

Strategic Environmental Assessment for the Hindon Neighbourhood Plan

Environmental Report to accompany the submission
version of the Neighbourhood Plan

Hindon Neighbourhood Plan Steering Group

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Quality information

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Non-Technical Summary

What is Strategic Environmental Assessment (SEA)?

A strategic environmental assessment (SEA) has been undertaken to inform the Hindon Neighbourhood Plan. This process is required by the SEA Regulations.

Neighbourhood Plan groups use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to avoid adverse environmental and socio-economic effects through the Neighbourhood Plan, and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

What is the Hindon Neighbourhood Plan?

The Hindon Neighbourhood Plan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the Wiltshire Local Plan.

The Neighbourhood Plan was submitted to Wiltshire Council in early 2020 for subsequent Independent Examination.

Purpose of this Environmental Report

This Environmental Report, which accompanies the submission version of the Neighbourhood Plan, is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (June 2018), which includes information about the Neighbourhood Plan area's environment and community. The second document was an earlier version of this Environmental Report, which was considered by the Neighbourhood Group in mid-2019.

The purpose of the current Environmental Report is to:

- Identify, describe and evaluate the likely significant effects of the Hindon Neighbourhood Plan and alternatives; and
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the Hindon Neighbourhood Plan and its relationship with other relevant policies, plans and programmes;
- Relevant aspects of the current and future state of the environment and key sustainability issues;
- The SEA Framework of objectives against which the Hindon Neighbourhood Plan has been assessed;
- The appraisal of alternative approaches for the Hindon Neighbourhood Plan;
- The likely significant environmental effects of the Hindon Neighbourhood Plan;
- The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects as a result of the Hindon Neighbourhood Plan; and
- The next steps for the Hindon Neighbourhood Plan and accompanying SEA process.

Assessment of reasonable alternatives for the Hindon Neighbourhood Plan

Assessment of potential locations for Neighbourhood Plan site allocations

The Hindon Neighbourhood Plan is being prepared in the context of the Wiltshire Core Strategy which was adopted in 2015 and replaces the Salisbury District Local Plan. In the Core Strategy, Hindon has been identified as a 'Large Village'. Whilst the Core Strategy does not specifically recommend a housing number to be delivered in the Neighbourhood Plan area, the plan states that 220 homes should be provided outside of Tisbury which includes the large villages in the wider area.

Of the target for 220 homes, as of April 2018, the outstanding requirement for the Community Area is 135 dwellings.

In this context Hindon Neighbourhood Plan Steering Group wish to take forward an element of housing to support community vitality and provide homes which meet local needs. Hindon also has a thriving surgery, with just over 2,000 patients on its list with one full time and two part time doctors and 11 supporting staff serving Hindon and surrounding villages. The surgery is currently in need of enlarging with suitable parking facilities to enable the practice to operate more efficiently. This is in part due to the enlargement of patient numbers due to the closure of facilities in adjoining parishes. In light of this, a key aim of the Neighbourhood Plan is to facilitate the relocation of the doctors surgery from the current site on the High Street to a larger site with sufficient parking provision. To support this, the Neighbourhood Group have sought to identify appropriate sites of sufficient size to deliver a new surgery through an allocation of land in the Neighbourhood plan. To help facilitate the delivery of such a community facility, the site would also need to deliver in the range of 30+ residential dwellings.

To aid the consideration of which sites may be appropriate for delivering this provision, the SEA process has assessed a number of potential sites as reasonable alternatives.

To support the evidence base for the Neighbourhood Plan, a site assessment of sites potentially available in Hindon for development was undertaken in early 2019. This considered 21 sites in the immediate vicinity of Hindon village, which ranged in size from 0.1ha to 4.1ha. The findings of the site assessment are presented in the Site Assessment Report, which is available alongside the Neighbourhood Plan for submission.¹

Given the requirement for the site potentially allocated through the Neighbourhood Plan for this purpose to be of appropriate size to deliver the surgery, associated parking and residential provision, the SEA process has assessed the larger sites considered in the Neighbourhood Plan site assessment. In this respect the sites represented on the map below, which are 1.4ha and over in size, have been assessed as reasonable alternatives through the SEA process.



¹ AECOM (July 2019) Site Options Appraisal for the Hindon Parish Neighbourhood Plan

Figure NTS1: Sites considered through the SEA

These sites were then considered in terms of their suitability for allocating development through the Neighbourhood Plan. To inform this process, the SEA process undertook an appraisal of the key environmental constraints present at each of the sites and potential effects that may arise as a result of delivering the proposed type of development at these locations. The sites were therefore considered in relation to the SEA Framework of objectives and decision making questions developed during SEA scoping (Chapter 3 of the Environmental Report) and the baseline information.

Tables 4.2 to 4.8 in the main body of the Environmental Report present the findings of the appraisals. A summary of the appraisal findings is presented below:

Table NTS1: Summary of SEA site appraisal findings

Site	Biodiversity	Climate change	Landscape	Historic Env	Land, soil and water resources	Population and Community	Health and Wellbeing	Transport
Site A								
Site C								
Site E								
Site G								
Site P								
Site R								
Site T								
Key								
Likely adverse effect (without mitigation measures)					Likely positive effect			
Neutral/no effect					Uncertain effects			

The submission version of the Neighbourhood Plan allocates one main site at Land off Chicklade Road. The site, which corresponds with part of Site A considered above is allocated for up to 35 dwellings, with sufficient land for the erection on a new enhanced GP surgery and associated parking. Recognising the sensitive AONB landscape within which the site sits, this will be accompanied by strategic landscaping and open space.

In addition the Neighbourhood Plan allocations two small scale sites for a total of six dwellings at Hillcrest Paddock / Hillcrest Triangle and at Redhouse Farm.

Assessment of the current version of the Hindon Neighbourhood Plan

The current version of the Hindon Neighbourhood Plan presents five planning policies for guiding development in the Neighbourhood Plan area.

Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the SEA process assessed the policies put forward through the current version of the Hindon Neighbourhood Plan. The Environmental Report has presented the findings of the assessment under the following SEA Themes:

- Biodiversity;
- Climate Change;
- Landscape
- Historic Environment;
- Land, Soil and Water Resources;

- Population and Community;
- Health and Wellbeing; and
- Transportation.

The assessment has concluded that the current version of the Hindon Neighbourhood Plan is likely to lead to significant positive effects in relation to the 'Population and Community' and 'Health and Wellbeing' SEA themes. These benefits largely relate to the Neighbourhood Plan's focus on enhancing community vitality, supporting local services (including the doctors surgery), delivering new housing, supporting accessibility and protecting and enhancing the quality of the public realm and neighbourhood distinctiveness.

The Neighbourhood Plan has a strong focus on protecting and enhancing landscape character, the quality of the public realm and local distinctiveness. However, given the visibility of the Land off Chicklade Road allocation within the landscape, and the scale of the allocation (which comprises major development), some significant impacts on landscape character within this sensitive AONB landscape remain likely.

In terms of potential impacts on biodiversity, the Hindon Neighbourhood Plan area is within proximity to the integrated network of commuting routes, foraging areas and roosts associated with the Chillmark Quarries SAC, an internationally important bat site. However, in association with the application of Wiltshire-wide and sub-regional provisions to support the SAC, the Neighbourhood Plan policies will help preclude potential impacts from new development in Hindon on the integrity of the site.

With regard to the 'Land, Soil and Water Resources' SEA theme, whilst the Neighbourhood Plan will lead to the loss of areas of productive agricultural land around Hindon, it is uncertain whether these impacts are likely to be significant given recent agricultural land classification to establish agricultural land quality has not been undertaken in the vicinity of the village.

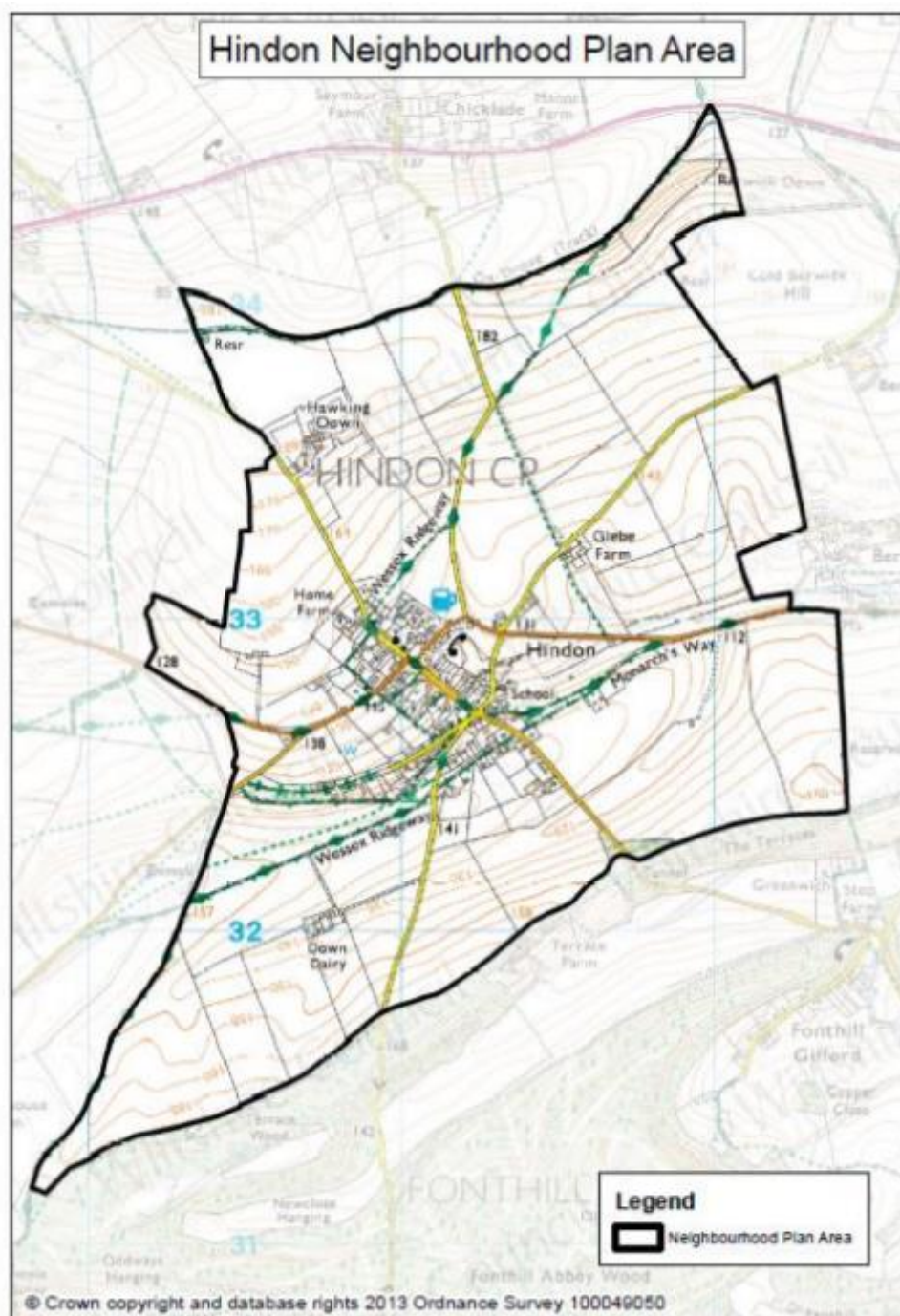
In relation to the historic environment, the location of the allocations and the Neighbourhood Plan's focus on high quality design and layout precludes the likelihood of significant negative effects on features and areas of historic environment interest, including their setting. The Neighbourhood Plan will also initiate a number of beneficial approaches regarding the 'Climate Change' and 'Transportation' SEA themes. These are not though considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

Next steps

This Environmental Report accompanies the Neighbourhood Plan for submission to the Local Planning Authority, Wiltshire Council, for subsequent Independent Examination.

At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Wiltshire Local Plan.

If Independent Examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by Wiltshire Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Hindon Neighbourhood Plan will become part of the Development Plan for Hindon Parish.



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1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment in support of Hindon's emerging Neighbourhood Plan.
- 1.2 The Hindon Neighbourhood Plan is currently being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Hindon Neighbourhood Plan is being prepared to be in conformity with the Wiltshire Local Plan.
- 1.3 It is currently anticipated that the Hindon Neighbourhood Plan will be submitted to Wiltshire Council in early 2020 for subsequent Independent Examination.
- 1.4 Key information relating to the Hindon Neighbourhood Plan is presented in Table 1.1.

Table 1.1: Key facts relating to the Hindon Neighbourhood Plan

Name of Qualifying Body	Hindon Parish Council
Title of Plan	Hindon Neighbourhood Plan
Subject	Neighbourhood Planning
Purpose	The Hindon Neighbourhood Plan is being prepared as a Neighbourhood Development Plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan will be in general conformity with the Wiltshire Core Strategy. The Hindon Neighbourhood Plan will be used to guide and shape development within the Hindon Neighbourhood Plan area.
Timescale	To 2036
Area covered by the plan	The Neighbourhood Plan area covers the parish of Hindon in Wiltshire (Figure 1.1)
Summary of content	The Hindon Neighbourhood Plan will set out a vision, strategy and range of development policies for the Neighbourhood Plan area.
Plan contact point	Ray Gentle, Chairman, Hindon Neighbourhood Plan Steering Group Email address: raygentle@icloud.com

SEA explained

- 1.5 Strategic Environmental Assessment (SEA) is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SEA for the Hindon Neighbourhood Plan seeks to maximise the developing plan's contribution to sustainable development.
- 1.6 SEA is undertaken to address the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national

law the EU Strategic Environmental Assessment (SEA) Directive². It also widens the scope of the assessment from focussing on environmental issues to further consider social and economic issues.

