

Site Options Appraisal for the Hindon Parish Neighbourhood Plan

Final [draft]

Appendix 3 of Base Evidence

May 2019

Quality information

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Executive summary

The purpose of this site assessment is to consider identified sites in Hindon Parish to determine whether they would be potentially appropriate to allocate for housing in the Hindon Neighbourhood Plan in terms of conformity with national and local planning policy. The intention is that the report will help to guide decision making in terms of selecting the sites that best meets the housing requirement and Neighbourhood Plan objectives.

A total of **21** sites were assessed to consider whether they would be suitable for allocation, to meet identified residual housing needs of 35-40 dwellings within Hindon. The sites identified for assessment include four sites identified through Wiltshire's Strategic Housing and Economic Land Availability Assessment (SHELAA) and another 17 which were identified by Hindon Neighbourhood Plan Steering Group.

The site assessment has found that of the 21 sites considered, **three** sites are suitable to allocate in principle for housing allocation in the Neighbourhood Plan, subject to viability.

A further **eight** sites are potentially suitable and available either in full or in part (i.e. have not been ruled out entirely) but have constraints – some significant – which mean they are less likely to be suitable for development. If these constraints could not be resolved or mitigated they would not be appropriate for allocation.

The remaining sites are not suitable for residential development and therefore not appropriate for allocation in the plan.

The next steps will be for the Parish Council is to select the sites for allocation in the Neighbourhood Plan, based on: the findings of this report; the findings of the landscape character assessment undertaken for the Neighbourhood Plan; an assessment of viability; a consideration of the Neighbourhood Plan vision and objectives; the potential delivery of community facilities; community consultation; and discussion with Wiltshire Council. The findings of this site assessment report will need to be taken into account in the Strategic Environmental Assessment report to accompany the Regulation 14 consultation on the Neighbourhood Plan.

1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Hindon Parish Neighbourhood Plan on behalf of Hindon Parish Council. The Hindon Neighbourhood Plan Steering Group has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that are available for inclusion in the Neighbourhood Plan.
- 1.2 Hindon Parish Council has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential options for delivering housing growth in the Neighbourhood Plan.
- 1.3 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 area.
- 1.4 The target for 220 homes has already been met, however Hindon Neighbourhood Plan Steering Group wish to take forward an element of housing to support community vitality and also provide more affordable homes. As such the Hindon Neighbourhood Plan Steering Group have established 35-40 homes is appropriate to take forward through the Neighbourhood Plan. There is also a necessity to relocate the doctors surgery together with additional parking to increase its capacity to provide for existing patients,(whose numbers have swollen because of closure of facilities in adjoining parishes). The relocation of the Surgery is critical to its long term survival.
- 1.5 At the Wiltshire level, there are various evidence based documents which reference housing, including the SHELAA¹. The SHELAA considered four sites in the parish. Additionally, a Housing Sites Options Assessment Report² and a Heritage Assessment of Sites report³ have been undertaken which also assess the four sites from the SHELAA list.
- 1.6 The purpose of the site appraisal is therefore to produce a clear assessment of the identified sites to determine which, if any, are appropriate in principle for allocation in the Neighbourhood Plan and will best meet the objectives of the Neighbourhood Plan, being mindful of whether they comply with both National Planning Policy Guidance and the strategic planning policy context of Wiltshire. It is therefore anticipated that the Neighbourhood Planning site selection process, aided by this report, will be sufficiently robust as to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

Planning policy context

Adopted plans

- 1.7 The adopted Core Strategy (2015) identifies a target of around 42,000 homes to be delivered in Wiltshire between 2006 and 2026.
- 1.8 Hindon falls under the Tisbury Community Area within the Core Strategy and is identified as a 'Large Village'. Over the plan period, approximately 420 new homes will be provided in the Tisbury Community Area; 200 of these should occur at Tisbury and approximately 220 homes will be provided in the rest of the Community Area (which includes Hindon).

¹ Wiltshire Council (2017) Strategic Housing and Economic Land Availability Assessment (Including "call for sites" guidance)

[online] available at: <http://www.wiltshire.gov.uk/planning-policy-monitoring-evidence> [accessed 13/05/19]

² Hindon Parish Council (2018) Appendix 4 of Base Evidence – Housing Sites Options Assessment Report [online] available at: <https://www.hindonvillage.org/neighbourhoodplan.htm> [accessed 13/05/19]

³ John Davey (Conservation Consultant) (2018) Hindon Neighbourhood Plan – Heritage Assessment of Sites [online] available at: https://www.hindonvillage.org/Heritage_assessment_final_080418.pdf [accessed 13/05/19]

- 1.9 However, as mentioned above, this target has already been met and the Neighbourhood Plan Steering Group wish to take forward 35-40 new houses to support community vitality and also provide more affordable homes.

Emerging plans

- 1.10 The emerging Wiltshire Local Plan Review (LPR) will supersede the Wiltshire Core Strategy. The new Local Plan will identify land for development for the period to 2036. A review is required as the Government encourages local planning authorities to review their Local Plans every five years.
- 1.11 Swindon and Wiltshire Joint Spatial Framework will be prepared by Wiltshire Council and Swindon Borough Council and is included within the respective programmes of work for each council's local plan review. It will set out in broad terms the amount and spatial distribution of new jobs, homes and infrastructure in the period 2016 to 2036. It will become evidence to inform each individual local plan review enabling the preparation of separate but aligned local plans. Moving forward, each Local Plan review will take its lead from the broader strategy included within the Joint Spatial Framework.
- 1.12 The Wiltshire Housing Site Allocations Plan will support the delivery of new housing set out in the Wiltshire Core Strategy. The plan will present proposals and associated policies designed to be in general conformity with the adopted Wiltshire Core Strategy and national planning policy. It will consider sites in relation to the geographic area of Wiltshire. No sites currently proposed in the emerging plan are located within Hindon Parish.

2. Site assessment methodology

- 2.1 The approach to the site assessment is based on the Government's National Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (last updated September 2018)⁴ and Neighbourhood Planning (last updated September 2018)⁵ as well as the Neighbourhood Planning Site Assessment Toolkit⁶. These all endorse an approach to site assessment which is based on a site's suitability, availability and achievability.
- 2.2 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Identifying sites for inclusion in the assessment

