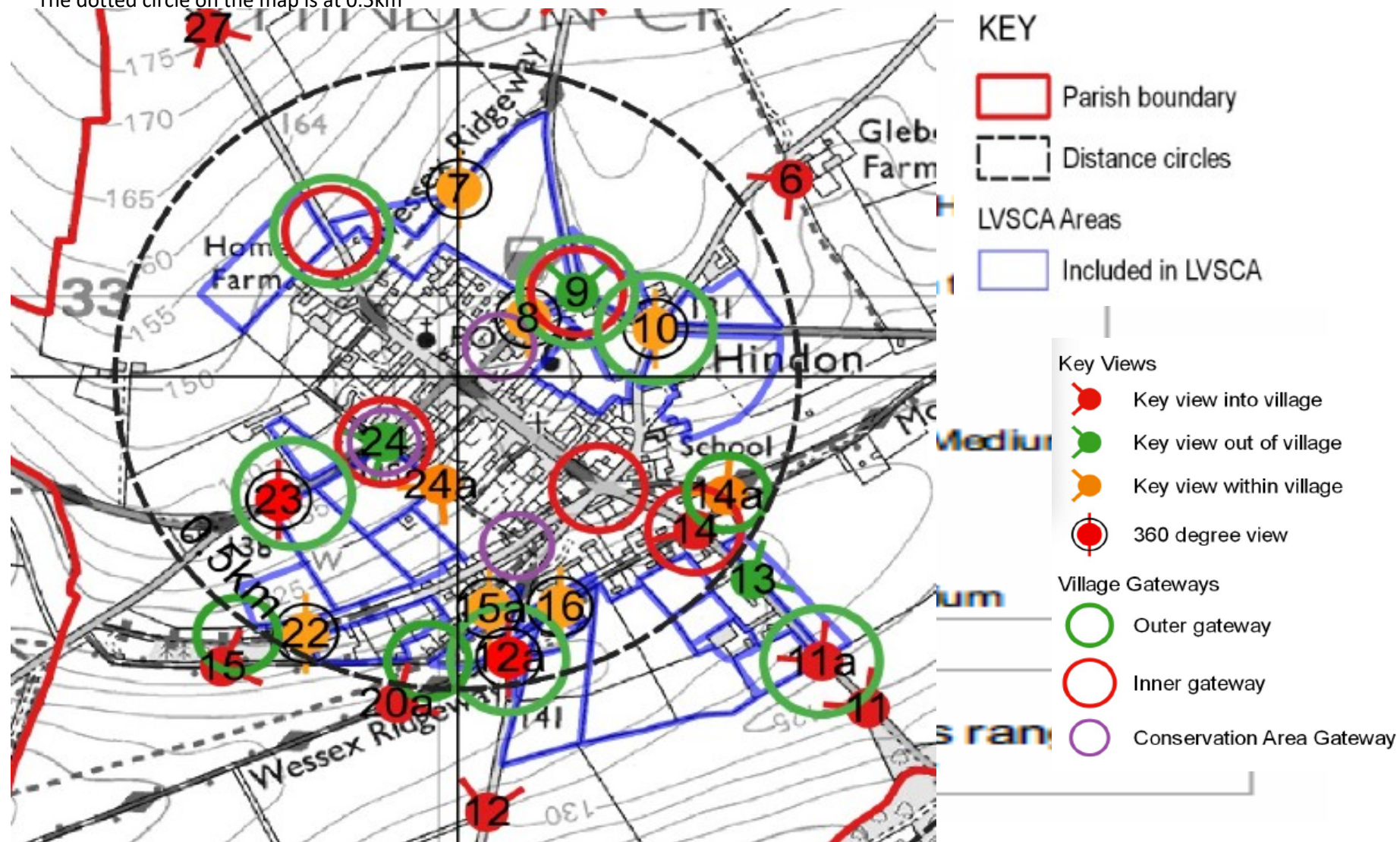


Table 1 Developable Areas in sequence of Overall Capacity continued on the following 3 pages

Area Ref LVSCA 1-15 AECOM A-U	Description	LVSCA Capacity	LVSCA Capacity rating 6= high 1= none	AECOM Site Assessmen t RAG (Traffic light rating)	Overall Assess- ment rating	Possible number of dwellings Deliverable / not deliverable	Comments
I(i) A	Chicklade Road W & S	Low to Med / Medium	3			20* dwellings within 5 yrs New Surgery *35 between sites 1(i) &1(ii)	To be developed partly with Ref 1(ii) below Existing vehicle access to B3089 and pedestrian path to heart of village by shop Only site suitable for new surgery with appropriate parking spaces etc.
1(ii) A	Chicklade Road N & E	Low to Med	2			15* dwellings within 5 years	Southern part to be developed with above using primarily low height buildings Access etc as 1 (i) above.
8 b J	Hillcrest paddock	Med/ Medium to High	5			1-2 dwellings deliv 5-10 years	Paddock with disused stable appropriate for small scale development if owners wish to proceed Vehicle access onto West end of Chalk Lane leading to Newtown road. Pedestrian access poor but acceptable for 1 or 2 dwellings.
9(i) K	Hillcrest Triangle	Med/ Medium to High	5			2-3 dwellings As 8(b) above	Rough grass grazing land. Access onto Chalk Lane and Newtown road as 8b above
7 b G	Red House Farm Stable site	Med - High / High	6			1 dwelling Deliver 0-5 years	Brown field site but with access through existing house gateway and drive. No pedestrian access to village and school but acceptable for single driving.

12 b (i) R	SHLAA site	Low to Med/Medium	3			Not deliverable	Access onto Angel Lane B3089 and pedestrian access via footpaths onto High Street via Queens Head Mews. Suitable for some housing if required in future in conjunction with site 13(i) below providing pedestrian access into village improved.
13(i) S	Angel Lane North site	Low to Med / Medium	3			Not Deliverable	Access onto Angel Lane / B3089 , but with no pedestrian access into heart of village or school. Potential for some housing if required in future in conjunction with site 12b(i) above
15(i) U	Northlands, small paddock	Low to Med / Medium	3			Not deliverable	Access onto Hawking Down lane via Northlands, but could be appropriate for single small dwelling.
7 c G	Red House Farm Field	Medium	4			Not deliverable	No vehicular access to Stops Hill. Inappropriate for development No pedestrian access and distant from heart of village or school.
7 d H	Bungalow Field	Medium	4			Not deliverable	Limited vehicular access to Stops Hill with poor sightlines. Inappropriate for development No pedestrian access and distant from heart of village or school.
7a(l) G	Red House Farm S E field	Low to Med / Medium	3			Not deliverable	No existing vehicular access to Stops Hill possible if Highways criteria are met or via Red House Farm No pedestrian access and distant from heart of village or school
2 B	Chicklade Road East / Tel. Exchange field	Low to Med	2			Not deliverable	No access onto Chicklade Road, B3089 or Wylve road. And isolated from existing village.
3 C	Southridge House paddocks	Low to Med	2			Not deliverable	No major development due to poor access onto B3089, but possibility of 1 or 2 houses on individual plots on 2 parts of paddocks using both B3089 and existing access onto High Street via "Fieldway" track.