- 1.7 The Hindon Neighbourhood Plan has been screened in by Wiltshire Council as requiring an SEA. To meet this requirement, the Neighbourhood Plan is undergoing an SEA process which incorporates the requirements of the SEA Directive.
- 1.8 The SEA will be undertaken to meet specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 1.9 Two key procedural requirements of the SEA Regulations are that:
 1. When deciding on 'the scope and level of detail of the information' which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues; and
 2. A report (the 'Environmental Report') is published for consultation alongside the Draft Plan (i.e. the draft Hindon Neighbourhood Plan) that presents outcomes from the environmental assessment (i.e. discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.

Structure of this SEA Environmental Report

- 1.10 This document is the SEA Environmental Report for the Hindon Neighbourhood Plan and hence needs to answer all four of the questions listed below with a view to providing the information required by the SEA Regulations.
- 1.11 Each of the four questions is answered in turn within this report, as follows:

Table 1.2: Questions that must be answered by the SEA Environmental Report in order to meet the regulatory³ requirements

Environmental Report question	In line with the SEA Regulations, the report must include... ⁴
What is the plan seeking to achieve?	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
What is the sustainability 'context'?	- The relevant environmental protection objectives, established at international or national level - Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
What's the scope of the SEA? What is the sustainability 'baseline'?	- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan - The environmental characteristics of areas likely to be significantly affected - Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
What are the key issues & objectives?	Key problems/issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment

² Directive 2001/42/EC

³ Environmental Assessment of Plans and Programmes Regulations 2004

⁴ NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

Environmental Report question	In line with the SEA Regulations, the report must include... ⁴
What has plan-making/SEA involved up to this point?	• Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach) • The likely significant effects associated with alternatives • Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.
What are the assessment findings at this stage?	• The likely significant effects associated with the submission version of the plan • The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the submission version of the plan
What happens next?	• The next steps for plan making/SEA process.

2. Local Plan context and vision for the Hindon Neighbourhood Plan

Local Plan context for the Neighbourhood Plan

- 2.1 The Hindon Neighbourhood Plan is being prepared in the context of the Wiltshire Local Plan. Neighbourhood plans will form part of the development plan for Wiltshire, alongside but not as a replacement for the Local Plan. The Local Plan seeks to give communities a solid framework within which appropriate community-led planning policy documents, including neighbourhood plans, can be brought forward. Neighbourhood plans are required to be in general conformity with the strategic policies of the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Wiltshire, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 2.2 The current local planning policy for Hindon is contained in the Wiltshire Core Strategy (adopted in 2015)⁵. The Core Strategy is a development plan which provides strategic planning policy for Wiltshire and covers the period up to 2026. The Core Strategy also contains policies which, whilst providing for jobs and homes, also protect the environment and quality of life. In addition, the Core Strategy sets out a framework within which neighbourhood planning can develop.
- 2.3 The Core Strategy identifies Hindon as a 'large village'. Settlement boundaries have been defined by former District Local Plans. Core Policy 27 (Spatial Strategy: Tisbury Community Area) indicates that over the plan period, approximately 420 new homes will be provided, of which about 200 should occur at Tisbury and approximately 220 homes will be provided in the rest of the Community Area. Of the target for 220 homes, as of April 2018, the outstanding requirement for the Community Area is 135 dwellings. In this context, Hindon have utilised the Neighbourhood Plan's development process to explore the possibility of delivering an element of new housing through the Neighbourhood Plan to support the vitality of the parish. Consultation with residents has indicated that there is a need for 35-40 new houses over the plan period.

Vision, aims and objectives for the Hindon Neighbourhood Plan

- 2.4 The vision for the Hindon Neighbourhood Plan, which was developed during earlier stages of plan development, is as follows:

“

“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”

Vision Statement for the Hindon Neighbourhood Plan

”

⁵ Wiltshire Council (2015) Wiltshire Core Strategy [online] available at: < <https://pages.wiltshire.gov.uk/adopted-local-plan-jan16-low-res.pdf> > [accessed 05/03/19]

2.5 The objectives of the Hindon Neighbourhood Plan, which were developed during earlier stages of plan development, are as follows:

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 tranquillity of its setting; and
 - Having a local environment in which long-term sustainability is ensured through long-term management and the active involvement of all local stakeholders.
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; and
 - Protecting and enhancing the connection between local people and all aspects of Hindon's built and natural historic environments.
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 doctor's surgery with a new surgery with increased parking, to serve the village and the surrounding area; and
 - 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.
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 to meet the needs of Hindon, as we as for local employers; and
 - 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.
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; and
 - Managing development with the involvement and agreement of the community.

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 the High Street, Hill Terrace area and at the junction of the B3089 with the High Street; and
 - Improving, and linking together and adding to the footpath and bridleway network within the parish and beyond.
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; and
 - Supporting appropriate consolidation and expansion of businesses in the wider parish.

3. What is the scope of the SEA?

SEA Scoping Report

- 3.1 The SEA Regulations require that: *“When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”*. In England, the consultation bodies are Natural England, the Environment Agency and Historic England.⁶ These authorities were consulted on the scope of the Hindon Neighbourhood Plan SEA in June 2018. In addition to these authorities, the Cranborne Chase AONB and Wiltshire Council were consulted.
- 3.2 The purpose of scoping was to outline the ‘scope’ of the SEA through setting out:
- A context review of the key environmental and sustainability objectives of national, regional and local plans and strategies relevant to the Neighbourhood Plan;
 - Baseline data against which the Neighbourhood Plan can be assessed;
 - The key sustainability issues for the Neighbourhood Plan; and
 - An ‘SEA Framework’ of objectives against which the Neighbourhood Plan can be assessed.
- 3.3 Responses received on the Scoping Report, and how they were addressed, have been summarised below.

Table 3.1: Consultation responses received on the SEA Scoping Report

Consultation response	How the response was considered and addressed
Historic England	
David Stuart: Historic Places Adviser, South West - comments received via email on Thursday 2 nd August 2018.	
There are few comments we would wish to offer on the Report. We would suggest that it might be useful to include the type and number of designated heritage assets (ie Listed Buildings etc) in the Plan area and identify whether any of those are on the national Heritage At Risk Register or one for county which might be managed by Wiltshire Council. Relevant information can be found on our website - https://historicengland.org.uk/advice/hpg/heritage-assets/nhle/ & https://historicengland.org.uk/advice/heritage-at-risk/	Comment addressed under Historic Environment section of Baseline information.
We would also refer you to information there on Site Allocations, Setting of Heritage Assets, and SEAs – all of which are likely to be useful and relevant to the exercises in hand:	
https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/ https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/	

⁶ In-line with Article 6(3).of the SEA Directive, these consultation bodies were selected because *‘by reason of their specific environmental responsibilities,[they] are likely to be concerned by the environmental effects of implementing plans and programme’*.

Consultation response	How the response was considered and addressed
Finally, your letter refers to the attachment of a Heritage Assessment Report which has been prepared to inform the site allocation proposed. This was not included in your email but we would be happy to receive and consider it at any time, particularly as part of the evidence base eventually used to substantiate the proposed allocation.	Comment noted and fed back to plan makers.
Natural England Charles Routh: Lead Adviser (Somerset, Avon and Wiltshire Area Team) – comments received via email on Monday 12th August 2018	
Given the proximity of the site to the Fonthill Grottoes part of the Chilmark Quarries Special Area of Conservation, we advise that a Habitats Regulation Assessment is required. We note that one has been prepared and we have been consulted on this Assessment and we will respond to this separately.	Comment noted.
Landscape There is no clear evidence that the proposed allocation is acceptable in landscape terms, nor clear how it compares to the other sites under consideration. Indeed, the only relevant evidence appears to be the visual appraisal, which provides neither a comparison of sites (needed for SEA purposes), nor an assessment of their acceptability in visual terms (needed in terms of justifying the exceptional circumstances test in the NPPF). There is no evidence relating to landscape (as opposed to visual) impact. I would be happy to provide examples of Neighbourhood Development Plans level Landscape and Visual Impact Assessments which do these things on request.	Advice noted. Subsequent to this comment a detailed Landscape and Visual Sensitivity and Capacity Assessment has been undertaken which has considered in detail the likely impacts of different potential locations of development on landscape character.
Housing Sites Options Assessment – consideration of reasonable alternatives in the context of the Strategic Environmental Assessment We note that the HOUSING SITES OPTIONS ASSESSMENT REPORT says “Option 1 [Not include any development sites with the plan] was dismissed because it was considered appropriate for Hindon to take at least some share of the Tisbury Area target”. It is quite possible that if the landscape impacts of developing any of the sites at Hindon are significantly adverse, and worse than developing at other locations in Tisbury Community Area. As such option one is a reasonable one, and should not have been dismissed. Conversely sites in Hindon might be the most appropriate in which case option 3 would be appropriate. Thus we advise that an assessment of the whole community area is needed to assess the best sites to allocate in order to meet the requirements of the SEA directive. I appreciate this is likely to be beyond the scope and ability of yourselves. As we see it, this is an inevitable consequence of the flawed evidence used in support of Wiltshire Core Strategy. The housing figures should have been fully assessed, along with alternatives and their deliverability, as part of the higher tier plan process – something which we pointed out at the time. We have sought to resolve this with Wiltshire Council prior to responding to this consultation (see attached email), but have not as yet achieved resolution.	Advice noted. Subsequent to this comment a detailed Landscape and Visual Sensitivity and Capacity Assessment has been undertaken which has considered in detail the likely impacts of different potential locations of development on landscape character. The SEA process has considered reasonable alternatives with regards to the location of housing allocations and has drawn on the Landscape and Visual Sensitivity and Capacity Assessment.
Environment Agency No comments received	
Cranborne Chase and West Wiltshire Downs AONB comments received via email on Monday 10th September 2018	

Consultation response	How the response was considered and addressed
The Strategic Environmental Assessment (SEA) is an important document and I see that in the screening decision Wiltshire Council clearly indicated the need to take account of the location of the Neighbourhood Plan Area within this Area of Outstanding Natural Beauty. It is, however, rather disappointing that in many of the documents the correct name of this AONB is not used. For the record the formal name of this AONB is Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. I notice that in many cases the key word 'Downs' is missed out and it seems there is some confusion between the landscape character assessment carried out by this AONB and the slightly later one carried out by the Salisbury District Council. Nevertheless the lack of understanding that the Downs of West Wiltshire are a key element seems to have led to some misunderstandings and under valuing of the AONB in the Neighbourhood Planning process.	Spelling amended.
The AONB Partnership decided on a shorter working name for this AONB in January 2014. However, and despite Wiltshire Council making it very clear that the neighbourhood area is 'entirely within the Cranborne Chase AONB' a number of your reports refer to the neighbourhood plan area being 'within the setting of the Cranborne Chase AONB'. Clearly that implication, to both those engaged in the neighbourhood plan process and to readers, that the neighbourhood plan area is outside of the AONB is both misleading and under valuing the emphasis that needs to be put on AONB matters within the Neighbourhood Plan. It is, therefore, particularly unfortunate that the body of the SEA does not set out clearly the significance of the AONB designation and how national planning guidance supports the conservation and enhancement of natural beauty. Furthermore, that national guidance is quite clear that development within AONBs should be limited and major development should only be in exceptional circumstances.	Additional text on the AONB has been added, including relating to the AONB's special qualities. Any incorrect descriptions of the Neighbourhood Plan area's location with regard to the AONB has been amended.
The overarching vision for Hindon has an obvious emphasis on its character and natural environment. It is, therefore, more than a little confusing that the vision statements and objectives are being led by development and housing objectives, together with infrastructure, rather than ensuring how those environmental and heritage assets are conserved and enhanced.	Comment fed back to plan makers.
The section on Landscapes, page 21, is merely descriptive and does not indicate how the proposals within the draft Neighbourhood Plan would impact, either adversely or beneficially, on the landscape that is nationally recognized as one of the nation's finest. There is no mention of the AONB Management Plan in that section despite the existence of the AONB and its Management Plan, which is adopted by all of the Partner Local Authorities, being a material matter in planning policy making and decision making.	Text added from the AONB Management Plan. Text also added on how development has the potential to lead to incremental but small changes in landscape.
I am surprised that the AONB has not been identified in section 5 of the SEA as a key sustainability issue. I also see that figure 6 which is an assessment of Hindon and NP objectives, has a system of colours and ticks and crosses to indicate relationships between various factors. However, those colour coded ticks and crosses have not been completed in that Figure nor the subsequent Figure 7.	The special qualities of the AONB has been considered as an integral part of appraisals undertaken through the SEA process.

Consultation response	How the response was considered and addressed
Appendix B is a review of relevant plans, policies, and sustainability objectives that appear to have been abstracted by your advisors. Page 39 refers to the Cranborne Chase and West Wiltshire Downs AONB Management Plan (one situation where the name of the AONB is correct). However, the author is not 'national government – DEFRA'; the AONB Management Plan is prepared by the AONB Management Team on behalf of the AONB Partnership. The Partnership is set out in Annex B of this letter. I should advise you that in the section 'Summary of Document' it is not clear that the designation is statutory and of national significance. Furthermore, to be fully accurate, instead of 'the primary purpose' it should read 'the statutory purpose' of AONB designation is 'conserving and enhancing the natural beauty of the area'. Any supplementary responsibilities derive from explanatory documents produced by Natural England and Natural England's predecessor organisations.	Author changed.
As I have already pointed out the reference to Hindon being in the setting of the Cranborne Chase AONB is not correct; the Neighbourhood Plan Area is centrally located in this AONB. I would also comment that the second bullet point in relation to AONB matters considers the duty on the Parish Council and the Neighbourhood Plan Team, which should be to conserve and enhance the natural beauty. That is considerably more challenging, and precise, than the quoted 'have no negative, and ideally a positive, impact on the landscape setting, of Hindon village'.	Any incorrect descriptions of the Neighbourhood Plan area's relationship with the AONB has been amended. Second bullet point has also been amended.
The Heritage Assessments of the sites, April 2018, seems to go considerably further than just looking at the heritage assessment. It makes a number of statements which relate to developing the sites as well as commenting on views and visibility that are more properly considered more logically and consistently in the Visual Appraisal. Furthermore, it appears that comments made about the Hawking Down site would apply equally to the Chicklade Road site but they are not mentioned. Equally the identification of an impact on village entry is only made in connection with the Angel Lane sites and not the Chicklade Road site. The Heritage Assessment does, however, emphasise the need for high standards and appropriateness in designs for any development. It is noticeable that the Heritage Assessment considers that there could be some small level of development on the eastern side of the settlement. Bearing in mind the attention to detail in design and layout there may be a few opportunities for infill development but the ways these could be achieved whilst sustaining the legibility of the historic structure of the village do not seem to have been explored at all.	Comment fed back to plan makers.
The abbreviations on page 51 have an incorrect title for the AONB and there is no need for the quote marks around the Area of Outstanding Natural Beauty. It also looks like the date of the Wiltshire Core Strategy is incorrect. I do, therefore, regretfully have to conclude that the SEA has a number of significant shortcomings that need to be fully corrected.	Title amended and quote marks removed. Correct date of the Wiltshire Core Strategy has been put in.
Wiltshire Council comments received via email on Friday 19th October 2018	
In Section 1.2, 2nd para on page 11, it states 'The requirements of the SEA Directive that this report meets are outlined in Section 2.1 of this report and at the beginning of the following sections.' We suggest that it should instead refer to the requirements of the SEA Regulations, not the SEA Directive. Regarding the reference to 'the following sections' - it is not clear what these are as there don't appear to be any listed. This should be clarified.	Text on the SEA Directive has been removed and the SEA Regulations are referred to.