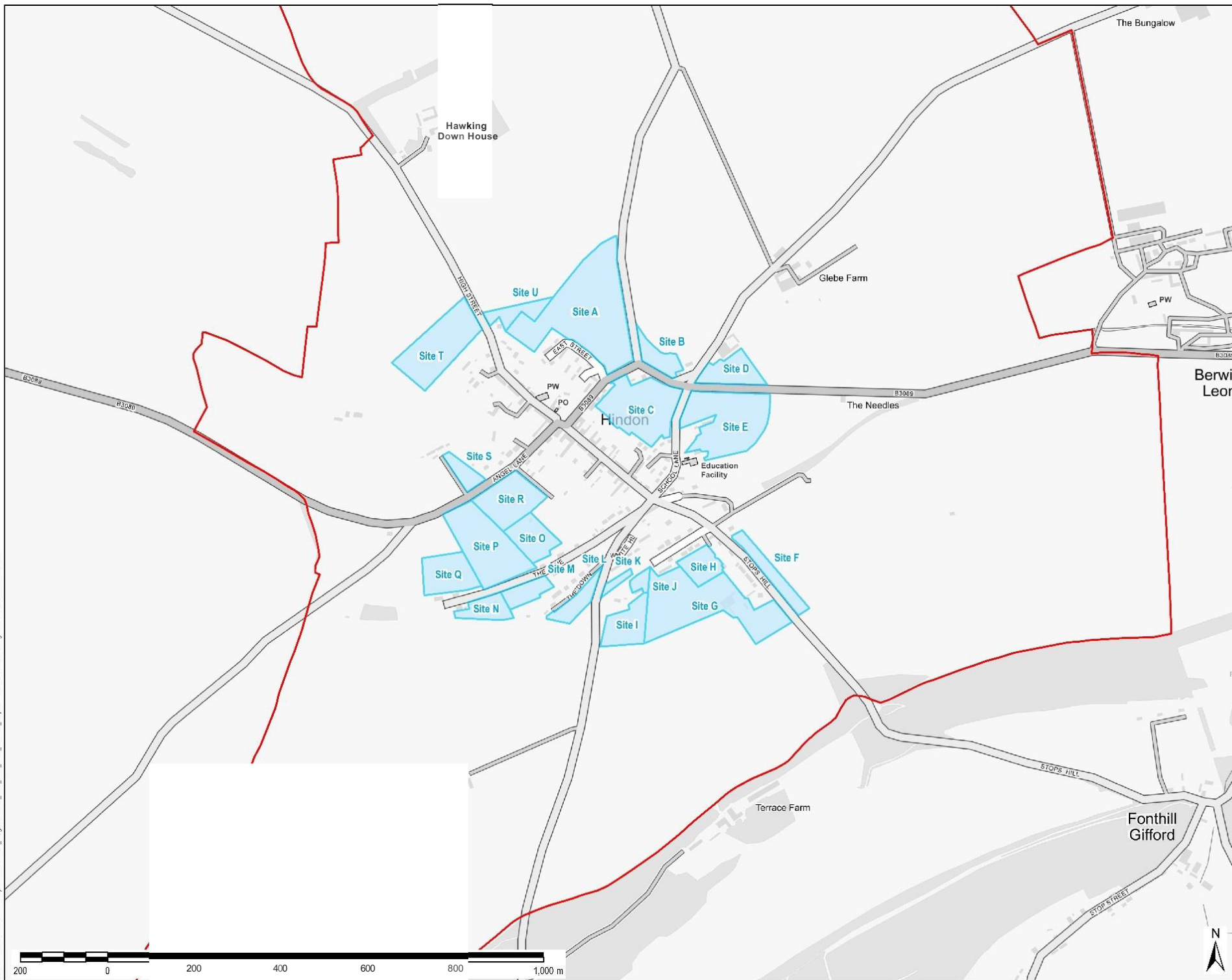
- 2.3 The first task is to identify which sites should be considered as part of the assessment.
- 2.4 Wiltshire's Strategic Housing and Economic Land Availability Assessment (SHELAA) is informed by a recent County-wide call for sites as well as a number of other sources including:
- Existing housing and economic development allocations and site development briefs not yet with planning permission;
 - Planning permissions for housing and economic development that are unimplemented or under construction; and
 - Planning applications that have been refused or withdrawn.
- 2.5 Four of the sites considered through the Neighbourhood Plan site assessment have been identified through the SHELAA. The SHELAA is a live document with the most recent update published in August 2017. It therefore provides a robust source of site options for consideration as potential allocations in the Hindon Neighbourhood Plan.
- 2.6 However, Hindon Neighbourhood Plan Steering Group would also like to consider a further range of sites around the village, and have established a further 17 locations for this purpose.
- 2.7 The sites considered through this site assessment are therefore shown below in **Figure 2.1**.

⁴ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁵ <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁶ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

File Name: I:\504 - Information Systems\60571087_Neighbourhood_Plan_CRE_2018_202202_Magsh-Innion Parish Council\Figure 2.1 - Site Allocations.mxd



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Site Opiton

Purpose of Issue

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HINDON PARISH COUNCIL

**SITE OPTIONS APPRAISAL
FOR THE HINDON
NEIGHBOURHOOD PLAN**

Drawing Title

**SITE OPTIONS AT HINDON
CONSIDERED THROUGH THE
SITE OPTIONS APPRAISAL FOR THE
HINDON NEIGHBOURHOOD PLAN**

Issue	Check	Approved	Date
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FIGURE 2.1

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Task 2: Development of site appraisal pro forma

- 2.8 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the professional knowledge and judgement of the AECOM team. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.9 The pro forma seek to capture a range of both quantitative and qualitative information, including:
- General information
 - Site location and use;
 - Site context and planning historic.
 - Context
 - Type of site (greenfield / brownfield / mixed)
 - Planning history
 - Suitability
 - Site characteristics
 - Environmental considerations
 - Heritage considerations
 - Access to community facilities and services
 - Other key considerations (e.g. flood risk)
 - Availability

Task 3: Initial desktop study

- 2.10 A range of quantitative information can be explored in detail through desk based research. The initial desktop study focussed on identifying constraints and opportunities on each site by collating and analysing data from a wide range of sources, including Natural England's Magic Map tool⁷. Constraints include issues such as flood risk zones, environmental designations and proximity to heritage assets. Opportunities include factors such as proximity to key local services and facilities. The site assessment pro forma were populated with initial findings at this stage. The desk study also provided an opportunity to identify issues which can be explored in further detail on the ground in Task 4.

Task 4: Site visit

- 2.11 Following the initial desk study, a site visit to Hindon was undertaken by members of AECOM's Neighbourhood Planning team in early April 2019. The purpose of the site visit was to evaluate the sites on the ground, to assess more qualitative characteristics of sites such as views and character and to clarify issues which emerged from the initial desk study. The site visit is also an important opportunity to establish a deeper understanding of the context of the Neighbourhood Area on the ground.

Task 5: Consolidation of results

- 2.12 Following the site visit, the desktop assessment was revisited to complete the pro forma, finalise the assessment and compare the sites to assess which were the most suitable to meet the housing requirement.
- 2.13 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites, which are potentially suitable in full or in part if identified issues can be resolved and 'red' for sites, which are not currently suitable. The

⁷<https://magic.defra.gov.uk/>

judgement on each site is based on the three ‘tests’ of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

Indicative housing capacity

- 2.14 The Neighbourhood Plan will seek to allocate sites for housing development through the Neighbourhood Plan. In this context, the indicative housing capacity for each of the sites has been calculated utilising the methodology outlined below. However, for sites A, R and T indicative housing capacity has not been calculated using the below methodology. These three sites are SHELAA sites and their areas and housing capacities have already been identified and therefore have been taken from the SHELAA methodology.⁸ Additionally, the northern half of site P is a SHELAA site and therefore the area identified in the SHELAA has been added with the area in the southern half of site P.
- 2.15 In terms of housing density for the remaining sites, the methodology assumes a density of 30 dwellings per hectare (dph) for all sites. This figure does not necessarily equate to the amount of land that is suitable for development, as, for larger sites, land needs to be allocated for non-housing uses, for example community facilities and open space (the net development area).
- 2.16 To address this, the methodology provides ratios to calculate the net housing density based on the size of sites. The approach is based on the notion that: the bigger the site, the more land that needs to be put over for non-housing uses. This approach has been taken for all of the sites which have been put forward for development except sites A, P, R and T which were identified or partly identified in the SHELAA. The ratios are provided below in Table 3.1.