5(i) E	The Beeches paddock	Low to Med	2			Not available	Access only via The Beeches drive
6 F	Stops Hill East	Low to Med	2			Not deliverable	Access onto Stops Hill. No pedestrian access to school or heart of village. Highly visible from long views from A303 and Wylle Road. Would produce “ribbon” development.
7 a(ii) G	Red House Farm S W field	Low to Med	2			Not deliverable	No existing vehicular access to Stops Hill possible if Highways criteria are met or via Red House Farm. Inappropriate for development No pedestrian access and distant from heart of village or school.
7 e G	Red House Farm large Field	Low to Med	2			Not deliverable	In appropriate access only onto Chalk Lane. Inappropriate for development No pedestrian access and distant from heart of village or school.
10 L	Newtown Road /The Down field	Low to Med	2			Not deliverable	Access onto Newtown Road. No pedestrian access to school or heart of village
11 M & N	Paddocks between The Dene & The Down	Low to Med	2			Not deliverable	Access onto The Dene in Flood Zone 3 or onto The Down inadequate. Upper portions of paddocks too visible from views from north
12 a Q	Casa Rosa field	Low to Med	2			Not deliverable	Access onto The Dene with poor vehicular conditions and no footpath other than the Dene to school or heart of the village
12 b(ii) R	Part Angel Lane SHLAA site	Low to Med	2			within 5-10 years	Self-build providing 12b has been developed with access onto B3089 and pedestrian access into village is improved.
13 (ii) S	Angel Lane North site, northern portion	Low to Med	2			Not deliverable	Greater visibility from south and west. Access onto Angel Lane / B3089 , but with no pedestrian access into heart of village or school.
14 T	SHLAA site Hawking Down Lane	Low to Med	2			Not deliverable	Access with difficulty to S. end of Hawking Down Lane which has bottleneck at entry to village. No pedestrian access and site visible from long views

15(ii) U	Northfield main paddock	Low to Med	2			Not deliverable	No vehicular or pedestrian access other than via Northlands driveway. Highly visible from Wessex Ridgeway to south and east.
4 D	Wylle Road / B3089 filed	Low / Low to Med	1			Not deliverable	Access onto B3089 subject to Highways. Or via existing small industrial unit onto Wylle Road for possible further industrial expansion. No pedestrian access to heart of village or school
5(ii) E	The Beeches main paddock to S of B3089	Low / Low to Med	1			Not deliverable	Access onto B3089 and onto School Lane. Separated from heart of village and no pedestrian access to it
8a I	Hillcrest main paddock	Low / Low to Med	1			Not deliverable	Access onto Newtown Road but no pedestrian access into heart of village or school. Highly visible
8c I	Hillcrest small plot on Newtown Road	Low / Low to Med	1			Not deliverable	Access onto Newtown Road but no pedestrian access into heart of village or school. Highly visible
9(ii)	Western end of plot 9(i) above	Low / Low to Med	1			Not deliverable	Small highly visible plot with access onto Newtown Road and Chalk Lane. No pedestrian access into village or school.
12c P	Western field between B3089 and The Dene	Low / Low to Med	1			Not deliverable	Access from both B3089 and The Dene. No pedestrian access to heart of village or school. Highly visible site from south and west approaches to village and land has many springs
12d Q	Lower paddock alongside S part of 12c	Low / Low to Med	1			Not deliverable	Access from The Dene. No pedestrian access to heart of village or school. Highly visible site from south and west approaches to village with many springs

Key for colour codes of LVSCA column as identified on Map page 23

AECOM Traffic Light Rating:  = appropriate for dev.  = potentially appropriate subject to constraints  = not appropriate

Key for overall Assessment Rating:  = Deliverable for Plan  = Not Deliverable

9.0 Main Objectives

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

Objective 1 Environment

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

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

Objective 2 Historical Conservation

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

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

Objective 3 Amenities

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

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

Objective 4 Housing

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

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

Objective 5 Settlement Boundary

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

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

Objective 6 Infrastructure

The Plan will achieve an efficient local infrastructure including key services that continues to meet the needs of the residents and that contributes towards a safe and healthy community by:

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

Objective 7 Economy

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

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



A view through Bakers Arch off High Street

10.0 Policies of the Plan

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

10.2 It should be noted that some of the objectives above have not been translated into planning policies contained in this plan. It has been accepted by the Steering Group that in several cases there are existing planning policies contained in either the WCS which are perfectly capable of managing future development proposals without the need for any additional specific policy in the Hindon Neighbourhood Plan. There are of course some other objectives identified which cannot naturally be translated into planning policies. The decision has been made to retain these objectives in the HNP for the sake of completeness but to accept that in such cases they simply remain aspirations rather than “policy”.

10.3 The policies of the NP stem directly from the Community Engagement discussed in section 5.0 above. This underpinned the identification of the key Objectives and of course an analysis of the relevant background information. They have been drafted so as to carry forward the requirements of the NPPF and the planning policies contained in the adopted Wiltshire Core Strategy.

10.4 The following policies are considered necessary to achieve the various objectives set out above:

1. Protection of community amenities, services and facilities and business premises

10.4.1 From the very first community meetings in 2015, and through to the present day, concern was strongly expressed about the dire state of parking at the surgery.

10.4.2 Hindon is limited to a small playground for young children, partly because of topography, and whilst there are small green spaces there is nothing available that is large enough for a recreation area for example for older children. This deficit has been a topic of discussion for some time and regularly raised at village events including at Neighbourhood Planning consultations.

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

Policy 1 Protection of and improved community facilities

Proposals will be supported where they protect and enhance the key facilities as shown on map 7 on the next page and listed below.

The key facilities are:

The Surgery	The Fellowship Club
The Grosvenor Inn	The Lamb Inn
The Primary School	The Village Hall
The War Memorial	The Village Stores and Post Office
St John’s Church	

Where appropriate, new developments contribute towards enhancing existing facilities, the re-location of the Doctors Surgery, and improved recreational facilities for teenagers should ensure that:

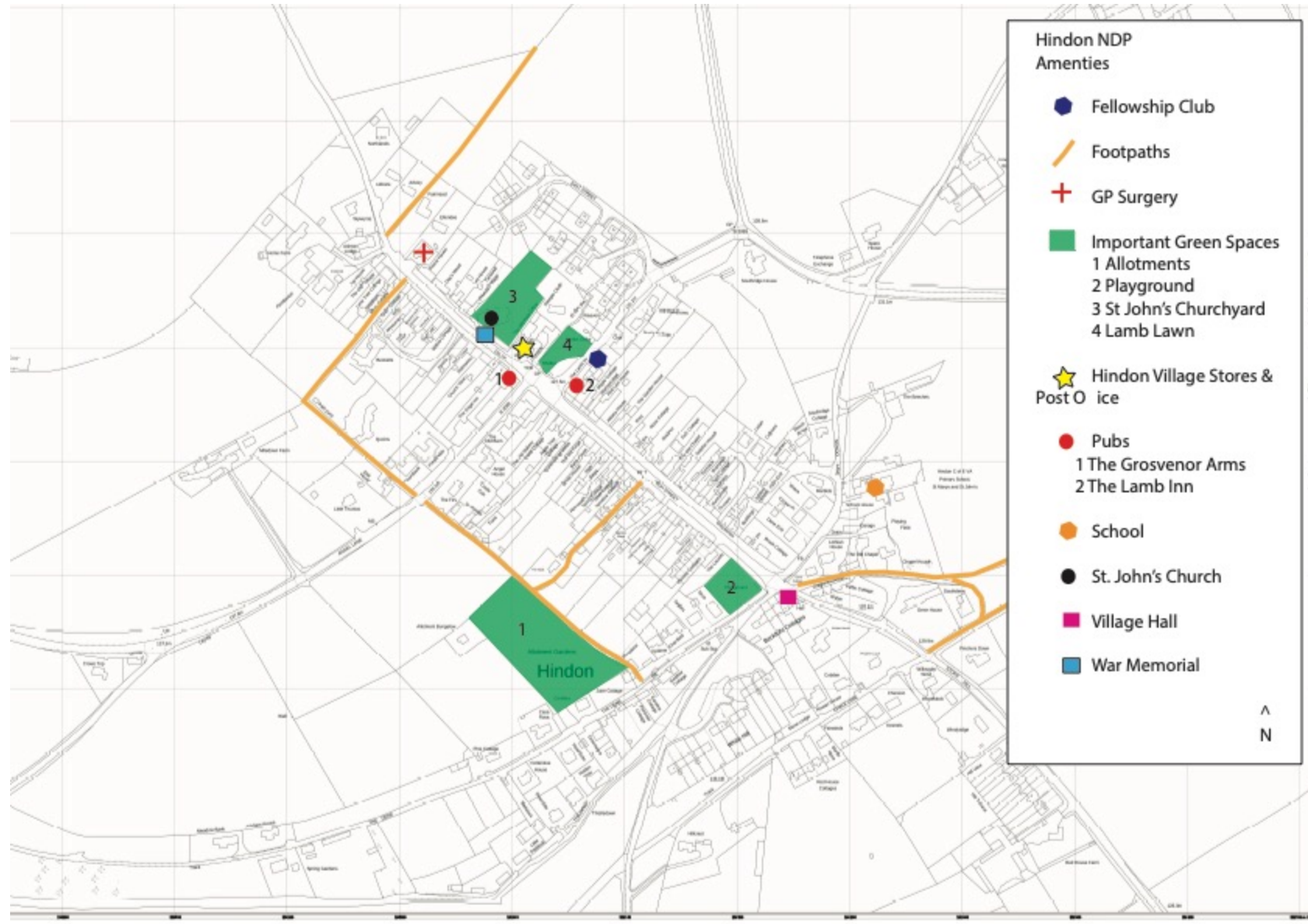
- They meet a need identified by the community concerned or by a body with statutory responsibility for a particular service.
- They do not create unacceptable environmental impacts, including traffic and parking impacts. Transport Assessments and Travel Plans will be required.