Consultation response	How the response was considered and addressed
Section 1.4 – the ‘Consultation Task A5’ should be preceded by ‘Chapter 7’. And Tasks A1, A2 and A3 should also be referred to against Chapters 3, 4 and 5 respectively.	Amended.
Section 2.1 – the bullet point in the first paragraph needs to be revised so that it refers to the latest version of Wiltshire Council’s SEA guidance (December 2015) which is correctly referred to in the 1st paragraph of the document.	Amended.
The requirements of the scoping stage listed on page 12, and elsewhere throughout the report, should refer to the requirements of the 2004 SEA Regulations as these transpose the SEA Directive into national law and it is these regulations that are being met.	Amended.
Section 2.2 – 2nd paragraph on page 13 only refers to Tasks A1 and A2. It should also refer to Tasks A3, A4 and A5.	Amended.
Section 3.2 1st paragraph refers to the SA Scoping Report of the Wiltshire Core Strategy. However, since that time, SA Scoping Reports have been published for the Wiltshire Housing Site Allocations Plan and Local Plan Review and those will contain details of more recent relevant Natural England, the Environment Agency and Historic England plans and programmes. It is suggested that those documents are investigated to inform Section 3.2.	Amended.
Section 3 Task A1 and Appendix B – the range of documents assessed is considered appropriate. However, some documents have been revised and the current versions should be assessed and referenced in this section, such as • The NPPF (as revised July 2018) • Topic Paper 3 Housing Land Supply Addendum (July 2018) • Wiltshire Housing Site Allocations Plan, submission version (July 2018) • Tisbury Community Area Topic Paper (July 2018) • Wiltshire Strategic Housing and Economic Land Availability Assessment - Tisbury Community Area (July 2018)	Amended.
Sections 4 and 5 – it is considered that these sections adequately record baseline conditions and environmental issues.	Comment noted.
Figures 6 and 7 – there is no explanatory text to the figures and therefore unclear what these are. The figures do not appear to contain any assessment findings. If these are to be completed at a later date and included in the SA Report then this should be explained.	Comment noted. The Environmental Report presents the full appraisal findings.

- 3.4 Baseline information (including the context review and baseline data) is presented in **Appendix A**. The key sustainability issues and SEA Framework are presented below.

Key Sustainability Issues

- 3.5 Drawing on the review of the sustainability context and baseline, the SEA Scoping Report was able to identify a range of sustainability issues that should be a particular focus of the SEA. These issues are as follows.

Table 3.2: Key Sustainability Issues

Topic	Issue/Problem
Maintenance and enhancement of the high quality natural environment and biodiversity	A key positive feature of the area is its rich biodiversity and the natural environment. The Chilmark Quarries Bat SAC is within the core Protection area (buffer) and future development will need to design and implement mitigating strategies.
Protect and enhance the character and quality of landscapes and townscapes	The Neighbourhood Plan area lies within Cranborne Chase and West Wiltshire Downs AONB which is recognised as a national asset. The Neighbourhood Plan area also lies within the Salisbury Plain and West Wiltshire Downs NCA which is a sparsely settled, predominantly agricultural area with a strong sense of remoteness and openness. The potential effects of development proposed through the Hindon Neighbourhood Plan may have implications for the overall character and appearance of Hindon in the future.
Maintenance of local built settlement character and heritage assets	There are concerns that inappropriate new developments will erode the distinctive character of the village and the sense of place in the parish.
Design of Housing	There is a concern that the quality of design of modern development is poor in terms of style, design, layout and use of materials.
Flood Risk	Potential for increased flooding risk if certain SHLAA sites were developed
Impact of climate change e.g. rising energy prices	Concerns about climate change together with national and local policy objectives, provide an opportunity through sensitive local approaches to land use and buildings (new and existing).
Lack of affordable housing and housing for the elderly	Housing Needs Studies have identified the need for affordable housing of various types in the parish to meet the needs of a range of people. Cost of existing housing stock in the area is high in relation to gross income.
A lack of infrastructure and support for local businesses	Local consultation identified an increasing number of people working from home in the area, and a desire to encourage and support local businesses. The need for improved mobile phone coverage is important.
Community facilities and services	The need to retain and improve community facilities and accommodation of them is acknowledged as key for community cohesion and wellbeing. Accommodation for community services and events such as in the village hall and other buildings is considered to be inadequate and a need for improved facilities identified.
Sport and Recreation	The village needs a playground or sports area for older children within the village or close proximity.
Transport	The plan area is heavily reliant on cars for getting about and accessing local services and facilities. There is a need to at the very least to maintain existing bus services. Pedestrian movements need to be encouraged wherever possible within the village itself.
Transport	The plan area is heavily reliant on cars for getting about and accessing local services and facilities. There is a need to at the very least to maintain existing bus services. Pedestrian movements need to be encouraged wherever possible within the village itself.

Topic	Issue/Problem
Pre-School / School provision	The village recently lost its small pre-school but there are outline plans for the primary school to offer this facility.
Allotments	The existing allotments are well used and running close to capacity. Consideration may have to be taken in the future to enlarge the area or have a further site.
Burial facilities	There is a shortage of space for burials in the area at present. Additional space on or adjacent to the church site may need to be identified in the future.
GP Surgery	The existing GP Surgery is too small and parking for patients is inadequate. An enlarged Surgery on another site with improved parking is required.

SEA Framework

- 3.6 The SEA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard 'tests'. Each proposal within the emerging Hindon Neighbourhood Plan will be assessed consistently using the framework.

Table 3.3: Possible Questions to accompany the suggested objectives for Hindon Neighbourhood Development Plan Sustainability Review

	Objectives	Appraisal questions
1	To move towards greater health, wellbeing, safety, equality and inclusiveness within the community.	Will it promote a safe and healthy lifestyle? Will it reduce accidents Will it add to opportunities for exercise, fresh air etc.? Will it reduce social isolation and crime? Will its implementation fairly affect all sections of the community, (including the special characteristics)?
2	To maximise opportunities for people to live in suitable, decent and affordable homes.	Will it provide a wide range of housing types and tenure? Will it encourage housing that is affordable for sale and rent? Will it ensure housing is of a decent standard across all tenures?
3	To support businesses maintain and enhance the local economy	Will it generate new employment? Will it protect existing jobs and businesses? Will it strengthen the local economy?
4	To improve the quality and range of accessible community services and facilities	Will it develop and sustain community identity? Will it have a positive impact on diversity?
5	To protect and enhance the local distinctiveness of the landscapes and cultural heritage.	Will it preserve and enhance local heritage and buildings? Will it retain, enhance landscape character?

	Objectives	Appraisal questions
6	To improve resilience to the effects of climate change through effective adaptation and mitigation of its effects.	Will it reduce emissions of greenhouse gas? Will it avoid increasing flood risk? Will it encourage new energy efficiency measures?
7	To avoid or reduce flood risk to people and property.	Will it reduce flood risk? Will it help mitigate existing levels of flood risk?
8	To expand green spaces and green infrastructure	Will encourage more active life styles? Will it encourage increased habitats for wildlife?
9	To protect and enhance the natural environment including biodiversity	Will it increase biodiversity? Will it protect existing biodiversity?
10	To use natural resources prudently and reduce waste	Will it reduce water use? Will it reduce waste?

4. What has plan making / SEA involved up to this point?

Introduction

- 4.1 In accordance with the SEA Regulations the Environmental Report must include...
- An outline of the reasons for selecting the alternatives dealt with; and
 - The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.
- 4.2 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. Specifically, this chapter explains how preparation of the current version of the Hindon Neighbourhood Plan has been informed by an assessment of alternative locations for non-strategic scale development in the Neighbourhood Plan area.

Overview of plan making / SEA work undertaken to date

- 4.3 The Neighbourhood Plan Steering Group has sought to encourage discussion and debate within the community about the issues and opportunities for the Neighbourhood Plan area.
- 4.4 The key methods which the Neighbourhood Plan Steering Group have used within the consultation process have included:
- Open Session Presentations;
 - Drop-in Sessions; and
 - Consultation 'windows' during which comments have been invited on draft documents.
- 4.5 The outcomes of these consultation events have informed and influenced the Neighbourhood Plan development process.

Assessment of reasonable alternatives for the Neighbourhood Plan

- 4.6 A key element of the SEA process is the appraisal of 'reasonable alternatives' for the Hindon Neighbourhood Plan. The SEA Regulations⁷ are not prescriptive as to what constitutes a reasonable alternative, stating only that the Environmental Report should present an appraisal of the '*plan and reasonable alternatives taking into account the objectives and geographical scope of the plan*'.
- 4.7 The following sections therefore describe how the SEA process to date has informed the preferred development strategy for the Neighbourhood Plan area and potential locations for housing development. Specifically, this chapter explains how the Hindon Neighbourhood Plan's development strategy has been shaped through considering alternative approaches for the location of non-strategic scale development in the Neighbourhood Plan area.

Assessment of potential sites for site allocations

- 4.8 The Hindon Neighbourhood Plan is being prepared in the context of the Wiltshire Core Strategy which was adopted in 2015 and replaces the Salisbury District Local Plan. In the Core Strategy, Hindon has been identified as a 'Large Village'. Whilst the Core Strategy does not specifically recommend a housing number to be delivered in the Neighbourhood Plan area, the plan states

⁷ Environmental Assessment of Plans and Programmes Regulations 2004

that 220 homes should be provided outside of Tisbury which includes the large villages in the Community Area. Of the target for 220 homes, as of April 2018, the outstanding requirement for the Community Area remainder was 135 dwellings.

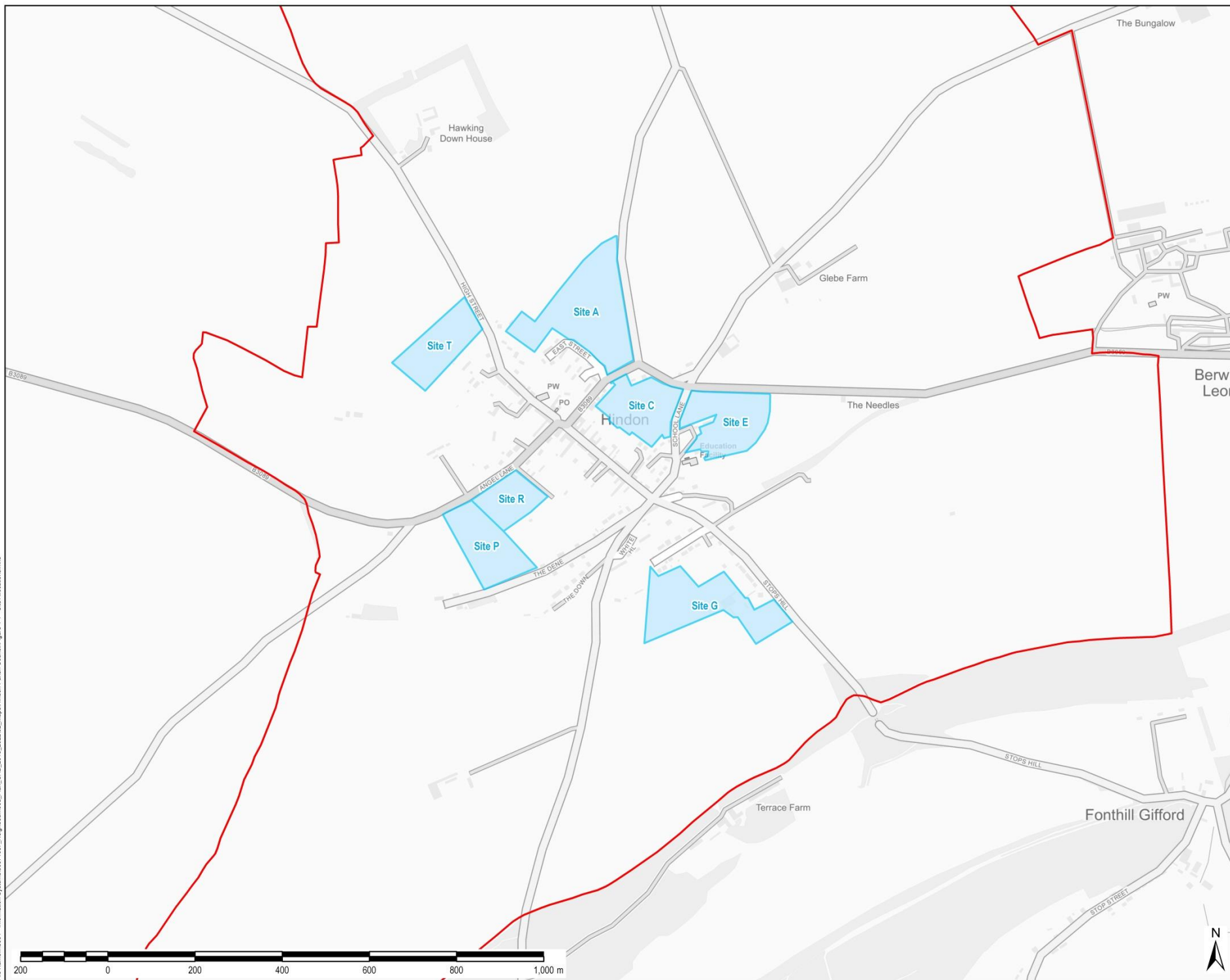
- 4.9 In this context Hindon Neighbourhood Plan Steering Group wish to take forward an element of housing to support community vitality and provide homes which meet local needs. Hindon also has a thriving surgery, with just over 2,000 patients on its list with one full time and two part time doctors and 11 supporting staff serving Hindon and surrounding villages. The surgery is currently in need of enlarging with suitable parking facilities to enable the practice to operate more efficiently. This is in part due to the enlargement of patient numbers due to the closure of facilities in adjoining parishes. In light of this, a key aim of the Neighbourhood Plan is to facilitate the relocation of the doctors surgery from the current site on the High Street to a larger site with sufficient parking provision. To support this, the Neighbourhood Group have sought to identify appropriate sites of sufficient size to deliver a new surgery through an allocation of land in the Neighbourhood plan. To help facilitate the delivery of such a community facility, the site would also need to deliver in the range of 30+ residential dwellings.
- 4.10 To aid the consideration of which sites may be appropriate for delivering this provision, the SEA process has assessed a number of potential sites as reasonable alternatives.
- 4.11 To support the evidence base for the Neighbourhood Plan, a site assessment of sites potentially available in Hindon for development was undertaken in early 2019. This considered 21 sites in the immediate vicinity of Hindon village, which ranged in size from 0.1ha to 4.1ha. The findings of the site assessment are presented in the Site Assessment Report, which is available alongside the submission version of the Neighbourhood Plan.⁸
- 4.12 Given the requirement for the site potentially allocated through the Neighbourhood Plan for this purpose to be of appropriate size to deliver the surgery, associated parking and residential provision, the SEA process has assessed the larger sites considered in the Neighbourhood Plan site assessment. In this respect the following sites, which are 1.4ha and over in size, have been assessed as reasonable alternatives through the SEA process:

Table 4.1: Sites assessed as reasonable alternatives

Name	Size (ha)
Site A: Adjacent to East Street	4.1
Site C: Next to Southridge House	2.0
Site E: Adjacent to the B3089 and School Lane, next to the Beeches	2.4
Site G: South of Chalk Lane and west of Stops Hill	3.0
Site P: South of Angel Lane	1.9
Site R: South of Angel Lane	1.4
Site T: West of High Street	1.6

- 4.13 To support the consideration of the suitability of these sites for allocation in the Neighbourhood Plan, the SEA process has undertaken an appraisal of the key environmental constraints present at each of the sites and potential effects that may arise as a result of development. In this context the sites have been considered in relation to the SEA Framework of objectives and decision making questions developed during SEA scoping and the baseline information. This SEA site assessment was undertaken separately to the site assessment undertaken for the Neighbourhood Plan.
- 4.14 The locations of the seven sites assessed through the SEA process are presented in **Figure 4.1** below. The tables which follow present a summary of this appraisal, and provide an indication of each site's sustainability performance in relation to the eight SEA themes.

⁸ AECOM (July 2019) Site Options Appraisal for the Hindon Parish Neighbourhood Plan



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LEGEND

- Hindon Neighbourhood Plan Area
- Site Option

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Purpose of Issue
DRAFT

Client
HINDON PARISH COUNCIL

Project Title
SEA FOR THE HINDON NEIGHBOURHOOD PLAN

Drawing Title
SITES ASSESSED AS REASONABLE ALTERNATIVES FOR THE SEA

Drawn	Checked	Approved	Date
CN	JW	TS	14/11/2019

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Table 4.2: Site A, Adjacent to East Street

SEA theme	Commentary, Site A	
Biodiversity	Chillmark Quarries SAC / Fonthill Grottoes SSSI is located approximately 2.6km from Site A. Chillmark Quarries SAC (which covers the area designated as the Fonthill Grottoes SSSI) is an internationally important bat site. Beyond the site lies an integrated network of commuting routes, foraging areas and roosts. The Bat Special Areas of Conservation Planning Guidance for Wiltshire (2015) states that even activities which occur some distance from the designated sites may damage important elements of the network and disrupt population dynamics. As such, the site may comprise parts of these routes, although this is uncertain. Highlighting these uncertainties, the site is within a SSSI impact risk zone associated with the Fonthill Grottoes SSSI for "All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures." There are no BAP Priority Habitats on or in the vicinity of the site, and no significant key habitats have been identified on the site that have the potential to be affected by new development.	
Climate change	Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location, although these are unlikely to be significant. In relation to adapting to the effects of climate change, the site is not located within identified flood risk zones for fluvial or surface water flooding. The site is located approximately 150m from the village centre where there are two pubs, a village shop, a village hall, a primary school, a playground and a post office. An allocation at this location is therefore unlikely to significantly increase the reliance of privately-owned vehicles for use of these services.	
Landscape	The site is located within the Cranborne Chase and West Wiltshire Downs AONB which is nationally designated for its landscape quality. Due to the gently sloping topography of the site and it being surrounded by elevated land, there are limited long distance views to and from the surrounding AONB landscape. However it will be difficult to accommodate built form without giving rise to significant adverse effects due to the site's location in open countryside. Due to short views in from properties on East Street, the site is subject to some sensitivity within the landscape/villagescape.	
Historic Environment	Due to topography and screening from existing buildings, the site is not readily visible from the Hindon Conservation Area. It is not within a key view identified within the Hindon Conservation Area Appraisal and Management Plan. No listed buildings are present within the setting of the site. No features listed on the Historic Environment Record are located on or adjacent to the site.	
Land, Soil and Water Resources	A detailed Agricultural Land Classification for this site has not been undertaken and there is therefore a need to rely on the national 'Provisional Agricultural Land Quality' dataset. The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 3 agricultural land, however; without the subset grading (3a or 3b) it is not possible to tell at this stage whether the agricultural land is considered to be 'best and most versatile'. As the site is a greenfield location, development would not make the best use of previously developed land.	
Population and Community	Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing. It will also deliver a new doctors' surgery, which will safeguard and expand an important community facility.	

SEA theme	Commentary, Site A	
	The site is located at relative proximity to services and facilities in Hindon village centre (c.150m) which will limit the need for residents to travel for services and facilities provided here.	
Health and Wellbeing	A new doctor's surgery will contribute to health facility improvements for Hindon. The site is accessible to the surrounding open countryside, which is a key health and wellbeing asset for local people in terms of its use for recreational purposes.	
Transportation	The site is located at relative proximity to services and facilities in Hindon village centre (c.150m) which will limit the need for residents to travel for these services and facilities. However, the services in Hindon are limited and for other services use of the private vehicle is likely to be encouraged. The site is located in close proximity to the B3089. The site is in close proximity to The Square bus stop (c. 150m) which provides hourly services into Salisbury, Tisbury and other service centres.	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.3: Site C, Next to Southridge House

SEA theme	Commentary, Site C
Biodiversity	Chilmark Quarries SAC / Fonthill Grottoes SSSI is located approximately 2.4km from Site C. Chillmark Quarries SAC (which covers the area designated as the Fonthill Grottoes SSSI) is an internationally important bat site. Beyond the site lies an integrated network of commuting routes, foraging areas and roosts. The Bat Special Areas of Conservation Planning Guidance for Wiltshire (2015) states that even activities which occur some distance from the designated sites may damage important elements of the network and disrupt population dynamics. As such, the site may comprise parts of these routes, although this is uncertain. Highlighting these uncertainties, the site is within a SSSI impact risk zone associated with the Fonthill Grottoes SSSI for “All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.” There are no BAP Priority Habitats on or in the vicinity of the site. Within the site, there are some ornamental and mature trees which may support local ecological networks.
Climate change	Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location, although these are unlikely to be significant. In relation to adapting to the effects of climate change, the site is not located within identified flood risk zones for fluvial or surface water flooding. However, flooding is known to occur on the corner of the B3089. The site is located approximately 80m from the village centre where there are two pubs, a village shop, a village hall, a primary school, a playground and a post office. An allocation at this location is therefore unlikely to significantly increase the reliance of privately-owned vehicles for use of these services.
Landscape	The site is located within the Cranborne Chase and West Wiltshire Downs AONB which is nationally designated for its landscape quality. However, the site is not visible from the wider landscape due to screening. Additionally, the site already has a range of existing uses including private gardens and horse paddocks. However development of the site has the potential to lead to negative impacts on the villagescape of the area, as discussed below under the ‘Historic Environment’ theme.
Historic Environment	The site is adjacent to Hindon Conservation Area, and as acknowledged by the Hindon Conservation Area Appraisal and Management Plan, there is an open vista into the site from the Conservation Area, including from listed buildings located to the south west on the High Street. These are likely to include the following Grade II listed buildings: Barham Cottage and Maple Cottage; Players; Red Lion House; Albany House; Cottage to North of Rose Cottage; Rose Cottage; Rosslyn; Cutler's Cottage; Kennack; April Cottage Maridon; Brampton Cottage; and Dormers Runnymede As such development of the site has the potential to lead to significant negative effects on the setting of key features and areas of historic environment interest. No features listed on the Historic Environment Record are present on or adjacent to the site.
Land, Soil and Water Resources	A detailed Agricultural Land Classification for this site has not been undertaken on the site and there is therefore a need to rely on the national ‘Provisional Agricultural Land Quality’ dataset. The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 3 agricultural land, however; without the subset grading (3a or 3b) it is not possible to tell at this stage whether the agricultural land is considered to be ‘best and most versatile’. As the site is a greenfield location, development would not make the best use of previously developed land.

SEA theme	Commentary, Site C	
Population and Community	Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing. It will also deliver a new doctors' surgery, which will safeguard and expand an important community facility. The site is located at relative proximity to services and facilities in Hindon village centre (c.80m) which will limit the need for residents to travel for services and facilities provided here.	
Health and Wellbeing	A new doctor's surgery will contribute to health facility improvements for Hindon. The site is accessible to the surrounding open countryside, which is a key health and wellbeing asset for local people in terms of its use for recreational purposes.	
Transportation	The site is located at relative proximity to services and facilities in Hindon village centre (c.150m) which will limit the need for residents to travel for these services and facilities. However, the services in Hindon are limited and for other services use of the private vehicle is likely to be encouraged. The site is adjacent to the B3089. The site is in close proximity to The Square bus stop (c. 200m) which provides hourly services into Salisbury, Tisbury and other service centres.	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.4: Site E, Adjacent to the B3089 and School Lane, next to the Beeches

SEA theme	Commentary, Site E
Biodiversity	Chilmark Quarries SAC / Fonthill Grottoes SSSI is located approximately 2.3km from Site E. Chilmark Quarries SAC (which covers the area designated as the Fonthill Grottoes SSSI) is an internationally important bat site. Beyond the site lies an integrated network of commuting routes, foraging areas and roosts. The Bat Special Areas of Conservation Planning Guidance for Wiltshire (2015) states that even activities which occur some distance from the designated sites may damage important elements of the network and disrupt population dynamics. As such, the site may comprise parts of these routes, although this is uncertain. Highlighting these uncertainties, the site is within a SSSI impact risk zone associated with the Fonthill Grottoes SSSI for "All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures." There are no BAP Priority Habitats on or in the vicinity of the site. A corridor of trees is present along the site boundaries which has the potential to support local ecological networks.
Climate change	Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location, although these are unlikely to be significant given the size of the site and the scale of likely development. In relation to adapting to the effects of climate change, part of the southern boundary of the site is located in a 'medium' flood risk zone for fluvial flooding. The southern boundary of the site is also adjacent to an area of 'medium' surface water flooding. The site is located approximately 375m from the village centre where there are two pubs, a village shop, a village hall, a primary school, a playground and a post office. An allocation at this location is therefore unlikely to significantly increase the reliance of privately-owned vehicles for use of these services.
Landscape	The site is located within the Cranborne Chase and West Wiltshire Downs AONB which is nationally designated for its landscape quality. The site has limited exposure to the surrounding landscape as it is screened by existing planting and development, and the more elevated landform of the fields around it prevents a number of direct views into the site. However it will be difficult to accommodate built form without giving rise to significant adverse effects due to the site's location in open countryside. There is a short view in from one property, the Beeches.
Historic Environment	The site is not within the setting of designated historic environment assets, is not within the setting of the conservation area, and will not impact on features listed on the Historic Environment Record.
Land, Soil and Water Resources	A detailed Agricultural Land Classification for this site has not been undertaken and there is therefore a need to rely on the national 'Provisional Agricultural Land Quality' dataset. The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 3 agricultural land, however; without the subset grading (3a or 3b) it is not possible to tell at this stage whether the agricultural land is considered to be 'best and most versatile'. As the site is a greenfield location, development would not make the best use of previously developed land.