Table 3.1: Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

- 2.17 The indicative numbers of dwellings for each site is shown in Table 3.2 below, and have been calculated by AECOM using the above methodology. It should be noted that these densities are for comparative purposes, and for a number of sites, the indicative number generated might not be achievable due to the presence of significant environmental constraints (e.g. its location close to the boundary of a nationally designated site).

⁸ Wiltshire Council (2017) Strategic Housing and Employment Land Availability Assessment Methodology (July 2017) Wiltshire SHELAA Appendix 5.16 Tisbury Community Area [online] available at: <http://www.wiltshire.gov.uk/planning-policy-monitoring-evidence> [last accessed 09/04/19]

Table 3.2: Indicative number of dwellings for each site within the Neighbourhood Plan area

Name	Size (ha)	Indicative Number of Dwellings
Site A: Adjacent to East Street	4.1	146
Site B: Next to Spero House, adjacent to the B3089	0.5	12
Site C: Next to Southridge House	2.0	45
Site D: Adjacent to the B3089 and School Lane, next to Lime Tree Workshop	0.8	19
Site E: Adjacent to the B3089 and School Lane, next to the Beeches	2.4	54
Site F: Adjacent to Stops Hill	0.6	14
Site G: South of Chalk Lane and west of Stops Hill	3.0	67
Site H: South of Chalk Lane	0.6	14
Site I: South of Chalk Lane and east of School Lane	0.8	19
Site J: South of Chalk Lane, next to the track	0.2	5
Site K: West of Chalk Lane	0.1	2
Site L: South of The Down	0.5	12
Site M: South of The Dene	0.5	12
Site N: South of The Dene	0.5	12
Site O: North of The Dene, next to the Allotment Gardens	0.8	19
Site P: South of Angel Lane	1.9	45
Site Q: North of The Dene	1	24
Site R: South of Angel Lane	1.4	49
Site S: North of Angel Lane	0.4	9
Site T: West of High Street	1.6	56
Site U: East of High Street	0.5	12

3. Summary of site assessments

- 3.1 **Table 4.1** sets out a summary of the site assessments along with their 'traffic light' rating. The table identifies key details for each site and the key findings of each assessment. In the assessment of all sites, other key considerations are examined such as heritage and environmental designations, planning history, access, landscape and topography.
- 3.2 The 'traffic light' rating is an indicator of the suitability of the site for allocation. A 'red' rating indicates that the site is not appropriate for allocation within the Hindon Neighbourhood Plan. An 'amber' rating suggests that the site is potentially appropriate for allocation within the Hindon Neighbourhood Plan subject to the constraints that have been identified being resolved or mitigated. A 'green' rating suggests that the site is appropriate in principle for allocation within the Hindon Neighbourhood Plan.
- 3.3 A detailed Landscape and Visual Sensitivity and Capacity Assessment has also been undertaken alongside the Neighbourhood Plan, which has considered potential impacts on landscape character in depth.⁹ For additional detail on landscape quality, this should be referred to.
- 3.4 **Table 4.1** should be read alongside the completed pro-forma presented in Appendix A.

⁹ Carly Tinkler (2019) Landscape and Visual Sensitivity and Capacity Assessment.

Table 4.1: Site Assessment Summary Table

AECOM site ref	Site name	Type	Source	Area (ha)	Indicative capacity	AECOM site assessment	RAG score
A	Adjacent to East Street	Greenfield	SHELAA and Hindon NP Steering Group	4	146	- 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, due to short views in from properties on East Street, the site is subject to sensitivity within the landscape. - Although there are some views in from surrounding properties on East Street, this site would provide an extension of the existing built up part of the village which lies to the west of the site. - The site is in close proximity to community services and facilities as it is less than 400m to the village centre. The PRoW which lies in the western corner of the site and continues along the northern boundary of the site. - Development at the western corner of the site could lead to the loss of a PRoW. However, if the PRoW is retained through the design then development could also enhance the PRoW. - There will be a need for development at this site to support the historic setting of the location as it is in close proximity to Hindon Conservation Area and lies within the Cranborne Chase & West Wiltshire Downs AONB. - Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.	
B	Next to Spero House adjacent to the B3089	Greenfield	Hindon NP Steering Group	0.5	12	- Site B is screened from the adjacent B3089 as it is located on a raised bank. - There are short views into the site from existing development to the south of the site. Additionally, there are some long views in from sensitive parts of the AONB to the north east of the site. The site is therefore subject to sensitivity within the landscape. - The site is also not located adjacent to the main built up part of the settlement. Development at Site B would therefore contribute to a relative change in the settlement pattern of the village. - Access at this site is a potential issue as the B3089 is located on a sharp bend. There may therefore be concerns surrounding the safety of providing an access point on this road. - Although the site is in close proximity to the services and facilities in Hindon village, the walking route into Hindon from this site will be along the B3089 which raises safety issues for pedestrian access. This is less likely to encourage sustainable methods of travel into the village centre. - The site is considered less suitable for a Neighbourhood Plan allocation.	
C	Next to Southridge House	Greenfield	Hindon NP Steering Group	2	45	- The site has a range of existing uses including private gardens and horse paddocks. - The site is not visible from the wider landscape due to existing screening. - However, there is some historic environment sensitivity due to the site being adjacent to the Hindon Conservation Area. - Within the site, there are some ornamental and mature trees which provide wildlife corridors for birds. - Access would also need to be provided at this site. - The site is considered less suitable for a Neighbourhood Plan allocation.	
D	Adjacent to the B3089 and School Lane, next to Lime Tree	Greenfield	Hindon NP Steering Group	0.8	19	- The site is subject to sensitivity within the landscape due to long range views to the north and east of the site. - The site is located outside of the existing built up part of the village. Development on this site would therefore	

Workshop						conflict with the historic settlement pattern of the village. - The site is within walking distance to all key village services and facilities. However, a footpath is not present on the route. - Access provision would be required but this would likely be straightforward to create from School Lane. - Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.
E	Adjacent to the B3089 and School Lane, next to the Beeches	Greenfield	Hindon NP Steering Group	2.4	54	- The site has limited exposure to the landscape as it is screened and the more elevated landform of the fields around it prevents direct views into the site. It is considered to have low landscape sensitivity. - Whilst there is a degree of sensitivity in terms of villagescape it is considered that these could be mitigated through appropriate design, layout and massing of the final scheme. - The site is within walking distance to all key village services and facilities. - Access has already been provided on School Lane. - Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.
F	Adjacent to Stops Hill	Greenfield	Hindon NP Steering Group	0.6	14	- Whilst the site is outside of the formal settlement boundary, the shape of the site lends itself to linear development which is in keeping with the existing settlement pattern of the village. - The properties located on Stops Hill would have views into the site. - Access provision would be required but this would likely be straightforward to create from Stops Hill. - The flat nature of the site means its relatively exposed to the surrounding AONB landscape and supports long range views into the site particularly from the south and east. - The site is directly opposite a bus stop on Stops Hill which provides services into Salisbury. - Village services and facilities are a short walk from the site, however a footpath is not present on the route. - There are limited historic environment constraints as the site is located away from the Hindon Conservation Area. - Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.
G	South of Chalks Lane and West of Stops Hill	Greenfield	Hindon NP Steering Group	3	67	- 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. - The site is adjacent to the existing built area of the village to the north and east. However, it is considered that the character of the site is more substantially influenced by the extensive open countryside of the AONB to the south and west and that consequently development would be harmful to the landscape character. - Access is already provided off Chalk Lane and the site is within walking distance to the village centre where a range of services can be accessed. - The site is relatively large though occupies undeveloped land within the existing footprint of the village. Whilst adjacent properties have a clear view over the site these properties also screen the site from views in from the rest of the village. - If the landscape and access constraints can be mitigated then this site provides development opportunities. - Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.
H	South of Chalk Lane	Greenfield	Hindon NP Steering Group	0.6	14	- The site is bounded on two sides by existing development and therefore lies naturally within the existing footprint of the village. - However, the site's open and rural characteristic make a strong contribution to the landscape's rural setting