Helps meet Objectives 1,3 and 7



The Old School House and Hindon Primary School

Map 7 Hindon Amenities Map



2. Protection of open spaces and open areas

- There is a strong feeling that that village green spaces need safeguarding
- There is an acknowledged need to protect and where possible enhance the Cranborne Chase and West Wilts Downs AONB

Wiltshire Core Policy 52 focuses on Green Infrastructure, a descriptive term used to characterize spaces such as amenity green space, paths and rights of way, cycling routes and green corridors.

This Core Policy states that Green Infrastructure provides socio-economic and cultural benefits which underpin individual and community health and wellbeing.

There are a number of as yet minimally connected or unconnected green infrastructure features in and around Hindon that could make a more positive contribution to the village and its surrounding countryside if these were improved and better connected. (Details of this are elaborated in the Evidence Report.)

The Local Green Space (LGS) designation was introduced in national planning policy, as part of the Government’s commitment to promoting healthy communities (NPPF, 2019, paras 99-101). Through Local and Neighbourhood Development Plans, local communities can identify and protect green areas of particular importance to them.

There are a number of small, green spaces in Hindon that are regarded as being of significant local value in terms of amenity, wildlife and so forth (the standard tests) to be designated as Local Green Spaces (LGSs), which include; The Playground which has been registered with the Fields in Trust (National Playing Fields Association) since 1939; the Allotments which was purchased from Wiltshire Council in 2012 on the basis that it remains as allotments. These sites would benefit from further protection under LGS designation. The Churchyard already has ecclesiastic restrictions being a burial ground.

(An assessment of these sites, and others not taken forward, is included in the Evidence Report.) There are also other green spaces that do not qualify for LGS status but which should also be protected.

Policy 2 Green Infrastructure

The Plan proposes the establishment of a Hindon Green Infrastructure network connecting green spaces around and across the village as indicated on map 8 on the next page.

Helps meet Objectives 1 and 6.

Map 8 Proposed local Green infrastructure Network



3. New Build Development.

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

10.5 The existing GP surgery in the village is presently housed in residential premises, and parking is extremely limited which is exacerbated by the fact that many people outside of Hindon use it, not surprising as it has an “outstanding” CQC rating. The surgery is considered to be not fit for purpose in its present building on a long term basis. A request was made by the GP practice therefore to try and identify a site for the erection of a new purpose-built facility proximate to the village and to consider possible ways of funding such a proposal through the provision of a serviced site cross subsidized by a housing development at no cost to Wiltshire CCG. This idea received a significant amount of local support. This matter was therefore given high priority by the Steering Group.

10.6 The Steering Group explored possible ways of achieving this objective. The conclusion reached was that the only viable and deliverable option was to consider the allocation of a site off Chicklade Road (Site 1(i)) and possibly part of Site 1 (ii) for the erection of a new surgery and parking as part of a comprehensive mixed-use development. This proposal therefore forms part of a proposed mixed-use allocation (Policy 3 below).

10.7 In line with the ‘Basic Conditions’ of neighbourhood planning, Neighbourhood Development Plans are required to be in general conformity with adopted strategic policies. Consequently, there is a need for the relevant elements of the local plan to be reviewed to identify housing needs. Hindon Parish Council commissioned a Housing Needs Assessment from AECOM which was undertaken in April/May 2019. This report looks at housing requirements over the whole plan period and has identified the following level of housing need in the village:

- The housing need for Hindon has been agreed with Wiltshire Council at up to 35 dwellings for the Chicklade Road site and up to 6 dwellings total on 3 Windfall sites.
- The AECOM study also looks at what housing tenures should be included in the housing and recommend a tenure mix of rented and shared ownership for affordable housing.

10.8 The Hindon Steering Groups conclusion on housing requirements shown in Table 2 below, comes from the views of residents at meetings, questionnaires and feedback, and the findings of the AECOM Housing Needs Analysis. The actual housing mix to be agreed with the developer.

Table 2 Indicative Housing Requirements

HINDON HOUSING REQUIREMENTS		
CHICKLADE ROAD SITE		
Accommodation Type	No of beds	No of Dwellings required
Affordable Dwellings: Flats in units of 2	2 - 3	6
Affordable Dwellings: retirement Single floor units	1-2	2
Affordable Housing	2 - 3	6
Affordable Total 40%		14
Open market housing		
Open market housing	3	15
Open market housing	4	3
Open market retirement Single floor units	1-2	3
Open Market Housing Total		21
Overall Total		35
PRIVATE LAND WINDFALL SITES		
Larger Open Mkt housing	3 - 5	2 - 4

Table 2 above includes 40% affordable housing in compliance with WC core Policy 43. However the Hindon NP Steering Group suggest that this number (14 dwellings) might be disproportionate for Hindon based on SG’s consultation with the village over the last four years, and the findings of the HNA (AECOM) and the Rural Housing Needs Survey by Wilshire Council both in 2019.



Hindon Surgery at the top of the High Street

10.9 In accordance with WCS Policy 43 a proportion of any privately constructed new build houses on those sites allocated for future housing development in the HNP will have to be “affordable”²¹. The level of provision being set at a target of 40% of any new build housing in this part of the county bearing in mind the fact that WCS Policy 43 also states that “the provision of affordable housing may vary on a site-by-site basis taking into account evidence of local need, mix of affordable housing proposed and, where appropriate, the viability of the development”.

10.10 The WCS identifies Hindon as a “Large Village” within its settlement strategy. (Large Villages are defined as “settlements with a limited range of employment, services and facilities”). Core Policy 2 of the WCS states that “Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.”

10.11 A selection process was undertaken including an independent LVSCA and an independent Site Options Assessment by AECOM (described in Section 8) to identify the most appropriate, deliverable, viable and sustainable locations for future development Full details of this process are to be found in the Base Evidence documents on the Hindon village Website.

10.12 Site 1 was identified as the only viable location for the relocation of the doctors surgery. The landowner for the site has previously agreed a purchase option agreement with a developer and discussions on the viability of funding the doctors surgery have taken place with all interested parties including the Wiltshire Clinical Commissioning Group. Their preliminary finding was that a mixed-use development on the Chicklade Road site comprising of up to 35 dwellings (of which 40% would be affordable in compliance with WCS 43) should be sufficient to fund the development. Results from the Community Engagement process, see section 7.0 shows that there was a strong preference from residents (80%) for the “surgery” to be sited at the bottom of the site because of proximity to the majority of the village and to reduce surgery only traffic travelling through the residential part of the development.



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

²¹ Affordable Housing NPPF definition “Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).”

10.13 It is proposed therefore to allocate site 1 (i) and part of Site 1 (ii) off Chicklade Road for mixed use development comprising of up to 35 Dwellings plus land being set aside to accommodate a new doctors surgery including parking. See policy 3 below.

10.14 In addition to the above it is also proposed to make 3 further small housing allocations in the NP, both for delivery in future 5-10 year period. All of these sites are outside the present settlement boundary. The first of these is site 8b, Hillcrest paddock for 2 dwellings, Hillcrest Triangle site 9 (i) for 2/3 dwellings and Red House Farm Stable site 7b (i) for 1 dwelling on the only brownfield site in the village.