SEA theme	Commentary, Site E	
Population and Community	Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing. It will also deliver a new doctors' surgery, which will safeguard and expand an important community facility. The site is located at relative proximity to services and facilities in Hindon village centre (c.375m) which will limit the need for residents to travel for services and facilities provided here.	
Health and Wellbeing	A new doctor's surgery will contribute to health facility improvements for Hindon. The site is accessible to the surrounding open countryside, which is a key health and wellbeing asset for local people in terms of its use for recreational purposes.	
Transportation	The site is located at relative proximity to services and facilities in Hindon village centre (c.375m) which will limit the need for residents to travel for these services and facilities. However, the services in Hindon are limited and for other services use of the private vehicle is likely to be encouraged. The site is adjacent to the B3089. The site is in close proximity to a bus stop (c.375m) which provides hourly services into Salisbury, Tisbury and other service centres.	
Key		
Likely adverse effect (without mitigation measures)	Likely positive effect	
Neutral/no effect	Uncertain effects	

Table 4.5: Site G, South of Chalk Lane and west of Stops Hill

SEA theme	Commentary, Site G	
Biodiversity	Chilmark Quarries SAC / Fonthill Grottoes SSSI is located approximately 1.9km from Site G. Chillmark Quarries SAC (which covers the area designated as the Fonthill Grottoes SSSI) is an internationally important bat site. Beyond the site lies an integrated network of commuting routes, foraging areas and roosts. The Bat Special Areas of Conservation Planning Guidance for Wiltshire (2015) states that even activities which occur some distance from the designated sites may damage important elements of the network and disrupt population dynamics. As such, the site may comprise parts of these routes, although this is uncertain. Highlighting these uncertainties, the site is within a SSSI impact risk zone associated with the Fonthill Grottoes SSSI for "All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures." There are no BAP Priority Habitats on or in the vicinity of the site, and no significant key habitats have been identified on the site that have the potential to be affected by new development.	
Climate change	Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location, although these are unlikely to be significant. In relation to adapting to the effects of climate change, the site is not located within identified flood risk zones for fluvial or surface water flooding. The site is located approximately 650m from the village centre where there are two pubs, a village shop, a village hall, a primary school, a playground and a post office. An allocation at this location is therefore unlikely to significantly increase the reliance of privately-owned vehicles for use of these services.	
Landscape	The site is located within the Cranborne Chase and West Wiltshire Downs AONB which is nationally designated for its landscape quality. The site is open and flat, supporting long range views into and out of the countryside to the south where there is a slight rise in the landscape. Additionally, there may be some short views in from properties nearby.	
Historic Environment	The site is not within the setting of designated historic environment assets, is not within the setting of a conservation area, and will not impact on features listed on the Historic Environment Record.	
Land, Soil and Water Resources	A detailed Agricultural Land Classification for this site has not been undertaken and there is therefore a need to rely on the national 'Provisional Agricultural Land Quality' dataset. The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 3 agricultural land, however; without the subset grading (3a or 3b) it is not possible to tell at this stage whether the agricultural land is considered to be 'best and most versatile'. As the site is a greenfield location, development would not make the best use of previously developed land.	
Population and Community	Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing. It will also deliver a new doctors' surgery, which will safeguard and expand an important community facility. The site is located at relative proximity to services and facilities in Hindon village centre (c.650m) which will limit the need for residents to travel for services and facilities provided here.	
Health and Wellbeing	A new doctor's surgery will contribute to health facility improvements for Hindon. The site is accessible to the surrounding open countryside, which is a key health and wellbeing asset for local people in terms of its use for recreational purposes.	

SEA theme	Commentary, Site G		
Transportation	The site is located in close proximity to services and facilities in Hindon village centre which will limit the need for residents to travel for these services and facilities. However, the services in Hindon are limited and for other services use of the private vehicle is likely to be encouraged.. The site is in close proximity to a bus stop (c. 350m) which provides hourly services into Salisbury, Tisbury and other service centres.		
Key			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/no effect		Uncertain effects	

Table 4.6: Site P, South of Angel Lane

SEA theme	Commentary, Site P	
Biodiversity	Chilmark Quarries SAC / Fonthill Grottoes SSSI is located approximately 2.6km from Site P. Chilmark Quarries SAC (which covers the area designated as the Fonthill Grottoes SSSI) is an internationally important bat site. Beyond the site lies an integrated network of commuting routes, foraging areas and roosts. The Bat Special Areas of Conservation Planning Guidance for Wiltshire (2015) states that even activities which occur some distance from the designated sites may damage important elements of the network and disrupt population dynamics. As such, the site may comprise parts of these routes, although this is uncertain. Highlighting these uncertainties, the site is within a SSSI impact risk zone associated with the Fonthill Grottoes SSSI for "All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures." There are no BAP Priority Habitats on or in the vicinity of the site, and no significant key habitats have been identified on the site that have the potential to be affected by new development.	
Climate change	Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location, although these are unlikely to be significant. In relation to adapting to the effects of climate change, part of the southern boundary of the site is located in a 'medium' flood risk zone for fluvial and surface water flooding. The southern boundary of the site is also adjacent to an area of 'medium' surface water flooding. The site is located approximately 300m from the village centre where there are two pubs, a village shop, a village hall, a primary school, a playground and a post office. An allocation at this location is therefore unlikely to significantly increase the reliance of privately-owned vehicles for use of these services.	
Landscape	The site is located within the Cranborne Chase and West Wiltshire Downs AONB which is nationally designated for its landscape quality. The site's position on high ground (particularly the northern half) in a prominent position gives it sensitivity within the landscape particularly in relation to the open countryside to the south of the site, supporting long views in. There will also be some views in from properties along the Dene.	
Historic Environment	The site is located approximately 85m south west from a Grade II listed "Milestone about 175 Metres South West of the Grosvenor Arms". The milestone is however screened from the site from hedging, so no negative effects from development on the site are anticipated on its setting. The site is not within the setting of the Hindon Conservation Area. The site of a demolished 19th century outfarm, which is listed on the Historic Environment Record, is present on the site.	
Land, Soil and Water Resources	A detailed Agricultural Land Classification for this site has not been undertaken and there is therefore a need to rely on the national 'Provisional Agricultural Land Quality' dataset. The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 3 agricultural land, however; without the subset grading (3a or 3b) it is not possible to tell at this stage whether the agricultural land is considered to be 'best and most versatile'. As the site is a greenfield location, development would not make the best use of previously developed land.	
Population and Community	Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing. It will also deliver a new doctors' surgery, which will safeguard and expand an important community facility.	

SEA theme	Commentary, Site P	
	The site is located at relative proximity to services and facilities in Hindon village centre (c.300m) which will limit the need for residents to travel for services and facilities provided here.	
Health and Wellbeing	A new doctor's surgery will contribute to health facility improvements for Hindon. The site is accessible to the surrounding open countryside, which is a key health and wellbeing asset for local people in terms of its use for recreational purposes.	
Transportation	The site is located in close proximity to services and facilities in Hindon village centre which will limit the need for residents to travel for these services and facilities. However, the services in Hindon are limited and for other services use of the private vehicle is likely to be necessary. The site is in close proximity to a bus stop (c. 300m) which provides hourly services into Salisbury, Tisbury and other service centres.	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.7: Site R, South of Angel Lane

SEA theme	Commentary, Site R
Biodiversity	Chilmark Quarries SAC / Fonthill Grottoes SSSI is located approximately 2.5km from Site R. Chillmark Quarries SAC (which covers the area designated as the Fonthill Grottoes SSSI) is an internationally important bat site. Beyond the site lies an integrated network of commuting routes, foraging areas and roosts. The Bat Special Areas of Conservation Planning Guidance for Wiltshire (2015) states that even activities which occur some distance from the designated sites may damage important elements of the network and disrupt population dynamics. As such, the site may comprise parts of these routes, although this is uncertain. Highlighting these uncertainties, the site is within a SSSI impact risk zone associated with the Fonthill Grottoes SSSI for "All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures." There are no BAP Priority Habitats on or in the vicinity of the site, and no significant key habitats have been identified on the site that have the potential to be affected by new development.
Climate change	Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location, although these are unlikely to be significant given the size of the site and the scale of likely development. In relation to adapting to the effects of climate change, the site is not located within identified flood risk zones for fluvial flooding. However, there are patches of the site which have been identified as 'low' risk from surface water flooding. The site is located approximately 150m from the village centre where there are two pubs, a village shop, a village hall, a primary school, a playground and a post office. An allocation at this location is therefore unlikely to significantly increase the reliance of privately-owned vehicles for use of these services.
Landscape	The site is located within the Cranborne Chase and West Wiltshire Downs AONB which is nationally designated for its landscape quality. The site has limited exposure to the wider landscape as it is within an area screened by planting and by existing development preventing long views in. However, there are views in from properties to the east of the site which are located within Hindon Conservation Area. Therefore, development at this site has the potential to have impacts on historic landscape character.
Historic Environment	The site is located adjacent to a Grade II listed "Milestone about 175 Metres South West of the Grosvenor Arms". Development of the site would have impacts on the setting of the Hindon Conservation Area, which is adjacent to the site. This includes through affecting views to and from properties to the east of the site which are located within the Conservation Area. This has the potential to include the Grade II listed: The Old Bakery and Shop to Right; The Old Forge; Bank House; Banham High Steps; and Roseneath Spring Cottage .
Land, Soil and Water Resources	A detailed Agricultural Land Classification for this site has not been undertaken and there is therefore a need to rely on the national 'Provisional Agricultural Land Quality' dataset. The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 3 agricultural land, however; without the subset grading (3a or 3b) it is not possible to tell at this stage whether the agricultural land is considered to be 'best and most versatile'. As the site is a greenfield location, development would not make the best use of previously developed land.

SEA theme	Commentary, Site R	
Population and Community	Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing. It will also deliver a new doctors' surgery, which will safeguard and expand an important community facility. The site is located at relative proximity to services and facilities in Hindon village centre (c.150m) which will limit the need for residents to travel for services and facilities provided here.	
Health and Wellbeing	A new doctor's surgery will contribute to health facility improvements for Hindon. The site is accessible to the surrounding open countryside, which is a key health and wellbeing asset for local people in terms of its use for recreational purposes.	
Transportation	The site is located in close proximity to services and facilities in Hindon village centre which will limit the need for residents to travel for these services and facilities. However, the services in Hindon are limited and for other services use of the private vehicle is likely to be encouraged. The site is in close proximity to a bus stop (c. 150m) which provides hourly services into Salisbury, Tisbury and other service centres.	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effects

Table 4.8: Site T, West of High Street

SEA theme	Commentary, Site T	
Biodiversity	Chillmark Quarries SAC / Fonthill Grottoes SSSI is located approximately 2.9km from Site T. Chillmark Quarries SAC (which covers the area designated as the Fonthill Grottoes SSSI) is an internationally important bat site. Beyond the site lies an integrated network of commuting routes, foraging areas and roosts. The Bat Special Areas of Conservation Planning Guidance for Wiltshire (2015) states that even activities which occur some distance from the designated sites may damage important elements of the network and disrupt population dynamics. As such, the site may comprise parts of these routes, although this is uncertain. Highlighting these uncertainties, the site is within a SSSI impact risk zone associated with the Fonthill Grottoes SSSI for "All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures." There are no BAP Priority Habitats on or in the vicinity of the site, and no significant key habitats have been identified on the site that have the potential to be affected by new development.	
Climate change	Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of the village and an intensification of uses at this location, although these are unlikely to be significant given the size of the site and the scale of likely development. In relation to adapting to the effects of climate change, the site is not located within identified flood risk zones for fluvial or surface water flooding. The site is located approximately 350m from the village centre where there are two pubs, a village shop, a village hall, a primary school, a playground and a post office. An allocation at this location is therefore unlikely to significantly increase the reliance of privately-owned vehicles for use of these services.	
Landscape	The site is located within the Cranborne Chase and West Wiltshire Downs AONB which is nationally designated for its landscape quality. Although the site is relatively flat, it is prominent within the landscape setting as it occupies a prominent position at a high point in the landscape. The site has a strong visual relationship with the open countryside to the south.	
Historic Environment	The site is not within the setting of designated historic environment assets, and will not impact on features listed on the historic environment record. It is unlikely to significantly affect the setting of the Hindon Conservation Area given the presence of existing development between the site and the conservation area.	
Land, Soil and Water Resources	A detailed Agricultural Land Classification for this site has not been undertaken and there is therefore a need to rely on the national 'Provisional Agricultural Land Quality' dataset. The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 3 agricultural land, however; without the subset grading (3a or 3b) it is not possible to tell at this stage whether the agricultural land is considered to be 'best and most versatile'. As the site is a greenfield location, development would not make the best use of previously developed land.	
Population and Community	Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing. It will also deliver a new doctors' surgery, which will safeguard and expand an important community facility. The site is located at relative proximity to services and facilities in Hindon village centre (c.350m) which will limit the need for residents to travel for services and facilities provided here.	
Health and Wellbeing	A new doctor's surgery will contribute to health facility improvements for Hindon. The site is accessible to the surrounding open countryside, which is a key health and wellbeing asset for local people in terms of its use for recreational purposes.	

SEA theme	Commentary, Site T		
Transportation	The site is located at relative proximity to services and facilities in Hindon village centre (c.150m) which will limit the need for residents to travel for these services and facilities. However, the services in Hindon are limited and for other services use of the private vehicle is likely to be encouraged. The site is located in close proximity to the B3089. The site is in close proximity to The Square bus stop (c. 3500m) which provides hourly services into Salisbury, Tisbury and other service centres.		
Key			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/no effect		Uncertain effects	

Summary of SEA site appraisal findings

4.16 The following table presents a summary of the findings of the site appraisal undertaken through the SEA process.

Table 4.9: Summary of SEA site appraisal findings

Site	Biodiversity	Climate change	Landscape	Historic Env	Land, soil and water resources	Population and Community	Health and Wellbeing	Transport
Site A								
Site C								
Site E								
Site G								
Site P								
Site R								
Site T								
Key								
Likely adverse effect (without mitigation measures)					Likely positive effect			
Neutral/no effect					Uncertain effects			

Current approach in the Neighbourhood Plan and the development of Neighbourhood Plan policies

Choice of sites taken forward for the purposes of the Neighbourhood Plan

- 4.17 The submission version of the Neighbourhood Plan allocates one main site at Land off Chicklade Road. The site, which corresponds with part of Site A considered above is allocated for up to 35 dwellings, with sufficient land for the erection on a new enhanced GP surgery and associated parking. Recognising the sensitive AONB landscape within which the site sits, this will be accompanied by strategic landscaping and open space.
- 4.18 In addition the Neighbourhood Plan allocations two small scale sites for a total of six dwellings at Hillcrest Paddock / Hillcrest Triangle and at Redhouse Farm.