						and character and would likely be negatively affected by development. • Creating vehicular access to the site could also be challenging, as although there is an existing path into the site, widening would be required and this would mean some loss of hedgerows. • The site is within walking distance to the village centre where a range of services can be accessed, however footpaths are not present on the route. • If the landscape constraints can be mitigated and the current access pathway can be easily widened to allow vehicular access then this site provides good opportunity for a limited level of development. • Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.	
I	South of Chalk Lane and east of School Lane	Greenfield	Hindon NP Steering Group	0.8	19	• The site is subject to landscape sensitivity due to long views being present in from the south. • The site is relatively disjointed from the existing built up part of the village. Despite being close to the village, the site has a weak perceptual relationship with the existing built up area of Hindon, and would be in conflict with existing settlement form and pattern. • There are short views into the site from properties on Chalk Lane. • Access to the site is already provided via a gate on School Lane. • The site is considered not suitable to allocate.	
J	South of Chalk Lane, next to the track	Greenfield	Hindon NP Steering Group	0.2	5	• Although the site is small in size, there is the potential for development to come forward as an extension of development along Chalk Lane. • The site is notably less open to long views in, in comparison to other sites. This is partly due to being well screened by a corridor of trees along the boundaries of the site. • There are some short views in from properties along Chalk Lane, although this is not considered a major constraint. • Access is readily provided via a gate on Chalk Lane and the site is within walking distance to the village centre. • Due to the limited constraints present on the site, this site is considered suitable for a limited scale of development. • Considered suitable to allocate in principle.	
K	West of Chalks Lane	Greenfield	Hindon NP Steering Group	0.1	2	• This site is the smallest site but development at this site would fit in well with the surrounding landscape and villagescape character. • The western side of the site is slightly more exposed to the surrounding landscape with some long views in from the north west. However, because of the size of the development at this site this is not considered a major issue. • There is not currently any access to the site, but it is considered likely that suitable access could be provided on the track from Chalk Lane. • The southern boundary of the site is a Public Right of Way and the village centre is within close walking distance. • Due to the limited constraints present on the site, this site is considered suitable for a small amount of development. • Considered suitable to allocate in principle.	
L	South of the Dene	Greenfield	Hindon NP Steering Group	0.5	12	• The site is on a gentle slope which falls from south to north. The elevated nature of the site has significant potential to affect views from other properties in the village. The site is at a high point within the landscape and is consequently prominent particularly to views from the north. • There are also views in from properties on High Street and The Down.	

						- A PRow also borders the east of the site with views directly into the site. - The site is not considered suitable for development given landscape constraints. - The site is considered not suitable to allocate.	
M	South of the Dene	Greenfield	Hindon NP Steering Group	0.5	12	- Development at this site would fit in relatively well with the surrounding landscape and villagescape character. - Although the site is located on a gradual slope from south to north, the site has a limited exposure to the surrounding landscape because it is located at the bottom of a valley. - The site would comprise an extension to the existing linear development pattern in this part of the village. - The site is notably less open to long views in, in comparison to other sites. - The site is located within walking distance to the village centre and a PRow lies on the southern boundary. - Provision of access from the Dene is considered achievable. - Considered suitable to allocate in principle.	
N	South of the Dene	Greenfield	Hindon NP Steering Group	0.5	12	- Directly adjacent to site M, development at this site would also reflect existing landscape and villagescape character in the area. - Development on the southern half of the site would potentially be more sensitive in landscape character terms given the long views in present from the north. - The site is in continuity with linear development along the Dene. - Access at this site is already provided off the Dene. - The site is located within walking distance to the village centre and a PRow lies on the southern boundary. - The northern half of the site is considered suitable to allocate in principle.	
O	North of the Dene, next to the Allotment Gardens	Greenfield	Hindon NP Steering Group	0.8	19	- The site attracts views in from surrounding countryside to the north and from a PRow to the south. - There are also short views in from properties to the north of the site. - Access is not currently possible as it is located behind existing properties. - The site is considered not suitable to allocate.	
P	South of Angel Lane	Greenfield	SHELAA and Hindon NP Steering Group	1.9	45	- The site is considered to be highly sensitive within the landscape. The site is sloping and open, supporting long views in from the open countryside to the south of the site. - The site is disjointed from the main built up part of the village. - The site is large in size, and development would not reflect the existing settlement pattern of the village. - Due to significant landscape and villagescape constraints, the site is not considered suitable for development. - The site is considered not suitable to allocate.	
Q	North of the Dene	Greenfield	Hindon NP Steering Group	1	24	- The site has relatively low landscape sensitivity as it is situated towards the bottom of a valley and the southern boundary is also screened by trees. However, as the site is on a slope, parts of the site can be seen from the areas of countryside to the south of the site. - Development would not reflect the existing settlement pattern of Hindon as it is dislocated from the existing built up area of the village. - Access would have to pass through an existing field adjacent to the Dene. - It is unlikely that villagescape and access constraints can be readily overcome; as such the site is considered not suitable to allocate.	
R	South of Angel Lane	Greenfield	SHELAA and	1.4	49	The site is within the existing settlement boundary of the built area of the village. However, there are views in from properties to the east of the site which are located	

			Hindon NP Steering Group			within Hindon Conservation Area. Therefore, development at this site may have significant impacts on historic landscape character. • A PRow which borders the eastern boundary of the site provides a walking route into the village centre. • The site is within close proximity to the village centre where a range of services and facilities can be accessed. • The site has a relatively flat topography. • The site is adjacent to Hindon Conservation Area as well as a Grade II listed building on Angel Lane. • Considered not suitable to allocate given potential impacts on the setting of the historic environment.	
S	North of Angel Lane	Greenfield	Hindon NP Steering Group	0.4	9	• 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. • It has a strong visual relationship with the open countryside to the south. • Villagescape character would also be impacted as the site is outside of the existing built up part of Hindon. • The site is adjacent to Hindon Conservation Area. • Access is readily provided off Angel Lane. • Due to the site's high sensitivity within the existing landscape and villagescape, this site is not favourable for development. • The site is considered not suitable to allocate.	
T	West of High Street	Greenfield	SHELAA and Hindon NP Steering Group	1.6	56	• Access may be an issue for this site. The site is located on high embankments with sunken lanes. As such providing access here would be challenging. • The site is open at a high point in the landscape, mostly surrounded by open countryside and supports long views in from the south. • There are short views in from an adjacent property. • The site is slightly outside of the existing built up area so development at this location will have impacts to Hindon's villagescape. • Despite being close to the village, the site has a weak perceptual relationship with the existing built area and could present as a dislocated development with poor regard for the existing settlement form and pattern. • The site is considered not suitable to allocate.	
U	East of High Street	Greenfield	Hindon NP Steering Group	0.5	12	• The site is adjacent to the existing settlement boundary and has relatively little sensitivity in the wider landscape. • Screening from trees prevents some long views in from the south and west. • A PRow borders the eastern boundary of the site and could provide a walking route into the High Street. • There is currently no vehicular access other than via a private gateway. • If suitable access can be resolved, then this site is considered potentially suitable to allocate in principle.	