10.15 A “Development Brief” is shown in Appendices 2, 4 and 6, covering the 3 sites. These set out the key issues that should be taken into account when considering how best to develop each site along with recommendations in respect of design and layout.



Looking up the High Street towards the cross roads

Policy 3 Land off Chicklade Road

Part only of approximately 4.1 hectares (10.13 acres) of land situated off Chicklade Road (site 1 (ii), and part of site 1 (i) as identified on Figure 3 below is allocated for mixed use development to include the following:

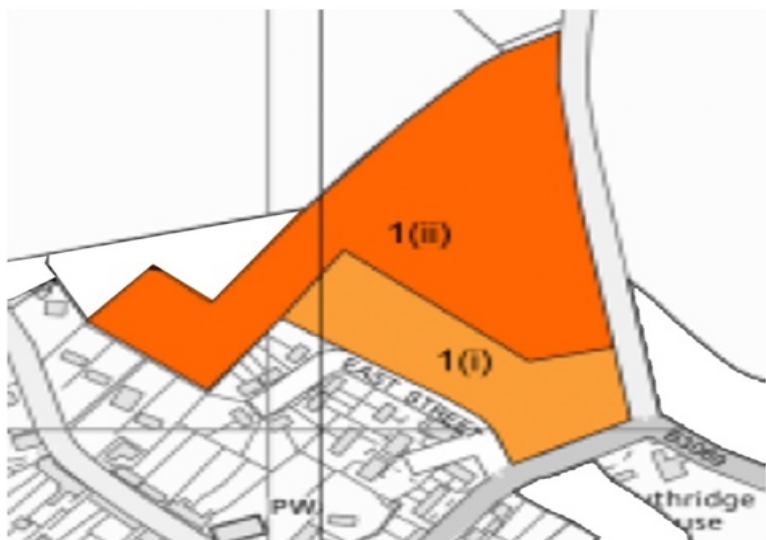
- Up to 35 dwellings to serve diverse residential needs of which 40% should be affordable to comply with Wilts Council Core Policy 43.
- Where a legal (Section 106) agreement is negotiated for affordable housing this should include provision for the allocation of affordable homes to be prioritised to eligible people (in accordance with Wiltshire Council’s Allocations Policy) who have a local connection to the Neighbourhood Plan area. Any additional allocations may then be cascaded to those with a connection to the immediately adjoining parishes or other areas of Wiltshire.
- A serviced plot sufficient to accommodate the erection of a new enhanced GP surgery and associated parking.
- Strategic landscaping and open space to retain and reinforce existing hedgerows and to establish new areas of substantial planting and landscaping so as to mitigate the impact of the proposed development on both the existing PROW and the AONB.

Development will be subject to the following requirements:

- Compliance with the recommendations of the LVSCA with regard to locally appropriate layout and design as detailed in Comments/Recommendations in Appendix 1.
- Development must not increase the risk of flooding elsewhere.
- Development footprint to allow adequate set back from corridors used by Annex ii bat species. The final layout of the site should be through survey and meet relevant Wiltshire Council requirements for mitigation to ensure no adverse effects on the Chilmark Quarries SAC.
- Buildings to be no higher than 2 storeys, perhaps with roof/attic rooms.

Development proposals should be supported by a masterplan taking account of the “Development Brief” and the “Design Brief” information set out in Appendix 2 and the “indicative” housing layout & Landscape Parameters Maps 9 and 10 with associated notes shown below.

Section106²². Figure 4 Land off Chicklade Road Plots1(i) and 1 (ii)



The LVSCA comments and recommendations for the Chicklade Road site can be found at Appendix 1. See Appendix 2 for the Development Brief for this site.

²² For instance a Section 106 (S106) agreement is a legal contract between the developer and the local authority which amongst other things, may determine what financial or other benefits the community should receive as a planning gain.

Map 9 Chicklade Road Indicative Housing Layout



Chicklade Road Site Indicative Layout

Notes to accompany architect's drawing map 9 above. The numbered descriptive text below refer to the numbers on the drawing.

Whilst this indicative layout is just one proposal it is only a guide from which the developer can produce their own more detailed plans as they think appropriate: However it is important that the style of the new development adheres to maps 9 above & 10 below and this text so that it reflects the existing village layout.

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

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

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

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

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

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

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

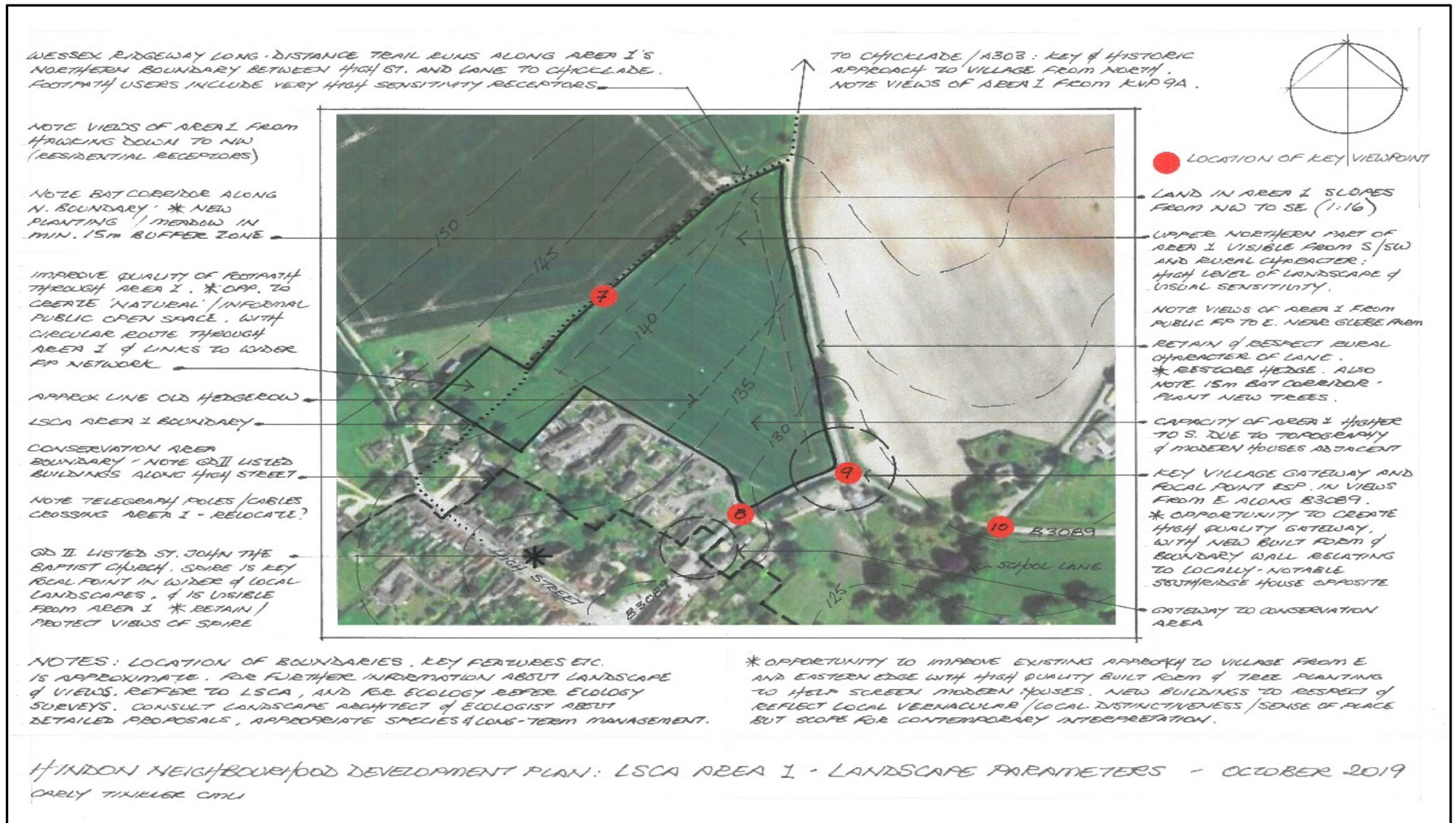
Housing area contained by native hedge along rear gardens to west, north and east. Hedge is also appropriate boundary to public open space, but open semi-public / semi-formal space at northern end of central street for permeability. East side of East Street to be unfenced and open, with grass verge /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

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

- (4) Public open spaces:** Areas beyond 'contained' housing and surgery areas to be public open spaces, forming multi-functional green corridors / buffers - habitats, informal footpaths running through, natural play equipment and trim trails, nature trails, SUDS etc.