Neighbourhood Plan policies

- 4.19 To support the implementation of the vision, objectives and preferred spatial strategy for the Neighbourhood Plan, the submission version of the Hindon Neighbourhood Plan puts forward five policies to guide development in the Neighbourhood Plan area.
- 4.20 The policies, which were developed following extensive community consultation and evidence gathering, are listed below in Table 4.10.

Table 4.10: Hindon Neighbourhood Plan policies

Policy Reference	Description
Policy 1	Protection of and improved community facilities
Policy 2	Green Infrastructure
Policy 3	Land off Chicklade Road
Policy 4	Land at Hillview Paddock 8 (b) and Hillview Triangle 9 (i)
Policy 5	Land at Redhouse Farm 7 (b)

5. What are the appraisal findings at this current stage?

Introduction

5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the current version of the Hindon Neighbourhood Plan. This chapter presents:

- An appraisal of the current version of the Hindon Neighbourhood Plan under the eight SEA theme headings; and
- The overall conclusions at this current stage and recommendations for the next stage of plan-making.

Approach to this appraisal

- 5.2 The appraisal is structured under the eight SEA themes taken forward for the purposes of the SEA.
- 5.3 For each theme, ‘significant effects’ of the current version of the plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. These effect ‘characteristics’ are described within the assessment as appropriate.
- 5.4 Every effort is made to identify / evaluate effects accurately; however, this is inherently challenging given the high-level nature of the plan. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects and ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.

Biodiversity

- 5.5 In terms of the allocations proposed through the Neighbourhood Plan, including at Land off Chicklade Lane (Policy 3), Land at Hillcrest Paddock/Land at Hillcrest Triangle (Policy 4) and Land at Redhouse Farm (Policy 5), none of these sites contain significant biodiversity constraints, including key habitats or features of importance for local ecological networks.
- 5.6 However Chilmark Quarries SAC / Fonthill Grottoes SSSI is located approximately 2.6km from the main Neighbourhood Plan allocation at Chicklade Road, and approximately 2.3km from the other allocations. Chilmark Quarries SAC (which covers the area designated as the Fonthill Grottoes SSSI) is an internationally important bat site. Beyond the site lies an integrated network of commuting routes, foraging areas and roosts. The Bat Special Areas of Conservation Planning Guidance for Wiltshire (2015) states that even activities which occur some distance from the designated sites may damage important elements of the network and disrupt population dynamics. As such, the sites may comprise parts of these routes, although this is uncertain. Highlighting these uncertainties, the sites are within a SSSI impact risk zone associated with the Fonthill Grottoes SSSI for “All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.”
- 5.7 The presence of this internationally designated Chilmark Quarries is reflected by the Neighbourhood Plan site allocations policies. In this respect Policy 3 (Land off Chicklade Road) supports development which allows adequate set back from corridors used by Annex II bat species. Alongside, the policy states that the housing capacity of the site should be evidenced

through adequate survey and meet relevant Wiltshire Council principles for mitigation to ensure no adverse effects on the Chilmark Quarries SAC take place. The policy also aims to retain and reinforce existing hedgerows, and to establish new areas of substantial planting.

- 5.8 Policy 4 (Land at Hillcrest Paddock 8 (b) and Hillcrest Triangle 9 (i) and Policy 5 (Land at Redhouse Farm 7 (b)) also seek to retain and reinforce existing hedgerows and landscaping. Policy 2 (Green Infrastructure) will also bring a range of benefits for habitats, species and ecological networks through identifying and developing a village-wide multifunctional green infrastructure network connecting green spaces.
- 5.9 Overall, the Neighbourhood Plan will help limit the potential impacts of new development on biodiversity and support the enhancement of habitats and ecological networks in the Neighbourhood Plan area.

Climate change

- 5.10 In terms of climate change mitigation, per capita greenhouse gas emissions generated in the Neighbourhood Plan area may continue to decrease with the wider adoption of energy efficiency measures, renewable energy production, new technologies and electric vehicle use. However, increases in the built footprint of the Neighbourhood Plan area would contribute to increases in the absolute levels of greenhouse gas emissions.
- 5.11 Whilst the delivery of homes through the Neighbourhood Plan will increase greenhouse gas emissions either directly through construction, or indirectly through an increase in population, the built footprint of the area and associated travel and consumption behaviours, this level of housing would likely be mirrored by the approval of planning applications. As such the level of development proposed through the Neighbourhood Plan will not lead to increases in greenhouse gas emissions over and above that would be seen otherwise.
- 5.12 The spatial strategy for the Neighbourhood Plan will help limit per capita greenhouse gas emissions through seeking to focus new development in close proximity to Hindon village centre. These areas are those with access to the facilities located in the parish, as well as local bus networks. This will help reduce the need for residents to travel and reduce car dependency, helping to limit emissions from road transport. However it is acknowledged that, given the limited range of amenities in the village, residents will continue to use the private car to access most services and facilities.
- 5.13 The supporting text for Policy 2 (Green Infrastructure) recognises that green infrastructure is a term used to characterise spaces such as amenity green space, paths and rights of way, cycling routes and green corridors. An increase in footpaths (and, potentially, cycle routes) will therefore support a limitation of greenhouse gas emissions within the Neighbourhood Plan area by encouraging lower carbon modes of travel for accessing day-to-day activities within Hindon. An enhancement of the Neighbourhood Plan's green infrastructure networks will also support the ability of Hindon's villagescape to act as a carbon sink.
- 5.14 With reference to adapting to the effects of climate change, there are no significant fluvial, surface water or groundwater flood risk issues on any of the allocations proposed through the Neighbourhood Plan. However, Policy 3 (Land off Chicklade Road) highlights that development should not increase the risk of flooding elsewhere and Policy 4 (Land at Hillcrest Paddock 8 (b) and Hillcrest Triangle 9 (i)) states that provision is to be made for mitigating any water runoff and drainage impacts across the site. Along with the provisions of the NPPF, which will help to ensure that developments are located away from the areas at the highest risk of flooding, the provision of these policies will help to minimise the impacts of flooding in the Neighbourhood Plan area.
- 5.15 The Natural Environment White Paper recognises that green infrastructure is 'one of the most effective tools available' to manage 'environmental risks such as flooding and heat waves' and the 25 Year Environment Plan highlights that green infrastructure 'brings wider benefits, including sequestering carbon, absorbing noise, cleansing pollutants, absorbing surface water and reducing high temperatures'. In this context the plan's focus on enhancements to green infrastructure provision will be a key contributor to adapting to climate change in the area. As

such, Policy 2 (Green Infrastructure) will support positive gains with regard to climate change adaptation measures within the Neighbourhood Plan area through, for example, helping to regulate surface water run-off and helping manage extreme weather events.

Landscape

- 5.16 The Neighbourhood Plan area is located wholly within the Cranborne Chase and West Wiltshire Downs AONB. As highlighted by the Integrated Landscape Character Assessment for the AONB, the parish falls within Landscape Character Area 2A West Wiltshire Downs Open Chalk Downland, which is described as a large-scale landscape of broad rolling hills and undulating land separated by dry river valleys.
- 5.17 In terms of the proposed allocations within the Neighbourhood Plan, Site 7 (b) (Land at Redhouse Farm) is the only site located on previously developed land. Developing on brownfield sites will help limit potential effects on landscape character. The other proposed allocations are on greenfield sites.
- 5.18 To support the development of the Neighbourhood Plan, a Landscape & Visual Sensitivity and Capacity Assessment (LVSCA) has been undertaken. This has considered the sensitivity of landscape character on a range of sites around Hindon village. In terms of the Neighbourhood Plan site allocations, Site 1 off Chicklade Road is described in as being clearly visible from eight key view points and will be difficult to accommodate built form without giving rise to significant adverse effects due to the site's location in open countryside. Site Hillcrest Paddock 8 (b) is described in the LVSCA as being screened by vegetation along Chalk Lane and as a result has lower visibility with development at this site having the potential to be visually integrated with existing dwellings on Chalk Lane. Site 9 (i) is clearly visible from seven key viewpoints but is also fairly screened and therefore has capacity for built form. Site 7 (b) is also clearly visible from two key viewpoints but is partly screened by buildings. In this respect the allocation at Chicklade Road in particular has the potential to lead to significant adverse effects on landscape character without appropriate design, layout and screening.
- 5.19 These potentially significant landscape issues are recognised by the policies within the Neighbourhood Plan, which have a strong focus on protecting the sense of place and special qualities of the AONB.
- 5.20 In this respect the site allocation policies (Policies 3, 4 and 5) all seek to reflect the recommendations of the LVSCA for the relevant sites. These include:
- Siting, layout and design should be to create more locally appropriate and distinctive settlement edge and village gateway (site 1 (i));
 - 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 (site 1 (i));
 - Western part of site 1 (ii) could become public open space and the rest of site 1 (ii) is recommended to remain in appropriate agricultural use - ideally, restored to and managed as traditional pasture (site 1 (i) and site 1 (ii));
 - local character, visual amenity and biodiversity would be improved by planting new / managing existing hedges along boundaries (site 1 (i) and site 1 (ii));
 - Consideration should be given to managing existing hedgerows / hedgerow trees in particular, and planting new trees in appropriate locations (site 8 (b) and site 9 (i)); and
 - Restoring and properly managing lost / eroded sections of boundary hedges (site 7 (b)).
- 5.21 Furthermore, Policies 3, 4 and 5 present different design elements which will contribute to conserving the distinct character of Hindon. These include ensuring that buildings are to be no higher than two storeys and that the style of buildings reflect the styles of buildings predominant in the High Street. Policy 5 also states that development at site 7 (b) should reflect the style of buildings predominant to the locality and that the site layout should respect the character of the

village. These design elements will therefore help ensure that new development respects and enhances local character and distinctiveness, which will also help enhance the wider villagescape character.

- 5.22 In terms of the other policies of the Neighbourhood Plan, Policy 2 (Green Infrastructure) focuses on designating local green spaces as well as developing a Green Infrastructure network connecting green spaces around and across the village. The provision of green space will support enhancements to the public realm, help moderate the impacts of new development on the open countryside and safeguard these areas from high levels of inappropriate development. Protecting open space will also protect key features which contribute to the distinctiveness of landscape character locally.
- 5.23 As highlighted by Policies 3, 4 and 5, the Neighbourhood Plan also seeks to mitigate impacts of development on the AONB through strategic landscaping and open space to retain and reinforce existing hedgerows, ensuring the site layout reflects the character of the village and ensuring boundaries to development will be of mixed native hedgerows
- 5.1 Overall the Neighbourhood Plan has a strong focus on protecting and enhancing landscape character, the quality of the public realm and local distinctiveness, with Neighbourhood Plan policies providing a solid basis for the protection and enhancement of landscape and villagescape character in the Neighbourhood Plan area. However, given the visibility of the Land off Chicklade Road site within the landscape, and the scale of the allocation (which comprises major development), significant impacts on landscape character within this sensitive AONB landscape remain likely.

Historic Environment

- 5.2 The Neighbourhood Plan area has a rich historic environment, which is recognised through the diversity of features and areas that are nationally and locally valued for their cultural heritage interest. This is reflected by the presence of 67 Grade II listed buildings and the coverage of the Hindon Conservation Area over much of the village. Additionally, the southern side of the Neighbourhood Plan area borders Fonthill, which is a Grade II Registered Park and Garden.
- 5.3 In terms of the proposed allocations, due to topography and screening from existing buildings, the larger allocation at Chicklade Road is not readily visible from the Hindon Conservation Area and is not within a key view identified within the Hindon Conservation Area Appraisal and Management Plan. Alongside, no listed buildings are present within the setting of the site and no features listed on the Historic Environment Record are located on or adjacent to the site.
- 5.4 However Policy 3 states that proposals for development at the site should be supported by a masterplan taking account of the “Development Brief” and the “Design Brief”. The “Development Brief” states that 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.
- 5.5 In terms of the smaller allocations at Land at Hillcrest Paddock/Land at Hillcrest Triangle (Policy 4) and Land at Redhouse Farm (Policy 5), these sites are not within the setting of the conservation area or within the setting of listed buildings. They also do not include features listed on the Historic Environment Record. However, the policies state that proposals for development at these sites should reflect the styles predominant in the High Street and that site layout should respect the character of the village. This will support local distinctiveness in the area.
- 5.6 More broadly, the Neighbourhood Plan policies will, through the policies discussed under the ‘Landscape’ SEA theme above, support historic landscape character and the historic setting of the village core. Overall therefore, whilst the Neighbourhood Plan allocations do not have the potential to lead to significant effects on the historic environment, the Neighbourhood Plan policies will help conserve and enhance the setting of the historic environment and help protect historic landscape character.

Land, Soil and Water Resources

- 5.7 The main allocation proposed by the Neighbourhood Plan at Land off Chicklade Road (Policy 3) will take place on previously undeveloped greenfield land. A detailed Agricultural Land Classification for this site has not been undertaken; as such there is therefore a need to rely on the national 'Provisional Agricultural Land Quality' dataset. The Provisional Agricultural Land Quality dataset shows that the site is predominantly covered by Grade 3 agricultural land, however, without the subset grading (3a or 3b) it is not possible to tell at this stage whether the agricultural land is considered to be 'best and most versatile'. Whilst the detailed land classification of land on the site is uncertain, an allocation of this size will though lead to the loss of a large area of productive agricultural land.
- 5.8 In terms of the other allocations, one of the proposed allocations (site 7 (b)) is located on previously developed land. This will promote the efficient use of land. However, the remaining sites are greenfield sites.
- 5.9 Plan policies, including specifically Policy 2 (Green Infrastructure), have a strong focus on green infrastructure enhancements, new planting, and improvements to existing areas of open space. They also seek to enhance ecological networks (as indicated in the criteria under Policies 3, 4 and 5). This will support the capacity of the villagescape and built and natural environment in and around the village to help manage surface water run-off (and associated pollutants) and provide regulating ecosystems services which support water and soil quality.
- 5.10 Additionally, Policy 3 aims for provision to be made for mitigating any water runoff and flooding impacts across the Land off Chicklade Road site and on land and properties close to the site. This will also indirectly contribute to the protection of water quality through limiting suspended solids entering watercourses from surface water run-off.