4. Conclusions

Site assessment conclusions

- 4.1 A total of **21** sites underwent a desktop site assessment followed by a site visit to consider whether they may be appropriate in principle for allocation in the Hindon Parish Neighbourhood Plan to meet the identified housing requirement of the Parish. Conclusions to these exercises are summarised in Table 4.1 and presented in full in the site assessment pro forma in Appendix A.
- 4.2 The assessment has concluded that there are **three** sites considered to be free of any substantive issue or constraint and therefore suitable in principle for allocation in the Neighbourhood Plan. These are sites J, K and M.
- 4.3 A further **eight** sites are considered potentially suitable for allocation either in full or in part, subject to mitigation or resolution of identified issues and constraints summarised in Table 4.1.
- 4.4 The final **ten** sites are considered to be unsuitable for allocation. This is on the basis of constraints including one or more of:
- high sensitivity within the landscape;
 - lack of suitable access or the potential to provide it without requiring other sites to also come forward;
 - departure from established settlement form and pattern;
 - an existing use likely to be incompatible with residential development.

Next steps

- 4.5 The next step in the site allocation process is for Hindon Parish Council to select their preferred sites to meet the housing requirement for the Parish of 35-40 dwellings at Hindon.
- 4.6 The selection of preferred sites should be based on the following;
- The findings of this site assessment;
 - The findings of the landscape character assessment undertaken for the Neighbourhood Plan
 - Discussions with Wiltshire Council;
 - The extent to which the sites support the vision and objectives for the Hindon Neighbourhood Plan; and
 - The potential for the sites to meet identified infrastructure needs of the community.

Site allocations in the Neighbourhood Plan

- 4.7 Once the preferred site or sites for allocation have been selected, the group will need to decide how to present these in the Neighbourhood Plan. There are a number of ways in which site allocations can be presented ranging from a basic plan showing the site boundary with an indication of the land use and quantum of development to a more detailed site development brief which stipulates additional requirements the development is expected to meet, such as the access arrangements, design, layout, heights and materials.

Viability

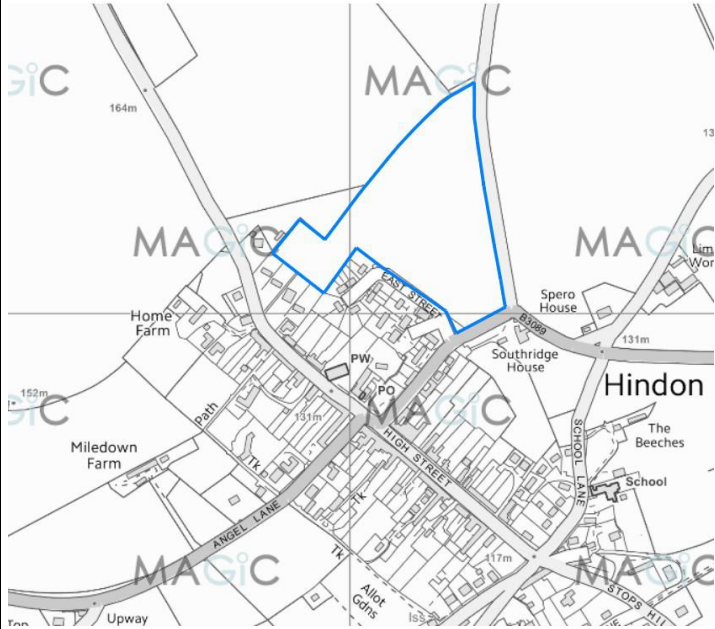
- 4.8 As part of the site selection process, it is recommended that Hindon Parish Council discusses site viability with Wiltshire Council. Viability appraisals for individual sites may already exist. If not, it may be possible to use the Council's existing viability evidence to test the viability of sites proposed for allocation in the Neighbourhood Plan. In addition, landowners or developers promoting a site for development should be contacted to request evidence of viability.

Appendix A Site assessment proforma (Sites A to U)

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Site A

General information

Site Reference / name	A
Site Address (or brief description of broad location)	Adjacent to East Street 
Site Description	Site is bounded by East Street to the south and the B3089 to the east
Current use	Agricultural land with a PRow cutting through the western corner of the site.
Proposed use (in Neighbourhood Plan)	Housing plus site for relocation of surgery
Gross area (Ha) Total area of the site in hectares	Approximately 4 hectares
SHLAA site reference (if applicable)	S158
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA and Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Greenfield**Brownfield****Mixture****Unknown**

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

**Site planning history**

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

There are no planning applications according to Wiltshire Council.

1.0. Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Within**Adjacent****Outside****Unknown**

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes access off B3089 or from Chicklade Road on eastern side of the site.

No

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

Yes**No****Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby Yes	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes

		SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site is at medium sensitivity regarding landscape sensitivity and visual impact. This is because the site itself is fairly flat sloping gently down to the south. The site is screened from immediate elevated land surrounding the site. sloping slightly upwards. However, there are some views in from surrounding properties on East Street. The south western boundary is adjacent to existing built development along East Street. However, the character of the site is also influenced by the extensive open countryside to the north and east of the site.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	The site is approximately 150m from the village shop.
Bus Stop	<400m 400-800m >800m	The site is approximately 150m from a bus stop in the village centre.
Primary School	<400m 400-800m >800m	Site 1 is approximately 500m from Hindon C of E Primary School.
Secondary School	<1600m 1600-3900m >3900m	The nearest secondary schools are in Shaftesbury and Gillingham.
Open Space / recreation facilities	<400m 400-800m >800m	The site is approximately 275m from Hindon Playground.
GP / Hospital / Pharmacy	<400m 400-800m >800m	The site is approximately 325m from the current location of Hindon surgery.
Cycle route	<400m 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<400m 400-800m >800m	There are a number of Public Rights of Way which pass through the village of Hindon, less than 400m from the site.
Key employment site	<400m 400-800m >800m	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ <u>Unknown</u>	
Public Right of Way	<u>Yes</u> /No	The Wessex Ridgeway passes through the western corner of the site and continues along the northern boundary of the site.
Existing social or community value (provide details)	<u>Yes</u> /No	Existing community value is provided by the fact the site provides PRoW. This is not an absolute constraint as there is potential to incorporate PRoW into development through design and layout.

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☒	☐	Electricity power lines currently cross over the site.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	The site falls gently down to the south.
Scale and nature of development would be large enough to significantly change size and character of settlement	<u>Yes</u> /No Large site relative to scale of village – potential to effect village character through size alone. However, this will be mitigated if only 50% of the site is used for development.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒		0-5 years
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☐
The site has significant constraints	☒
The site is unsuitable for development / no evidence of availability ('reject')	
Potential housing development capacity (estimated as a development of 30 homes per Ha):	146 based on the SHELAA

Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.

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, due to short views in from properties on East Street, the site is subject to sensitivity within the landscape.

Although there are some views in from surrounding properties on East Street, this site would provide an extension of the existing built up part of the village which lies to the west of the site.

The site is in close proximity to community services and facilities as it is less than 400m to the village centre. The PRow which lies in the western corner of the site and continues along the northern boundary of the site.

Development at the western corner of the site could lead to the loss of a PRow. However, if the PRow is retained through the design then development could also enhance the PRow.

There will be a need for development at this site to support the historic setting of the location as it is in close proximity to Hindon Conservation Area and lies within the Cranborne Chase & West Wiltshire Downs AONB.