Should be very soft, natural treatment, respecting rural character and quality / qualities of this part of AONB - open, wildflower meadows with robust, tree-lined hedgerows along west (north west-facing) and eastern boundaries. Liaise with ecologist / landscape architect to ensure no conflicts between ecology and amenity / character.

Map 10 Landscape Parameters for Chicklade Road Sites 1 (i) and 1(ii)



Policy 4 Land at Hillcrest Paddock 8 (b) and Hillcrest Triangle 9 (i)

Land of approximately 0.2 hectares each (site 8b, Hillcrest Paddock & Hillcrest triangle) off western end of Chalk Lane, as identified on figure 4 below is allocated for mixed use development to include the following:

- The erection of up to 5 dwellings in total to serve residential needs.

Development will be subject to the following requirements:

- The Development must be in line with current building lines along Chalk Lane for site 8b.
 - Strategic landscaping and open space to retain and reinforce existing hedgerows and landscaping to as to mitigate the impact of the proposed development on the Cranborne Chase and West Wilts Downs AONB.
 - Provision to be made for mitigating any water runoff and drainage impacts across the site and onto Chalk Lane itself.
- The development should comply with the recommendations of the LVSCA for this site, these are shown in Appendix 3.
 - Principle road access should be via Chalk Lane from Newtown road.
- Developer contributions to be provided for the maintenance of Chalk Lane unadopted portion from both sites to Newtown Road.
 - Any boundary to development will be of mixed native hedgerows.
- Buildings to be no higher than 2 storeys except for western end of plot 9(i) which should be single storey to reduce visual impact from The Down and in keeping with the similar buildings at the western end of Whitehill housing.
 - Provision to be made for safe pedestrian access between the new development and the village Primary School.
 - The site layout should respect the character of the village.
- The style of buildings (materials, details, etc to reflect, in a contemporary manner, the styles predominant in the High Street.
 - Helps meet Objectives 1, 2 and 4

Figure 5 Land at Hillcrest Paddock 8 (b) and Hillcrest Triangle 9(i)



The LVSCA comments and recommendations for the Hillcrest Paddock and Hillcrest Triangle sites can be found at Appendix 3. See Appendix 4 for the Development Brief for these two sites.



Childrens playground at the bottom of the High Street

Policy 5 Land at Redhouse Farm 7 (b)

Plot 7 (b) is approximately 0.3 hectares (0.7 acres) of brown field land, currently disused stabling and other agricultural buildings, situated at the rear (western edge) of Red House Farm at the SE end of the settlement boundary along Stops Hill, as identified on Figure 6 below, is allocated for modest development to include the following:

- 1 family dwelling in total to serve residential needs.

Development will be subject to the following requirements:

- The development should comply with the recommendations of the LVSCA for this site, these are shown in Appendix 5.
- Strategic landscaping and planting of hedgerows and landscaping so as to mitigate the impact of the proposed development on the Cranborne Chase and West Wilts Downs AONB.
- The development must be in line with current building lines.
- Buildings to be no higher than 2 storeys.
- Road access should be via existing drive to Red house Farm from Stops Hill.
- Any boundary to development will be of mixed native hedgerows.
- The style of buildings (materials, details, etc) to reflect, in a contemporary manner, the styles predominant to the locality.
- The site layout should respect the character of the village.

Provision to be made for safe pedestrian access between the new development and the village Primary School.

Helps meet Objectives 1 and 4



The Allotments behind the High Street

Figure 6 Land at Redhouse Farm site 7 (b)



The LVSCA comments and recommendations for the Redhouse Farm site can be found at Appendix 5. See Appendix 6 for the Development Brief for this site.



The community village shop and St Johns Church

4. Highway Issues

Highways and Byways

A major constraint on development in Hindon is the present road system. Any plans of the village are misleading because all roads are shown to be equal width. A brief analysis of each road will highlight the problem but with very few exceptions, significant major building projects are unlikely to be viable unless there are major improvements.

B 3089. This secondary road runs east – west through the northern third of the village. It is a single carriage-way road with two narrow lanes and with a major choke point by the Lamb public house (a listed building) and a significant S-bend where it crosses the High Street.

There are no footpaths west of this cross roads except for a short distance on Angel Lane. It is a bus route.

High Street. The High Street, north and south is a single carriageway road which is permanently obstructed by residents' parked vehicles. It is therefore generally reduced to a single track road with occasional passing places. There are ample footpaths on either side of the road. It is a bus route.

Hawking Down Lane (3 metres). This lane is a continuation of the High Street to the north. It is a very narrow single track no through road with no made passing places or pedestrian paths and is suitable only for access to the very few houses on Hawking Down, public paths on the Down and for agricultural and utility vehicles.

Stops Hill (4 metres). This is a continuation of the High Street to the south is a busy road and the main route between Hindon and Tisbury; it is a bus route. It is a narrow, single track road where cars can pass with care, there is no pedestrian access to any of the houses on this road or Chalk Lane. It rises sharply to the crest-line by Hill Terrace and sightlines from existing and potential access/exits are very restricted.

Chalk Lane (2.8 metres). This Lane crosses Stops Hill and is a Restricted Byway. The east end is metalled and there is no scope for further development or access to other sites here. The west end is not made up and has a different owner and limited development would be possible within certain constraints.

School Lane. This very narrow lane runs east from the bottom of the High Street. It gives access to the School and the rear of houses in the east end of the Dene and joins the B3089 opposite the road which eventually joins the A303. It is used by school minibuses and is often congested during the school hours and there are no pedestrian footpaths.

Newtown Road (3 metres). This narrow road runs south west from the bottom of the High Street and leads to the Down, Whitehill and the continuation of the Dene and passes the west end of Chalk Lane. There is no pedestrian footpath. Just outside the village the hill is 1:7.

The Dene. This road runs beside a winterbourne and has been subject to flooding in the past. The

western end is un-adopted and unsuitable for further development at present.

The Down. This Restricted Byway is not suitable for access to any significant development.

5. Community Infrastructure Levy Payments

10.16 The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 (and brought into force by the 2010 Community Infrastructure Levy Regulations) as a mechanism for local authorities to provide or improve infrastructure that will support the development of their area.

10.17 In England, where there is a neighbourhood development plan in place, the Parish Council (Qualifying Body) is entitled to 25% of CIL revenues from new development taking place in the plan area (for areas without a neighbourhood plan, the proportion of CIL is a lower figure of 15%). This money is paid directly to parish and town councils

10.18 It is likely that the allocated development off Chicklade Road will be liable to make CIL payments. The rates payable are set out in a Charging Schedule published by Wiltshire Council.

10.19 Hindon Parish Council has identified a number areas of concern within the village which could be considered priorities in attracting some funding from any CIL receipts.

These are:

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

Appendix 1 LVSCA Recommendations for Site 1 (i) and 1 (ii) off Chicklade Road

Visual Baseline and Degree of Visibility

Clearly visible from nine KVPs. Mostly visible from north east where Area is viewed immediately in front of historic village core and with church spire clearly in view. Topography and mature vegetation around village screen Area from other directions, although upper northern and eastern side is sometimes glimpsed. Far western area (adjacent High Street dwellings and Area 15) is screened from most KVPs.

Area clearly visible in near-distance views, especially from residential properties on East Street, at gateway to village from north along B3089, and public footpaths. On relatively higher ground in relation to rest of village, especially northern tip of field. Any development on western and southern sides of Area likely to be less conspicuous than in higher northern part of field.

NORTH TO EAST

Clearly visible

KVP1, KVP4, KVP5, KVP7, KVP8, KVP9, KVP9a, KVP10

Partially visible

KVP3: Mostly screened by topography. Buildings and mature trees at Glebe Farm screen to south.