Population and Community

- 5.11 The Hindon Neighbourhood Plan sets out a range of provisions which will support the quality of life of the parish's residents.
- 5.12 Site 1 has been identified as the only viable location for the relocation of the doctors surgery. This site will also deliver provision for up to 35 new dwellings, 40% of which would be affordable housing. The remaining sites which have been allocated in the Neighbourhood Plan will deliver a further six dwellings. This provision meets the number of affordable homes identified as being required by the housing needs assessment undertaken to support the Neighbourhood Plan.
- 5.13 The Neighbourhood Plan area has an ageing population and there is currently a limited availability of properties for which elderly people can downsize to. Additionally, people with low or restricted incomes find it difficult to afford property prices in the area. Therefore, maintaining and enhancing the diversity of local community infrastructure is essential for the vitality of settlement, supporting growth and meeting the needs of residents. Policy 1 (Protection of and Improved Community Facilities) seeks to protect nine facilities which are recognised as being important to the local community. Additionally, the policy encourages new developments to contribute towards enhancing existing facilities, the re-location of the doctors surgery and improved recreational facilities for teenagers. Although there is a strong emphasis on providing affordable housing in the supporting text and within Policy 3, there is currently a lack of text on providing housing that meets the need of an ageing population. It is uncertain therefore whether homes will be delivered for an ageing population; as such it is recommended that this is referenced through the Neighbourhood Plan policies.
- 5.14 Accessibility to services and facilities is a key influence on the quality of life of residents and community cohesion. In relation to the proposed allocations taken forward through the Neighbourhood Plan, all of the sites are accessible to the key services and facilities present in the village centre, and are also accessible to key public transport links, including a bus service.
- 5.15 The supporting text of Policy 3 states that the new doctor's surgery will have a self-contained area with access off East Street and Policy 4 seeks to provide principle road access via Chalk

Lane from Newtown road for the proposed development at sites 8 (b) and 9 (i), as well as providing safe pedestrian access between the new development and the village Primary School. Policy 5 seeks to provide road access for site 7 (b) via the existing drive from Red house farm from Stops Hill as well as providing for safe pedestrian access between the new development and the village Primary School.

- 5.16 The Neighbourhood Plan takes an approach which seeks to deliver sustainable development which is sensitive to the environmental constraints and which is intended to meet specific housing requirements or other community objectives. For example, the provisions of Policies 3, 4 and 5 all draw on specific design principles regarding building height, style of buildings and site layout to ensure that any new development fits in with Hindon's local character whilst also ensuring the local community will benefit. Policy 1 also seeks to ensure new developments meet a need identified by the community concerned or by a body with statutory responsibility for a particular service whilst not creating unacceptable environmental impacts including traffic and parking impacts.
- 5.17 In light of the above, it is considered that the Neighbourhood Plan is likely to lead to long term significant positive effects for community vitality.

Health and Wellbeing

- 5.18 In relation to the quality of life and the wellbeing of local residents, Policy 1 (Protection of and Improved Community Facilities) aims to support public health and community wellbeing by supporting the protection of existing facilities which include the GP surgery, the shop, a school and a church. Relocating the existing GP surgery is also a key focus of the Neighbourhood Plan and is focussed on through Policy 1 and Policy 3. In this respect supporting the enhancement of the healthcare facility in Hindon through enabling its expansion and improving its accessibility through improved parking provision will provide a range of health and wellbeing benefits for local residents.
- 5.19 Policies 3, 4 and 5 also seek to support access to new development areas via enhanced pedestrian linkages. Improving footpaths allows for residents and pedestrians to move around the parish safely without the use of a car. Supported by the provisions of Policy 2 (Green Infrastructure), this will promote active lifestyles as well as positively support the emotional and wellbeing of local residents by encouraging measures which prioritise safety and community cohesion.
- 5.20 There is now robust evidence that access to the natural environment improves people's health and wellbeing through encouraging healthy outdoor recreation and relaxation. The benefits to emotional wellbeing and mental health resulting from close contact with the natural environment are well-documented. This is recognised through the Policy 2 (green Infrastructure), which seeks to protect, maintain and improve access to open spaces, and develop an integrated parish-wide green infrastructure network. This will enhance recreational opportunities, with benefits for health and wellbeing.

Transportation

- 5.21 In terms of the proposed allocations taken forward through the Neighbourhood Plan, all of the sites are accessible to the facilities present in the village centre, and are also accessible to key public transport links, including bus stops with regular services to Salisbury, Tisbury, Shaftesbury and other nearby settlements. As discussed under the Population and Community theme, accessibility will be further supported by the Neighbourhood Plan's focus on ensuring footpaths are established to access development at the proposed allocations (referred to in the supporting text of Policies 3, 4 and 5). This will help reduce the need to travel to local services and facilities via the private car. The protection of open spaces and development of a parish-wide green infrastructure network through Policy 2 will also support walking and cycling.
- 5.22 The Neighbourhood Plan also includes policies which seek to reduce the impact on residents from the road network and improve road safety. For example, Policy 1 highlights that new developments should not create unacceptable environmental impacts which include traffic and

parking impacts, and Policies 3, 4 and 5 have a focus on ensuring that road access to each of the proposed allocation sites is appropriate and safe.

Conclusions at this current stage

- 5.23 The assessment has concluded that the current version of the Neighbourhood Plan is likely to lead to significant positive effects in relation to the 'Population and Community' and 'Health and Wellbeing' SEA themes. These benefits largely relate to the Neighbourhood Plan's focus on enhancing community vitality, supporting local services (including the doctors surgery), delivering new housing, supporting accessibility and protecting and enhancing the quality of the public realm and neighbourhood distinctiveness.
- 5.24 The Neighbourhood Plan has a strong focus on protecting and enhancing landscape character, the quality of the public realm and local distinctiveness. However, given the visibility of the Land off Chicklade Road allocation within the landscape, and the scale of the allocation (which comprises major development), some significant impacts on landscape character within this sensitive AONB landscape remain likely.
- 5.25 In terms of potential impacts on biodiversity, the Hindon Neighbourhood Plan area is within proximity to the integrated network of commuting routes, foraging areas and roosts associated with the Chillmark Quarries SAC, an internationally important bat site. However, in association with the application of Wiltshire-wide and sub-regional provisions to support the SAC, the Neighbourhood Plan policies will help preclude potential impacts from new development in Hindon on the integrity of the site.
- 5.26 With regard to the 'Land, Soil and Water Resources' SEA theme, whilst the Neighbourhood Plan will lead to the loss of areas of productive agricultural land around Hindon, it is uncertain whether these impacts are likely to be significant given recent agricultural land classification has not been undertaken in the vicinity of the village.
- 5.27 In relation to the historic environment, the location of the allocations and the Neighbourhood Plan's focus on high quality design and layout precludes the likelihood of significant negative effects on features and areas of historic environment interest, including their setting. The Neighbourhood Plan will also initiate a number of beneficial approaches regarding the 'Climate Change' and 'Transportation' SEA themes. These are not though considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

6. What are the next steps?

- 6.1 This Environmental Report accompanies the Neighbourhood Plan for submission to the Local Planning Authority, Wiltshire Council, for subsequent Independent Examination.
- 6.1 At Independent Examination, the Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Wiltshire Local Plan.
- 6.2 If Independent Examination is favourable, the Neighbourhood Plan will be subject to a referendum, organised by Wiltshire Council. If more than 50% of those who vote agree with the Neighbourhood Plan, then it will be 'made'. Once made, the Hindon Neighbourhood Plan will become part of the Development Plan for Hindon Parish.

Appendix A Scoping information

Task A1- Identifying other plans, policies and sustainability objectives

Introduction

The Hindon Neighbourhood Plan may be influenced in various ways by other plans or programmes, or by external environmental protection objectives such as those laid down in policies or legislation. In addition, as the Plan takes shape, it will itself begin to influence a range of plans and programmes. Documenting these influences is an important part of the sustainability appraisal process as it ensures the neighbourhood planning work is consistent with up to date policy, is informed by sound information and also helps in the process of identifying environmental and sustainability issues.

The SEA Directive specifically requires environmental protection objectives established at international, European Community or national levels to be taken into account during the development of a plan.

Review of plans, policies and objectives relevant to Hindon

A comprehensive review of International, national, regional and local level documents has been undertaken by Wiltshire Council and is documented in its Wiltshire Core Strategy Sustainability Appraisal Scoping Report 1. There are also a number of documents that contain local level information that are of specific relevance to the Hindon Neighbourhood Plan and which will need to be taken into account during its development. These documents are all listed below:

List of relevant documents during the development of the Hindon Neighbourhood Plan

National Documents

- National Planning Policy Framework as revised July 2018
- Planning Practice Guidelines – October 2018

Wiltshire (County Level) Documents

- Wiltshire Core Strategy (2015)
- The Cranborne Chase and West Wiltshire Downs AONB Management Plan 2014 - 2019 CCWWD AONB Partnership
- Wiltshire Infrastructure Delivery Plan 2016–2026
- Topic Paper 3 Housing Land Supply Addendum (July 2018)
- Wiltshire Housing Site Allocations Plan, Submission version(July 2018)
- Tisbury Community Area Topic Paper 2018
- Strategic Flood Assessment (Scott Wilson for Salisbury District Council 2009)
- Wiltshire Local Transport Plan – (Wiltshire Council 2011)
- Wiltshire Strategic Housing land Availability Assessment -Tisbury Community (July 2018)

Local Level Documents

- Hindon Local Housing Needs Survey - (Wiltshire Council 2013)
- Hindon Conservation and Management Plan (Salisbury District Council 2009)
- Landscape Character Assessment Open Chalkland Downland (Landscape Character 2A Salisbury District Council 2008)
- Hindon Village Design Statement (Hindon Parish Council 2008/Salisbury District Council)

Task A2- Baseline information

Introduction

The process of assessing baseline conditions identifies what is currently happening in Hindon and the likely future state of the area – (the future baseline) if current trends were to continue. It provides the basis for predicting and monitoring environmental and sustainability effects of the neighbourhood plan and helps to identify problems and alternative ways of dealing with them. Clearly, it is the role of the SEA process to steer the preparation of the Neighbourhood Plan towards delivering the most sustainable future baseline conditions.

A practical approach to the collection of baseline information is essential as there will be opportunities to update the sustainability appraisal scoping work as further consultation is undertaken. Gaps in data may be identified and if so they will be identified in this report. Stakeholders will have an important role to play in this process; local people, developers, advisors and statutory consultees will provide information and feedback which will inform the neighbourhood plan as it progresses.

This section of the report outlines a summary of the environmental and sustainability baseline information for Hindon set out by sustainability topic as discussed in Section 2 are in the Hindon NP area and it will influence the type of environmental and sustainability objectives that are chosen for the ongoing assessment of the neighbourhood plan.

This information will provide the basis for understanding what the key sustainability issues.

Baseline information

General Situation

Hindon is a vibrant and self-reliant community of around 500 people. It is designated as one of three 'Large' villages within the Tisbury Community Area, having a range of services and facilities. The opportunity to prepare a Neighbourhood Plan was considered vital by the Parish Council because whilst the environment of Hindon's special character needs protecting, the balance of our community is threatened by an ever increasing divergence between age groups and the opportunity for the community to influence the size and mix of development appropriate for the village. A principal objective of the Plan is therefore to achieve a better balanced community developed in a sustainable way.

Biodiversity

SSSI: There are two Sites of Special Scientific Interest that affect the Neighbourhood Plan area. They are Chilmark Quarries SSSI and Fonthill Grottoes SSSI. These are seen under SAC below.

SAC: Chilmark Quarries is internationally designated as a Special Area of Conservation (SAC).. Chilmark Quarries SAC is one of Wiltshire's internationally important BAT roosting sites and includes Chilmark Quarries SSSI and Fonthill Grottoes SSSI. These sites are considered to be one of the best in the UK for Bechstein's Bat (*Myotis bechsteinii*). Both sites are outside of the Neighbourhood Plan area but the parish is within the 6,000 metre buffer habitat foraging range.

Agricultural Land Quality: The National Soil Resources Institute soilscape⁹ assessment of the area shows the area is largely comprised of freely draining lime-rich soil, over chalk which is particularly vulnerable to leaching of nitrates and pesticides to groundwater.

Water resources and flood risk

Water and Sewerage Services: Water supply to the Parish is provided by Wessex Water from a reservoir located at the top of the Village at Hawking Down. Wessex Water supply the majority of this water through a recently upgraded pipeline. Treatment of water supply is by chlorination. The hardness of the water supply is very high leading to the need for above average replacement of plumbing fixtures and appliances which consequently makes a negative contribution to carbon emissions and sustainability.

Sewage treatment for the area is provided by Wessex Water and this is routed from the village, pumped from meadow to east of village up to treatment works at Pinchers down at south of village. Wessex Water to consider on the capacity of this facility and whether it is at or near capacity for the plant.

Flood Risk: The Environment Agency categorises Hindon as flood zone 1 (an area with a low probability of flooding). The lower end of Hindon Village, an area known as The Dene can be subject to very local flooding caused by poor maintenance of drainage ditches and watercourses in the local area; however remedial action has been taken to reduce this possibility.

Air quality and other potential environmental pollution

There is a degree of air pollution from vehicle emissions using the busy B3089 that runs through the village.