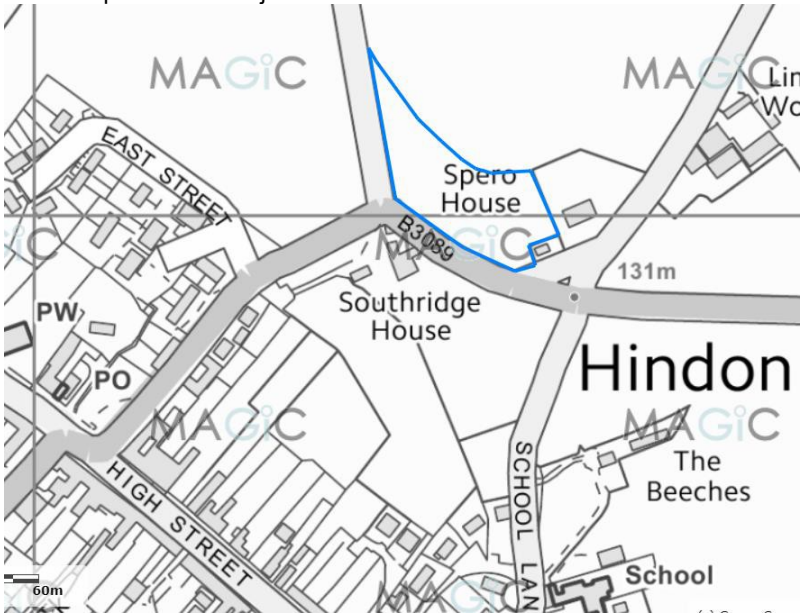
Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.



Figure 1: Site A.

Site B

General information

Site Reference / name	B
Site Address (or brief description of broad location)	Next to Spero House adjacent to the B3089 
Site Description	Site is adjacent to the B3089 next to Spero House
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 0.5 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Greenfield**Brownfield****Mixture****Unknown**

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

**Site planning history**

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

No planning applications according to Wiltshire Council.

1.0. Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Within**Adjacent****Outside****Unknown**

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes

No current access and it could be dangerous to provide access in off the B3089 as it lies on a sharp bend.

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

Yes**No****Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area.

		Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site is screened from the B3089 as the site is on a raised bank. However, there are some long views in from the AONB to the north east of the site. Additionally, there are short views into the site from existing development to the south of the site. Although in close proximity to community services and facilities on the High Street, the site is outside of the existing built up settlement of Hindon. Hence, development at Site B would break up the natural character of Hindon's villagescape.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
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Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	The site is approximately 275m from the village shop.
Bus Stop	<u><400m</u> 400-800m >800m	The site is approximately 275m from a bus stop in the village centre.
Primary School	<u><400m</u> 400-800m >800m	The site is approximately 350m from Hindon C of E Primary School.
Secondary School	<u><1600m</u> 1600-3900m <u>>3900m</u>	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	The site is approximately 270m from Hindon Playground.
GP / Hospital / Pharmacy	<u><400m</u> 400-800m >800m	The site is approximately 475m from the current location of Hindon surgery.
Cycle route	<u><400m</u> 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<u><400m</u> 400-800m >800m	There are a number of Public Rights of Way which pass through the village of Hindon, less than 400m from the site.
Key employment site	<u><400m</u> 400-800m <u>>800m</u>	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations		
Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	☐ ☐
Public Right of Way	Yes/ <u>No</u>	
Existing social or community value (provide details)	Yes/ <u>No</u>	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	✓	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	✓	Electricity lines border the site, but don't cut through it.

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Scale and nature of development would be large enough to significantly change size and character of settlement	<u>Yes/No</u> Although the site is small, it is outside of the existing built up area of Hindon and could therefore change Hindon's existing townscape.
Other (provide details)	☐

☐

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	✓	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	✓	

4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	☐
This site has minor constraints	☐
The site has significant constraints	☒
The site is unsuitable for development / no evidence of availability ('reject')	☒
Potential housing development capacity (estimated as a development of 30 homes per Ha):	112
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Site B is screened from the adjacent B3089 as it is located on a raised bank. There are short views into the site from existing development to the south of the site. Additionally, there are some long views in from sensitive parts of the AONB to the north east of the site. The site is therefore subject to sensitivity within the landscape. The site is also not located adjacent to the main built up part of the settlement. Development at Site B would therefore contribute to a relative change in the settlement pattern of the village. Access at this site is a potential issue as the B3089 is located on a sharp bend. There may therefore be concerns surrounding the safety of providing an access point on this road. Although the site is in close proximity to the services and facilities in Hindon village, the walking route into Hindon from this site will be along the B3089 which raises safety issues for pedestrian access. This is less likely to encourage sustainable methods of travel into the village centre. The site is considered less suitable for a Neighbourhood Plan allocation.



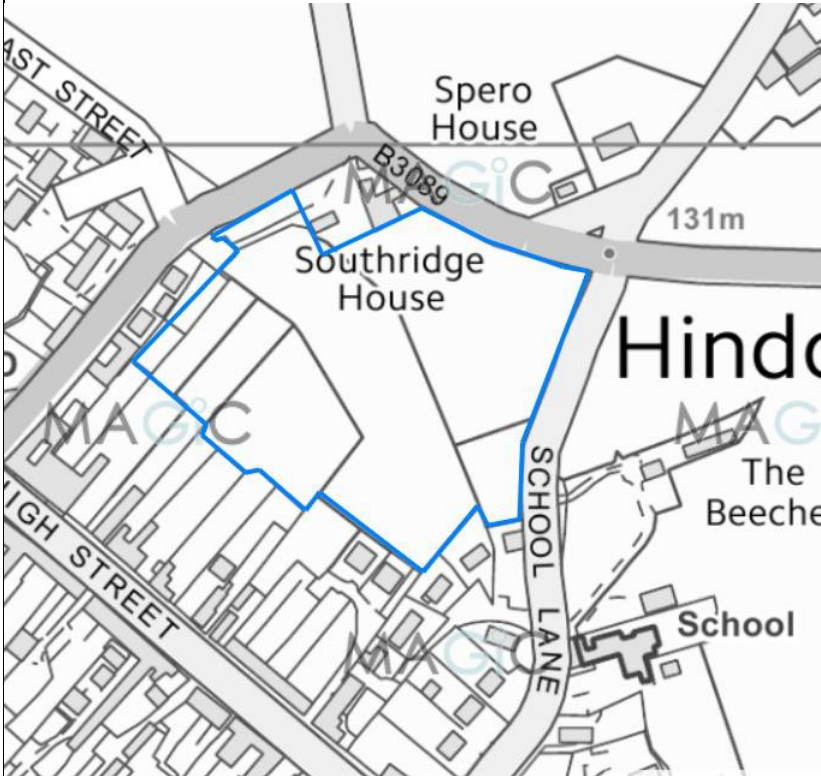
Figure 1: Site B.



Figure 2: Sharp bend in the B3089 adjacent to site B.