KVP6: Site mostly screened by topography. Any development likely to be visible and may potentially prevent view of church spire.

EAST TO SOUTH

Partially visible

KVP12a: North eastern side of Area 1 visible on approach to 30mph speed limit signs. Rest of Area screened by buildings.

KVP14a: Vegetation filters views towards Area 1. Further decrease in visibility likely in summer.

SOUTH TO WEST

Clearly visible KVP19 Potentially visible

KVP18a: Area screened by topography and vegetation along north of High Street, but any development may be visible, especially in winter or with removal of intervening vegetation. KVP20a: Area screened by vegetation but any development on Area may be discernible.

WEST TO NORTH

None.

Overall Capacity

Area 1 as a whole has very limited capacity to accommodate built form without giving rise to significant adverse effects, due to location in open countryside and important landscape and visual functions it performs. However, both landscape and visual sensitivity are lower on land adjacent to existing settlement edge, and along BB3089. As a result, Area 1 has been subdivided into two separate parcels.

Area 1 (i) could potentially accommodate built form.

Area 1 (i)

Landscape Capacity	Visual Capacity	Overall Capacity
Low to Medium / Medium	Low to Medium	Low to Medium / Medium

Area 1 (ii) is integral part of rural open countryside which forms context and setting of village.

Area 1 (ii)

Landscape Capacity	Visual Capacity	Overall Capacity
Low to Medium	Low	Low to Medium

Comments / Recommendations

If Area 1 (i) developed, aim of siting, layout and design should be to create more locally- appropriate and distinctive settlement edge and village gateway. Designs should respect and reflect a) rural open countryside to north and east; b) East Street and residential properties to west; c) key approach to village from east along B3089; and d) key gateway location in association with Southridge House.

If Area 1 (i) developed, western part of Area 1 (ii) could become public open space. Rest of Area 1 (ii) to remain in appropriate agricultural use - ideally, restored to and managed as traditional pasture.

Regardless of whether Area developed or not, local character, visual amenity and biodiversity would be improved by planting new / managing existing hedges along boundaries.

Appendix 2 Development Brief Chicklade Road

Chicklade Road site Development Brief

Site Description

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

Key issues

1. Landscape

- The site comprises an open agricultural field lying within the designated Cranborne Chase West Wilts Downs AONB. The site has a strong relationship with the existing settlement.
- Great weight should be given to conserving landscape and scenic beauty in this AONB which have the highest state of protection in terms of the conservation of landscape and scenic beauty.
- Any development proposals or changes requiring permission must demonstrate that those proposals have no negative, and ideally a positive, impact on the landscape setting of Hindon village.
- The development site allocation for Chicklade Road impacts on many of the key views. The key views into and out of the site are shown on map 6, section 7 should be considered at the planning stage. 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 contain mitigation proposals to remove or reduce any negative impacts.

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

2. Design Brief

In designing any scheme for this site, particular care will need to be taken over the design of outside the building line in the north and eastern portions of the site, the open areas of this section should be sensitively landscaped with additional trees incorporated to reflect the tree planting in the High Street and maintain an open feel.

Overall, site boundaries would benefit from enhancement on nearly all sides – there are poor hedges to several boundaries and some are completely open. ‘Gapping up’ and new hedgerow planting should be undertaken;

Green corridors should be incorporated along the eastern and northern boundaries as detailed in the various environmental and Bat surveys, together with suitable a public space and recreation areas along the northern part of the site appropriately planted in which people can enjoy the visual connection with the wider countryside.

Pedestrian (and cycle) movements should be fully considered not just with respect to the existing PRow, which should be retained, and to the rest of the village, but with access being provided to the Primary School to the south and existing residential areas to the west.

Built form should be carefully considered on the higher parts of the development area of the site with a lower roofline than the more southerly portion, and additional tree planting incorporated where possible to break up the mass/form of the development;

A surface water management scheme for the site itself and for run-off from the Chicklade Road with soakaways or other systems should be utilised on this site.

The existing overhead powerline which crosses the site from the north-western to the south eastern corners should be re- routed underground as part of any scheme in-line with the High Street area.

The character and quality of any new built form should be typical of the local area using a combination of appropriate brick and stone with clay tiles or slate roofing - have strong architectural merit, using local materials and building techniques, with the use of dormers to maintain a low roof profile where appropriate, and external doors and windows ideally of painted timber. This doesn't necessarily mean it should be 'pastiche' – contemporary versions of the vernacular may be possible and desirable but the architectural approach should be strongly informed by a detailed understanding of the village vernacular and high quality local materials should be used wherever possible. Occasional use of exterior render may be considered, but not on surfaces facing open countryside to the north and east

or areas viewed on approach roads to the village such as the B3089 from Salisbury along the stretch from junction of School Land and Wylle Road to the Chicklade Road corner. Careful consideration must be given to use of colours on rendered surfaces reference the Cranborne Chase AONB colour guidance; “Fact sheets & good practice notes Number 6, Good practice note, Colour and integrating developments into the landscape.”

3. Ecology

- All development will be required to maintain the integrity of the Chilmark Quarries SAC and the Fonthill Grottoes SSSI having particular regard to the Wiltshire Bats SAC guidance²³. This SAC safeguards four species of bat; greater horseshoe, barbastelle, Bechstein’s and lesser horseshoe.
- River Avon SAC²⁴. 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.

All new development must be in line with the assumptions in the Nutrient Management Plan which has been prepared for the river Avon by Wiltshire Council. New residential development must be built to the highest water efficiency standards provided for by building regulations of a maximum water use of 110 litres per day (G2 of the Building Regulations 2010). Dwellings shall not be occupied until this has been complied with.

4. Energy

The Cranborne Chase AONB has recently become an International Dark Sky Reserve. Lighting installations that are subject to a planning consent should address the recommendations of the AONB Chasing Stars initiative (or successor document)²⁵. Developers may find the following guide useful ‘The Developers Guide recommendations for Dark-Sky compliant lighting on new builds & refurbishments’.²⁶

Development to avoid light spill into adjacent bat habitat²⁷.

New buildings designed to exceed the energy standards, as set out in building regulations, are encouraged wherever feasible, always providing that such proposals do not compromise the character of the AONB, particularly its landscape and historic assets.

²³ Bats Special Area of Conservation (SAC) Planning Guidance for Wiltshire (issue 3 September 2015)

²⁴ The River Avon SAC Nutrient Management Plan for Phosphates (April 2015)

²⁵ Cranborne Chase AONB Chasing Stars Initiative <http://www.ccwwdaonb.org.uk/news/141/39/Cranborne-Chase-AONB-becomes-an-International-Dark-Sky-Reserve/>

²⁶ Recommendations for Dark Sky Compliant Lighting on new builds and refurbishments.
http://www.ccwwdaonb.org.uk/uploads/docs/Planning/FactSheet7a_Good_External_Lighting.pdf

²⁷ Light Pollution NPPF paragraph 180c

New applications should aim to maximise rooftop design to accommodate solar PV for either immediate or future installations also efforts that seek to link on-site renewable energy to existing properties will be welcome.

The siting of any infrastructure should identify and address any adverse impact on local character and the AONB. All cabling should be underground, where feasible, and pole-mounted transformers should be avoided.

Provision for electric vehicle charging to be incorporated within new housing development.

The new doctors surgery and other forms of development on site should have access to advanced, high quality and reliable communications infrastructure.

5. Heritage Matters

Hindon Parish Council commissioned a Heritage Assessment of possible development sites in March 2018, the full report can be seen on the Hindon Village website.

This site does not abut directly onto the conservation area, there are though listed buildings on B3089 at the southern edge of the site, also the grand South Ridge house is on the other side of the B3089, the report recommends that new development should avoid harm to these heritage assets.