Climatic factors

Risk of flooding is the most significant climatic factor affecting the area. Continuing changes in weather patterns are predicted to result in periods of high rainfall. The plots being considered for development are all in Flood level 3 areas and therefore at very low risk, plans for drainage of

⁹ National Soils Resources Institute Cranfield

surface water must be treated so as not to adversely affect flooding along The Dene or other low lying areas via springs which rise at times of heavy and persistent rainfall.

The Plan should seek to ensure that developments are designed to meet the highest standards of energy efficiency and sustainability to mitigate increases in carbon emissions.

Historic environment

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, as commercial ventures.

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 had burgage¹⁰ plots behind, and tracks led from the High Street to the fields beyond, a pattern which largely survives to this day.

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, which largely characterize Hindon to the present day.

The great fire severely damaged the prosperity of Hindon, but a turnpike was created soon afterwards across the new stage coach route from London to Exeter (the present B.3089) This generated service trades and commerce and Hindon became renowned for the number of its inns and alehouses. Of these, The Lamb and The Angel 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.

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.

The war memorial by the West door of the Church commemorating men from the village who died in the both World Wars, was originally sited at the cross roads, but was knocked over by a tank in 1942 and later moved to its present site.

Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms. The Neighbourhood Plan area contains 67 Grade II listed buildings. Additionally, the southern side of the Neighbourhood Plan area borders Fonthill which is a Grade II Registered Park and Garden. Part of Fonthill also covers a small area within the Neighbourhood Plan area.

None of the listed buildings within the Neighbourhood Plan area have been identified as 'at risk' on the national Heritage At Risk Register.

¹⁰ Burgage - tenure whereby burgesses or townspeople held lands or tenements of the king or other lord, usually for a fixed money rent

Conservation Areas are designated because of their special architectural and historic interest. Conservation Area appraisals are a tool to demonstrate the area's special interest, explaining the reasons for designation and providing a greater understanding and articulation of its character - mentioned within the 'Conservation Area Designation, Appraisal and Management' advice note by Historic England¹¹. Ideally, appraisals should be regularly reviewed as part of the management of the Conservation Area and can be developed into a management plan.

Hindon Conservation Area was designated in March 1969 and lies within the Neighbourhood Plan area. Key characteristics of the Hindon Conservation Area are¹²:

- The medieval street plan and survival of burgage plots;
- The relatively narrow date range of the buildings to the main street providing a stylistic consistency;
- The presence of alleyways and lanes running off the High Street forming very attractive elements of intimate townscape;
- The dominance of the church, offset from the street building line, with its striking stone spire forming a key landmark in the townscape;
- The use of the local Chilmark stone and hand made clay tile roofs;
- The attractive mix of stone and brick houses in the High Street;
- The sloping topography of the settlement providing wider views of the valley setting;
- The valuable survival of so many historic buildings which is reflected in the high proportion of listed buildings in the conservation area (over 80%), with almost all buildings making a positive contribution to the character and appearance of the conservation area as a whole; and
- The prominence of roof slopes visible from extended views.

It should be noted that not all of the area's historic environment features are subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. Although not designated, many buildings and areas are of historic interest and are seen as important by local communities.

Notable Historic Buildings

- The Lamb Inn is a 18th century coaching inn which reached its height of fame until the arrival of the railway line through Tisbury in the late 19th century now still popular with visitors passing through the village and weekend in the countryside.
- The Angel Inn a Georgian style building was known for many years as The Grosvenor as indicated with the advertising on the stable block wall of hiring horses and stabling for the coach travellers.
- The milestone outside Little Thurlow House on the north side of the B3089 set into the high beech hedge indicates Salisbury 16 miles and Mere 7 miles.
- The Plan needs to ensure that development does not wherever possible result in the diminishment of the historic environment and character areas as identified in the Conservation Area Appraisal.

Landscapes

Areas of Outstanding Natural Beauty (AONBs) are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England, Wales and Northern Ireland are conserved and enhanced. The primary purpose of the AONB designation is

¹¹ Historic England (2016): 'Conservation Area Designation, Appraisal and Management Advice Note 1', [online] available at: <<https://www.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>> [accessed 03/05/19]

¹² Salisbury District Council (2009): 'Hindon Conservation Area Appraisal and Management Plan', [online] available at: <<http://www.wiltshire.gov.uk/hindon-caa.pdf>> [accessed 03/05/19]

to conserve and enhance the natural beauty of the area, as confirmed by Section 82 of the Countryside and Right of Way Act 2000 (CRoW Act).

Hindon is set in open countryside that is part of rolling scenery well deserving its inclusion in an area of outstanding natural beauty, 'Cranborne Chase and West Wiltshire AONB' (map below) The Parish has been defined as falling within their Category 2A 'West Wiltshire Downs Open Chalk Downland' classification.

Amongst the Key characteristics it describes the area as:

- A large-scale landscape of broad rolling hills and undulating land separated by dry river valleys.
- Dominated by an Upper Chalk surface with clay flints capping on higher ground.
- Straight-sided fields representing late 18th/early 19th century Parliamentary enclosure, with large-scale fields resulting from 20th century boundary loss.

The Cranborne Chase Area of Outstanding Natural Beauty (AONB) Management Plan (2014-2019) sets out the policy framework for the AONB and has a vision of: 'In 2030, the Cranborne Chase AONB will be an inspirational example of sustainable management in action.' It will be a place where:

- Its distinctive local landscapes, historic heritage and wildlife are conserved and enhanced by those who work and manage the land, nurturing a valued and treasured countryside for future generations;
- Its characteristic vibrant villages, profoundly rural character and local sense of pride are tangible to all who live and visit here or just pass through;
- The breadth and depth of historic land use still offers up its story in the landscape today;
- Its cultural heritage is understood, enhanced and valued; and
- The quality of life remains high and the aspirations of those who live and work here are supported.

The Hindon Neighbourhood Plan area lies within the National Character Area (NCA): Salisbury Plain and West Wiltshire Downs.

The Salisbury Plain and West Wiltshire Downs NCA¹³ is a sparsely settled, predominantly agricultural area with a strong sense of remoteness and openness. Key characteristics of Salisbury Plain and West Wiltshire Downs NCA include:

- Salisbury Plain, an extensive and open rolling chalk plateau and one of the largest remaining areas of calcareous grassland in north-west Europe.
- Large arable fields predominant, with generally very few hedgerows or obvious boundary features, there are often wide grass buffer strips.
- A sparsely settled landscape, with few settlements of any size, and notable for nucleated villages at the foot of the scarp along the springline. Large-scale farmsteads are a prominent feature.

The Parish itself is geographically small with the boundary being approximately 2 miles north to south and 1 mile east to west. Although there are large woodlands to the north with Great Ridge Wood and Fonthill Abbey Wood / Terrace wood to the south, there are no woodland areas within the parish itself.

The village lies mainly on the south facing slope running from Hawking Down to a winterbourne that runs west to east at the lower end of the village and then rising twice with a dry valley in

¹³ Natural England (2018) NCA Profile: 132 Salisbury Plain and West Wiltshire Downs [online] available at: <http://publications.naturalengland.org.uk/publication/5001829523914752?category=587130> [accessed 03/05/19]

between to Fonthill Abbey Wood in the south. It is on the southwest edge of Salisbury Plain with Hawking Down to the northwest and Berwick Down on the north east edges. The open nature of the village's surrounding is a major feature of the village and well worth preserving.

Due to the compactness of the building boundary there has been very little room for 'infill' housing and Hindon has therefore had sudden surges of development on green field sites on the fringes, mainly in the 1960s when 3 developments took place constructed by Salisbury Council. There has also been some private development in the 1980s along the Dene and School Lane. The Council developments consisted of standard council design out of keeping with the village, whilst the more recent houses are of reconstituted stone with concrete tiles.

The core of the village must be maintained, but new development which has to take place on the fringes needs more careful integration with the rest of the village and open landscape design to reflect the broad High Street and open surrounding countryside.

New development has the potential to lead to incremental but small changes in landscape and villagescape character and quality in and around the Hindon Neighbourhood Plan area. This includes from the loss of landscape features and areas with an important visual amenity value.

Population and housing

Just 30 years after the establishment of Hindon by the Bishop of Winchester in 1220 Hindon had around 150 houses, and this number seems to have been constant until the 20th century leading to the current number of 204 with a population of just under 490 at the time of the 2011 census. The first modern developments took place in the 1930s along Chalk Lane and The Down with a few private houses, and larger developments occurring in the late 1950s early 60s at Hill Terrace, East Street and Whitehill of mainly council housing. Final developments then took place in the 1980s along School Lane and The Dene with open market houses and bungalows.

From the 2013 Hindon Parish Housing Needs Survey there were 5 respondents, 4 of whom with local connections, indicated their need for affordable housing.

Healthy communities

Local facilities for healthy activities are reasonable – play ground for older children with play equipment. Both the Monarch Way and the Wessex Ridgeway national walking routes cross the village in addition to local footpaths providing excellent walking for the local community and visitors.

The Parish is fortunate to have an award winning GP Practice within the village.

Access to hospitals is by travel to Salisbury, the nearest major Wiltshire NHS hospital is in Salisbury (16 miles away).

Defibrillator cabinet are located outside the surgery.

Road safety is generally good with only a few locations on surrounding roads considered to be of high risk with recorded accident rates. Cycling on the surrounding roads is considered risky and the local community cyclists are reluctant to use them as such;

There is an issue with speeding traffic in the area, notably on the B3089 on the both sides of the village where a Community Speed Watch Scheme has been introduced by local residents and improved signage has been implemented. Several road locations in the village suffer from blind corners, or junctions, which constitute a road hazard. These have arisen naturally as a result of the historic layout of the village. Any new development should be designed so as to avoid any further road hazards.

Crime in the area is considered to be low, and there have been no reports of violent crime in recent decades. Consequently residents generally feel safe in their homes and out in the area. There are continuing incidents of burglaries in the parish, which are suspected to be perpetrated by criminals outside of the area.

The Plan should seek to enhance the accessibility to open spaces and facilities in and around the village, especially for pedestrians. Additionally, the Plan needs to support the General Practitioner service currently on a confined site at the top of the High Street by identifying suitable space for expansion or relocation of this key service.

Inclusive communities

Ethnicity: According to the 2011 Census the population mix of the parish was 98.6% (1,381) White British and 1.4% (19) Black or Minority Ethnic Group.

Elderly people and those with a low or restricted income: The main issues facing the older population, most of who are home owners, are: the limited availability of bungalow properties for sale or rent to downsize to; and the potential decision to relocate from the area, losing regular contact with friends and family. People with low or restricted incomes find it difficult to afford the property prices in the area; this is especially true for children who may have grown up in the area to adulthood and have to move elsewhere to build a home.

Volunteering and a feeling of belonging: There are numerous active community groups in the area ranging from junior sports to golden years. Hindon is known for its strong sense of community and residents are encouraged to participate in social activities as they wish.

The Plan needs to ensure that development supports the housing needs and does not engender in a sense of isolation or not belonging to any minority group in the community.

Education and skills

The parish has a Church of England Voluntary Controlled primary school with a good OFSTED rating, which is well attended by pupils from the parish and outside the parish.

The nearest secondary education is available from schools in Shaftesbury, and Gillingham (Dorset).

The 2011 Census reveals a range of occupational skills in the working age population including:

Professional Occupations	(19.4%)
Director, Manager or Senior Official	(21.1%)
Associate Professional or Technical	(10.3%)
Administrative or Secretarial	(10.7%)
Skilled Trade	(12.8%)
Caring, Leisure or other Service	(7.0%)

The Plan needs to ensure that development is controlled to be in accordance with the capacity or expansion potential of the primary school.

Transport

Buses: Hindon has a good hourly service to Salisbury and Tisbury and other villages along the B3089 Monday to Saturday, with 2 services a week to Mere and 1 service a week to Shaftesbury and none to Warminster or the north. Cars for those who need transport to medical facilities in Shaftesbury as well as Salisbury.

Trains: There are regular hourly services on the London – Exeter route from Tisbury 3 miles from Hindon, and with linking services from Salisbury to Bath, Bristol and Warminster to the north and

Southampton to the south. However parking at Tisbury station is a problem that requires resolving both for shoppers going to Tisbury and for the train services.

Cars: This represents the predominant form of transport in the area and Hindon. In line with national trends there has been an increase in car ownership in the village which is evident in the level of on street parking.

To support the older and infirm population who do not have access to a personal car they make use of the Link service operated by volunteers using their own vehicles to transport people to and from places of importance such as hospitals and other medical services in Shaftesbury and Salisbury in particular.

A sustainable objective of the Plan is to “Reduce the need to travel and promote more sustainable transport choices”, however, the ability to affect public transport is outside of the scope of the Plan and is determined by the Wiltshire Local Transport Plan.

Economy and enterprise

The main employers in the village are the 2 inns, Matthew Birt the furniture makers, surgery, builders and the primary school. The thriving community owned Hindon Stores and Post Office employs 3 with 25+ part time volunteers.

Broadband speeds were improved in 2015 giving good download speeds, but mobile phone reception is still very poor although one mobile phone provider has received planning permission to erect a new mast on the eastern boundary which hopefully will rectify this.

Summary – The Modern Village

Hindon is a vibrant community with plenty of groups and activities for all ages. There is a modest village hall, sports field and playing fields. To celebrate the millennium, the parish produced a book listing people, dwellings, organisations and businesses present at the turn of the century and also established a Millennium Green, as an oasis of protected natural environment available to the whole parish population.

The local community is supported by a community owned and operated village general store and Post Office which is accommodated at the heart of the village by the cross roads of the High Street and B3089. The village has two thriving public house, and a Fellowship Club. The bus service to Salisbury and Tisbury is considered adequate for shopping but not commuters. The Hindon Church of England Primary School is well attended and currently has around 40 pupils on its roll.

The people of Hindon understand the need to develop to meet increasing population needs but wish to see the character of the village and surrounding parish area preserved when future housing plans are considered.