Site C

General information

Site Reference / name	C
Site Address (or brief description of broad location)	Next to Southridge House 
Site Description	The B3089 bounds the north of the site and School Lane bounds the east of the site.
Current use	The site has a mixture of uses. The eastern part of the site appears to be Southridge House's private garden and the remainder of the site is made up of horse paddocks and pastoral grassland.
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 2 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☐	Brownfield ☐	Mixture ☒	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Yes, according to Wiltshire Council the following planning applications are relevant to this site: - S/2012/0151: Southridge House, Hindon, Salisbury, SP3 6ER. PROPOSAL Variation of conditions 2 and 6 of planning permission S/2011/0092 in order to amend the Bat Mitigation Strategy and to change the approved drawings to amend ground levels, the roof lantern and positioning of window to bedroom 5. STATUS: Approve with Conditions. - 18/10167/FUL: Southridge House, Hindon, Wiltshire, SP3 6ER. Demolition of existing stable building and construction of new stables building. (Amendment to planning permission S/2011/0092). STATUS: Approve with Conditions - S/2000/1649: Denland House, High Street, Hindon, Salisbury, SP3 6DP. PROPOSAL: New window to rear elevation. STATUS: Approve with Conditions - S/2010/0134: Albany House, High Street, Hindon, Salisbury, SP3 6DP. PROPOSAL Various internal works to alter the arrangement and accessibility of existing rooms at ground floor and first floor level. Re-instatement of original window at first floor level. refurbishment of existing doors and window and re-decoration throughout. STATUS: Approve with Conditions - S/2008/1328: Red Lion House, High Street, Hindon, Salisbury, SP3 6DP. PROPOSAL Erect Extension To Form Orangery. STATUS: Approve with Conditions - S/2003/2263: Hawthorns, Hindon, Salisbury, SP3 6ER. PROPOSAL: Extension To Existing Conservatory. STATUS: Approve with Conditions - 19/01324/FUL. Susila Cottage, Hindon, Salisbury, Wiltshire, SP3 6ER			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☒	Outside ☐	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes There is currently access to the High Street at the south west corner via Freshfields track No			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes No			

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally important bat sites. Beyond these SSSIs lie 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.

		Flooding Is known to occur on the corner of the B3089.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Views into this site are constrained from the road. This is due to the site being on embankments and also being screened by hedgerows and trees. Therefore the site has low sensitivity within the landscape. Although, development at this site would add onto the existing development of Hindon on the south west of the site, there is some villagescape sensitivity as it is adjacent to Hindon
of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.		Conservation Area.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss <u>Some loss</u>	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? - Conservation area - Scheduled monument - Registered Park and Garden - Registered Battlefield - Listed building - Known archaeology - Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is adjacent to the Hindon Conservation Area.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	The site is approximately 80m from the village shop.
Bus Stop	<u><400m</u> 400-800m >800m	The site is approximately 200m from a bus stop in the village centre.
Primary School	<u><400m</u> 400-800m >800m	The site is approximately 200m from Hindon C of E Primary School.
Secondary School	<u><1600m</u> 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	The site is approximately 110m from Hindon Playground.
GP / Hospital / Pharmacy	<u><400m</u> 400-800m >800m	The site is approximately 250m from the current location of Hindon surgery.
Cycle route	<u><400m</u> 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<u><400m</u> 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<u><400m</u> 400-800m >800m	There is some employment at the adjacent Fonhill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Within the site, there are some ornamental and mature trees which provide wildlife corridors for birds.
Public Right of Way	Yes/ <u>No</u>	
Existing social or community value (provide details)	<u>Yes</u> /No	The site appears to be used as a private garden and horse paddocks.

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography:	Sloping topography downwards from the east of the site.

Flat/ plateau/ steep gradient	
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No No, site is small and enclosed within the existing built area of the village.
Other (provide details)	Flooding occurs on the B3089 corner.

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	6-10 years
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☐
The site has significant constraints	☒
The site is unsuitable for development / no evidence of availability ('reject')	☒
Potential housing development capacity	45

Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.

The site has a range of existing uses including private gardens and horse paddocks. The site is not visible from the wider landscape due to existing screening. However, there is some historic environment sensitivity due to the site being adjacent to the Hindon Conservation Area. Within the site, there are some ornamental and mature trees which provide wildlife corridors for birds. Access would also need to be provided at this site. The site is considered less suitable for a Neighbourhood Plan allocation.



Figures: The existing mixed uses at Site C.

Site D

General information

Site Reference / name	D
Site Address (or brief description of broad location)	Adjacent to the B3089 and School Lane, next to Lime Tree Workshop 
Site Description	The B3089 borders the south of the site and School Lane borders the west of the site.
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 0.8 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	No

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No planning applications according to Wiltshire Council.			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☐	Outside ☒	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes No There's currently no access. Potential for access to be provided on School Lane.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes No			

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan

• Site of Geological Importance • Flood Zones 2 or 3		area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site is open and flat supporting long range views to the north east of the site and therefore makes a notable contribution to the setting of the surrounding landscape. The character of the site is influenced by the extensive open countryside to the north and east of the site and development at this site would be somewhat harmful to the sites landscape character. Additionally, development at this site would break up Hindon's villagescape. The site is located outside of the village centres built up area.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
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Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings .
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	The site is approximately 175m from the village shop.
Bus Stop	<u><400m</u> 400-800m >800m	The site is approximately 175m from a bus stop in the village centre.
Primary School	<u><400m</u> 400-800m >800m	The site is approximately 300m from Hindon C of E Primary School.
Secondary School	<u><1600m</u> 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	The site is approximately 285m from Hindon Playground.
GP / Hospital / Pharmacy	<u><400m</u> 400-800m >800m	The site is approximately 450m from the current location of Hindon surgery.
Cycle route	<u><400m</u> 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<u><400m</u> 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<u><400m</u> 400-800m >800m	Mathew Burt (a furniture shop) and Parsons (a building company) are located adjacent to the site. There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	There is an old tree located in the middle of the field. ☐
Public Right of Way	Yes/No	☐ A PProW borders the western boundary of the site.
Existing social or community value (provide details)	Yes/No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	✓	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	✓	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No No, site is too small to significantly change the character of the settlement.
Other (provide details)	☐

3.0. Availability

Availability			
	Yes	No	Comments

Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	✓	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	✓	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

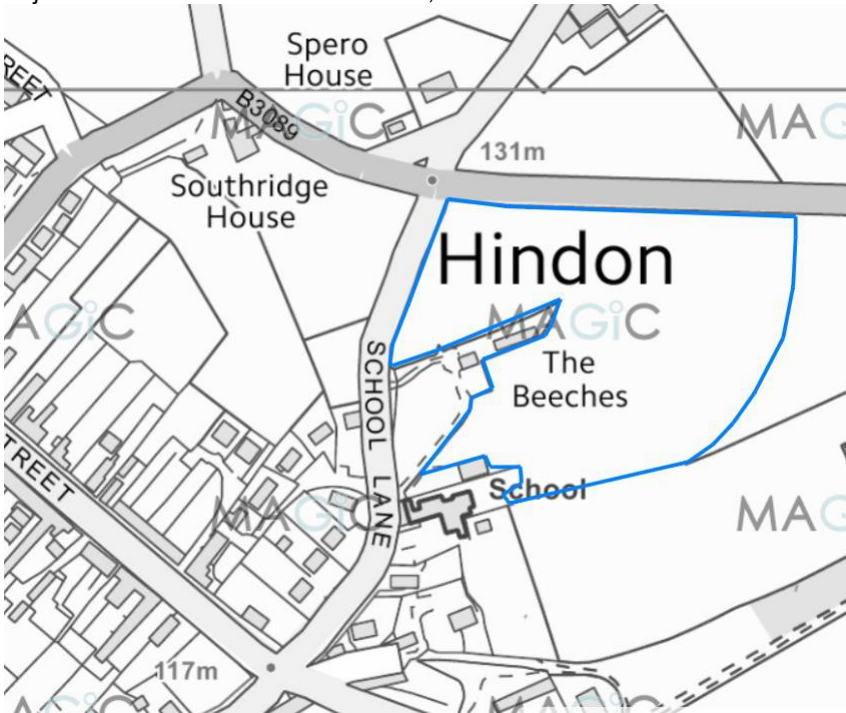
The site is suitable and available for development ('accept')	☐
This site has minor constraints	✓
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☐
Potential housing development capacity (estimated as a development of 30 homes per Ha):	19
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The site is subject to sensitivity within the landscape due to long range views to the north and east of the site. The site is located outside of the existing built up part of the village. Development on this site would therefore conflict with the historic settlement pattern of the village. The site is within walking distance to all key village services and facilities. However, a footpath is not present on the route. Access provision would be required but this would likely be straightforward to create from School Lane. Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.