6. Transport Impact and Road Safety

- The sole means of vehicular access into the site is off the B3089 at its junction with East Street. The B3089 is a through route through the centre of the village and carries a substantial amount of traffic. Certain offsite improvements are likely to be required at the B3089 (and its junction with East Street to facilitate a safe means of vehicular access).
- A large percentage of vehicular traffic going into the development will be for journeys to the surgery only, it is important to consider together with Wiltshire Council's Highway Authority the practicality of an access to the surgery only, probably from Chicklade Road.
- There is an existing public footpath between East Street and the High Street. This should be retained and improved.
- There is a need to create a safe pedestrian route particularly for school children from the new housing, to Hindon Primary School which is in School Lane at the bottom of the village.



The entrance to Dene House on Stops Hill



Hindon Fellowship Club adjacent to The Lamb on the B3089

Appendix 3 LVSCA Recommendations for sites Hillcrest Paddock 8 (b) and Hillcrest Triangle 9 (i) LVSCA Area 8b

Visual Baseline Overview

Area 8 is often screened or filtered by vegetation along Chalk Lane, especially in views from north.

Area 8c, however, is one of most visible LVSCA Areas, clearly visible from several KVPs due to its elevated position at southern end of village. Being on higher ground than village core increases visibility of any development on Area 8c, although in views it may not be incongruous with linear settlement pattern. 8c also at gateway. Any loss of trees on Area 8c also likely to increase visibility towards Areas 7 and 8. Area 8b has lower visibility and any development may potentially be visually integrated with existing dwellings on Chalk Lane.

Area 8a is adjacent gateway into village but is mostly screened by roadside hedge. However, as it is on higher ground, any development may be visible, especially if any changes in height or density of roadside hedge.

Hedgerow along southern end of Areas 7 and 8 is visual boundary between smaller-scale fields related to edge of village, and wider landscape towards Fonthill.

LVSCA Area 8b

Visual Baseline and Degree of Visibility

NORTH TO EAST

Partially visible

KVP4: Mature vegetation filters views. House at Hillcrest screens part of Area.

KVP5: Mature vegetation screens large proportion of Area. Decreased visibility likely in summer. House at Hillcrest screens part of Area.

Potentially visible

KVP9a: Mature vegetation screens but any development potentially visible.

EAST TO SOUTH

Clearly visible KP16 Partially visible

KVP11a: Hedgerow partly screens, but large proportion of Area visible. KVP12a: Field hedgerow partly screens but any development would be visible. KVP15a: Vegetation along Chalk Lane filters view.

Potentially visible

KVP11: Vegetation and topography screen but Area likely to be visible at points between KVP11 and 11a.

SOUTH TO WEST

Partially visible

KVP15: Vegetation partially screens / filters views. KVP19: Topography partially screens. KVP23: Vegetation along Chalk Lane filters views.

KVP24a: Vegetation filters view to area at northern end of footpath. Increased visibility further south.

Potentially visible

KVP18a: Vegetation and topography screen but any development may be visible, especially if vegetation reduced.

KVP20 & 20a: Vegetation at Area 8c screens / filters view but any development may be discernible.

KVP21: Any development may be potentially discernible through vegetation along Chalk Lane.
WEST TO NORTH
Partially visible
KVP27: Vegetation filters visibility of Area. Increased visibility likely in summer.

Overall Capacity
Area 8 comprises three parcels of land (8a - 8c) which are different in character and have varying degrees of visibility.
Area 8b

Landscape Capacity	Visual Capacity	Overall Capacity
Medium	Medium to High	Medium / Medium to High

Comments / Recommendations

Significant mature vegetation in and around Areas 8 and 9 currently provides relatively high degree of visual containment and physical integration of parts of Area 8 in wider landscape. Vegetation includes coniferous and other trees in and around Hillcrest and along Chalk Lane. Some trees have escaped from hedges so although dense, screening layer is thin. Trees may not last many more years (hedgerow would benefit from layering), and when they go there will be a much higher degree of physical and visual interinfluence between various parts of Area 8 and both village and wider landscapes.

Regardless of whether any of Area developed or not, consideration should be given to managing existing hedgerows / hedgerow trees in particular, and planting new trees - locally- characteristic species - in appropriate locations. However, these will take time to grow on.

LVSCA Area 9 (i)

Visual Baseline and Degree of Visibility

Clearly visible from seven KVPs. Mostly visible from south, especially south west. Trees in Area 8c tend to screen Area 9. Any removal of trees in future would therefore increase likelihood of views to Area. Any development likely to be viewed in relation to existing dwellings along Chalk Lane, especially in mid- and long-distance views.

NORTH TO EAST
Partially visible
KVP4, KVP5 & KVP9a: Views filtered by mature trees near village centre.

EAST TO SOUTH
Clearly visible KVP15a, KVP16 Partially visible
KVP12a: Western end visible. Majority screened by trees on Area 8c.

SOUTH TO WEST

Clearly visible

KVP15, KVP20a, KVP23

Partially visible

KVP19: Majority of area screened by topography and vegetation. Any removal of trees on Area 8c would increase visibility.

KVP20: Partly screened by topography and vegetation KVP21: Partly screened by buildings. KVP24a: Partly screened by buildings, and hedgerow filters view. Increased visibility towards southern part of footpath. Potentially visible

KVP18a: Topography screens but top of any development may be visible.

WEST TO NORTH

Partially visible

KVP27: Partly screened by vegetation (hedgerows and hedgerow trees). Increased visibility in winter.

Overall Capacity

Overall, Area 9 potentially has capacity to accommodate some built form; however, central and eastern parts of Area 9 (Area 9 (i)) have greater capacity to accommodate some built form than western end (Area 9 (ii)).

Eastern end of Area 9 (i) currently well-wooded, and trees help integrate surrounding built form into local and wider landscapes. If Area developed, would require management of existing vegetation and establishment of future tree cover on boundaries / along Chalk Lane in order to assimilate into villagescape (see Comments / Recommendations below).

Area 9 (i)

Landscape Capacity	Visual Capacity	Overall Capacity
Medium / Medium to High	Medium to High	Medium / Medium to High

Comments / Recommendations

Significant mature vegetation in and around Areas 8 and 9 currently provides relatively high degree of visual containment and physical integration of Area 9 in wider landscape.

Vegetation includes coniferous and other trees in and around Hillcrest and along Chalk Lane. Some trees have escaped from hedges so although dense, screening layer is thin. Trees may not last many more years (hedgerow would benefit from layering), and when they go there will be a much higher degree of physical and visual interinfluence between Area 9 and both village and wider landscapes. Regardless of whether any of Area developed or not, consideration should be given to managing existing hedgerows / hedgerow trees in particular, and planting new trees - locally- characteristic species - in appropriate locations. However, these will take time to grow on.

Appendix 4 Hillcrest Paddock and Hillcrest Triangle

Hillcrest Paddock and Hillcrest Triangle Development Brief

Site Description:

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

Key Issues 1. Landscape

- Site 8b due to its protective hedging minimises the impact of modest development on this site which has a strong relationship with the existing settlement.
- Great weight should be given to conserving landscape and scenic beauty in this Cranborne Chase and West Wilts Downs AONB which have the highest state of protection in terms of the conservation of landscape and scenic beauty.
- Any development proposals or changes requiring permission must demonstrate that those proposals have no negative, and ideally a positive, impact on the landscape setting of Hindon village.
- Site 9(i) is bounded on 3 sides with hedges and trees, but is more open to the North/West with views over The Dene and across to open countryside.
- Development on this site should mirror the heights of neighbouring dwellings to the north, especially at the western end of the site.

2. Design Brief

In designing any scheme for these sites, particular care will need to be taken over the design of development in the north and western portions of the site and the open areas of this section should be sensitively landscaped with additional trees incorporated.

Existing mature hedge boundaries and trees should be retained and supplemented where necessary.

Pedestrian (and cycle) movements should be fully considered not just with respect to the existing PROW, which should be retained, and to the rest of the village, but with access being provided to the Primary School to the south and existing residential areas to the west;

Built form should be carefully considered on the more open parts of the development area of site 9(i) with a lower roofline on the more westerly portion, and additional tree planting incorporated there.

The existing overhead powerline which crosses the site 9(i) from the north-western to the south eastern corners should be re- routed underground as part of any scheme in-line with the High Street area.

The character and quality of any new built form should be typical of the local area using a combination of appropriate brick and stone with clay tiles or slate roofing - have strong architectural merit, with the use of dormers to maintain a low roof profile where appropriate. Please refer to the Hindon Village Design Statement²¹. This doesn't necessarily mean it should be 'pastiche' – contemporary versions of the vernacular may be possible and desirable but the architectural approach should be strongly informed by a detailed understanding of the village vernacular and high quality local materials should be used wherever possible.

Parking provision for the proposed development will need to be provided in accordance with Wiltshire Council's Adopted Parking Strategy for new developments.

A detailed "Ecological Mitigation and Enhancement Strategy" should be prepared for this

3. Ecology

For Ecology requirements please refer to "Ecology" item 2 under Policy 3 (land off Chicklade Road).

3. Heritage Matters

The north west corner of site 9(i) has the remains of an old brick wall which whilst on the neighbouring plot should be retained.

4. Transport Issues

The sole means of vehicular access into the sites is off the Newtown Road and Chalk Lane. Newtown Road carries little traffic, but serves Down Dairy with some large agricultural traffic.

- There is no existing public footpath between Chalk Lane and the High Street. This should be established if possible.
- There is a need to create a safe pedestrian route particularly for school children from the new housing to Hindon Primary School which is in School Lane at the bottom of the village via a new footpath at the eastern end of Chalk Lane crossing Stops Hill and linking to Pinchers Down and The Dene.

Appendix 5 LVSCA Recommendations for land at Redhouse Farm site 7(b)

Visual Baseline Overview

All of Area 7 is clearly visible from below Terrace Wood (adjacent Registered Park & Garden and Ancient Woodland). Areas 7a, 7b and 7e also clearly visible at KVPs 11 & 11a. Hedgerow along southern end of Areas 7 and 8 is visual boundary between smaller-scale fields related to edge of village, and wider landscape towards Fonthill.

Views from north generally filtered by vegetation along Chalk Lane. Areas 7a and 7b often partly or totally screened by buildings. Area 7e is most visible, with development in southern end likely to be uncharacteristically conspicuous in local area. Development at northern end of 7e and 7d may potentially integrate with dwellings on Chalk Lane. Any development on 7a, 7b, 7c and 7d may also potentially integrate with dwellings on Stops Hill. Area 7 on higher ground than main settlement due to contours of landscape rising up towards The Terrace from Chalk Lane. Development may therefore appear prominent and incongruous from some viewpoints, depending on scale and type of proposals.

LVSCA Area 7b

Visual Baseline and Degree of Visibility NORTH TO EAST

Potentially visible

KVP6: Any development may be partly visible behind existing dwellings on Stops Hill.

EAST TO SOUTH

Clearly visible KVP11, 11a Partially visible

KVP12: Majority of Area screened by mature vegetation along Chalk Lane. Potentially visible KVP12a: Hedgerow along lane limits view to Area but any development may be visible, especially if hedgerow height reduced.

SOUTH TO WEST

Clearly visible KVP19 Partially Visible

KVP21: Any development may be partly visible behind existing dwellings on Stops Hill. Potentially visible

KVP18a: Topography screens but any development potentially visible. KVP20: Vegetation screens but any development potentially visible.

KVP23: Intervening vegetation screens view but any development may be discernible, or if any vegetation, especially along Chalk Lane, is removed.

WEST TO NORTH

Partially visible

KVP27: Large proportion of Area screened by buildings.

Overall Capacity

Area 7 as a whole has limited capacity to accommodate built form without giving rise to significant adverse effects, due to being integral part of rural, open landscapes south of village. Whole Area performs some important landscape and visual functions, including forming part of setting of

settlement and Fonthill RPG.

However, Area 7 comprises five separate parcels of land (Areas 7a - 7e), all of which have different levels of capacity for varying reasons.

Higher capacity level of Area 7a (i) is due to Area's limited association with, and visibility in, both local and wider landscapes, and on basis that if built, linear settlement pattern would be respected.

However, any development still likely to give rise to potentially unacceptable levels of adverse effects, especially due to proximity to Fonthill RPG.

Area 7b is 'brownfield land'. Could potentially be redeveloped without unacceptable change to existing situation, but note proximity to Fonthill RPG.

Area 7b

Landscape Capacity	Visual Capacity	Overall Capacity
Medium to High	Medium to High / High	Medium to High / High

Comments / Recommendations

Regardless of whether Area developed or not, local character, visual amenity and biodiversity would be improved by restoring and properly managing lost / eroded sections of boundary hedges, especially hedge along Area 7e's southern boundary.

Appendix 6 Development Brief for land at Redhouse Farm

Development Brief for land at Redhouse Farm.

Site Description

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

Key Issues

1. Landscape

- Site 7b if developed will become more open to the west and south and will require protective hedging and planting to minimise the impact on these boundaries
- Great weight should be given to conserving landscape and scenic beauty in this Cranborne Chase and West Wilts Downs AONB which have the highest state of protection in terms of the conservation of landscape and scenic beauty.
- Any development proposals or changes requiring permission must demonstrate that those proposals have no negative, and ideally a positive, impact on the landscape setting of Hindon village.
- Development on this site should mirror the heights of neighbouring dwellings.

2. Design Brief

In designing any scheme for this site, particular care will need to be taken over the design of development facing the open areas to the west and south and should be sensitively landscaped with additional trees incorporated.

Pedestrian (and cycle) movements should be fully considered to the rest of the village and to the Primary School;

Built form should be carefully considered on the more open parts of the development area of site with an appropriate roofline, and additional tree planting incorporated.

The character and quality of any new built form should be typical of the local area using a combination of appropriate brick and stone with clay tiles or slate roofing - have strong architectural merit, with the use of dormers to maintain a low roof profile where appropriate. Please refer to the Hindon Village Design Statement²². This doesn't necessarily mean it should be 'pastiche' – contemporary versions of the vernacular may be possible and desirable but the architectural approach should be strongly informed by a detailed understanding of the village vernacular and high quality local materials should be used wherever possible.

Parking provision for the proposed development will need to be provided in accordance with Wiltshire

Council’s Adopted Parking Strategy for new developments.

A detailed “Ecological Mitigation and Enhancement Strategy” should be prepared for this site.

3. Ecology

For Ecology requirements please refer to “Ecology” item 2 under Policy 3

4. Heritage Matters

There are no known heritage concerns for this site

5. Transport Issues

The sole means of vehicular access into the site is via Red House Farm and Stops Hill. Stops Hill carries considerable traffic between Hindon and Tisbury, but a single dwelling development should not adversely affect the current situation. There is an existing public footpath along Stops Hill but does not connect to the High

Street or to Hindon Primary School which is in School Lane at the bottom of the village. A new footpath opposite the northern end of the pavement in front of housing at Stops Hill should be developed running behind Pinchers Down bungalow linking to Pinchers Down and The Dene.



Saint Michael pub sign on the Grosvenor Arms

Appendix 7 Contents of the Evidence Report

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

SUMMARY EVIDENCE REPORT

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

EXTERNAL EVIDENCE

These are listed below with appropriate hyperlinks.

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

INTERNAL EVIDENCE

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

Appendix 1 Landscape Visual Sensitivity and Capacity Assessment

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

Appendix 2 Heritage Assessment of Sites

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

Appendix 3 Site Options Appraisal

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

Appendix 4 Site Selection Process

Produced by the Neighbourhood Plan Steering Group – 2019

Appendix 5 Hindon Housing Needs Assessment

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

Appendix 6 Ecology Report for Chicklade Road site

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

Appendix 7 Bat Survey Report for Chicklade Road site

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

Appendix 8 Bat Survey Report for Chicklade Road site

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

Appendix 9 Village Design Statement

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

Appendix 10 Green Infrastructure Report for Hindon

Footpaths and Corridors Produced by the Neighbourhood Plan Steering Group.

Appendix 11 Local Green Spaces Report

Produced by the Neighbourhood Plan Steering Group.

Appendix 12 Employment

Produced by the Neighbourhood Plan Steering Group.

Appendix 13 Community Facilities Report

Produced by the Neighbourhood Plan Steering Group.

Appendix 14 Hindon Primary School Letter re School Capacity

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

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

Abbreviations

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

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