Figure 1: Site D.

Site E

General information

Site Reference / name	E
Site Address (or brief description of broad location)	Adjacent to the B3089 and School Lane, next to the Beeches 
Site Description	Site is bounded to the north by the B3089 and to the west by School Lane. The site is next to Hindon C of E Primary School.
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 2.4 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	According to Wiltshire Council the following planning application is relevant to the site: 18/11577/CLP, The Beeches, School Lane, Hindon, Salisbury, SP3 6EA. PROPOSAL: Erection of a barn for use as agricultural storage.			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☒	Outside ☐	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes access off School Lane. No			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes No			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally

		important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	<u>Low sensitivity to development</u> Medium sensitivity to development High sensitivity to development	The site has very limited exposure to views in and out of the village as it is within a secluded area screened by planting and by existing development. However, there is a short view in from The Beeches which is a single property. The site slopes downwards to the south east and is also screened by trees on the northern boundary. As a result of this, there are very limited long views into the site. This site does give the site some potential for villagescape sensitivity as the site is slightly outside from the rest of the main built up area.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss <u>Some loss</u>	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
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Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	The site is approximately 375m from the village shop.
Bus Stop	<u><400m</u> 400-800m >800m	The site is approximately 375m from a bus stop in the village centre.
Primary School	<u><400m</u> 400-800m >800m	The site is directly adjacent to Hindon C of E Primary School.
Secondary School	<u><1600m</u> 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	The site is approximately 130m from Hindon Playground.
GP / Hospital / Pharmacy	<u><400m</u> 400-800m >800m	The site is approximately 600m from the current location of Hindon surgery.
Cycle route	<u><400m</u> 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle, over 800m away.
Footpath	<u><400m</u> 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<u><400m</u> 400-800m >800m	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	There's a corridor of trees along the boundaries which are likely to support birds nests. ☐
Public Right of Way	Yes/No	☐
Existing social or community value (provide details)	Yes/No	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	✓	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	✓	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Slopes downwards to the south east.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No Large site relative to scale of village – potential to effect village character through size alone
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

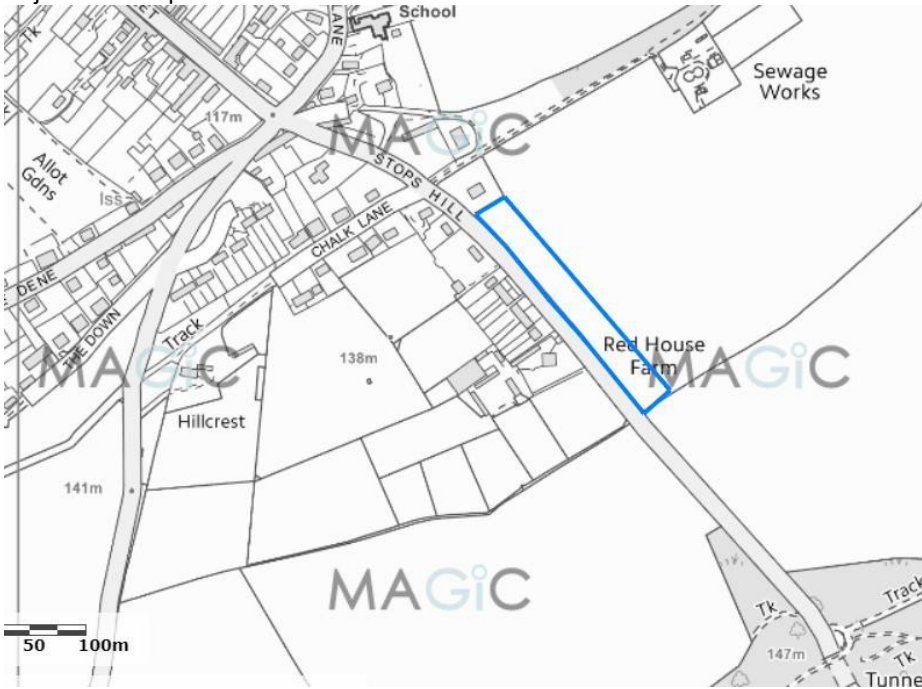
Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☒
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☐
Potential housing development capacity	54
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The site has limited exposure to the landscape as it is screened and the more elevated landform of the fields around it prevents direct views into the site. It is considered to have low landscape sensitivity. Whilst there is a degree of sensitivity in terms of villagescape it is considered that these could be mitigated through appropriate design, layout and massing of the final scheme. The site is within walking distance to all key village services and facilities. Access has already been provided on School Lane. Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.



Figure 1: Site E.

Site F

General information

Site Reference / name	F
Site Address (or brief description of broad location)	Adjacent to Stops Hill 
Site Description	The south west of the site is bordered by Stops Hill. The site is next to Red House Farm.
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 4 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	There are no planning applications according to Wiltshire Council.			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☒	Outside ☐	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes No Access would be necessary though would likely be simple to create from Stops Hill.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes No			

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The south of the site is also in an SSSI impact risk zone but planning for housing development is not effected by this. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site has a medium degree of sensitivity within the landscape as it is large and open, supporting long range views into the site particularly from the south and east. There are also some views in from properties along Stops Hill opposite the site. In this context it is important to consider the impact of development at the site on the setting and character of these existing dwellings, though this oversight is not in itself considered to make the principle of development inappropriate.

Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss <u>Some loss</u>	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.
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Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? - Conservation area - Scheduled monument - Registered Park and Garden - Registered Battlefield - Listed building - Known archaeology - Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	The site is approximately 550m from the village shop.
Bus Stop	<u><400m</u> 400-800m >800m	The site is directly adjacent to a bus stop on Stops Hill.
Primary School	<u><400m</u> 400-800m >800m	The site is approximately 300m from Hindon C of E Primary School.
Secondary School	<u><1600m</u> 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	The site is approximately 675m from Hindon Playground.
GP / Hospital / Pharmacy	<u><400m</u> 400-800m >800m	The site is approximately 630m from the current location of Hindon surgery.
Cycle route	<u><400m</u> 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.

Footpath	<400m 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<400m 400-800m >800m	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>			
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ <u>Unknown</u>	Some hedgerow loss would likely be necessary to create access, but there could be opportunities to deliver some degree of mitigation within the development.		
Public Right of Way	Yes/ <u>No</u>	☐	☐	
Existing social or community value (provide details)	Yes/ <u>No</u>			
		☐		
Is the site likely to be affected by any of the following?	Yes	No	Comments	
Ground Contamination (Y/N/Unknown)	☐	✓		
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	✓		

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No The site is too small in scale to change the change the character of Hindon although it would be visible from surrounding landscapes.

Other (provide details)	
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3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☒
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☐
Potential housing development capacity (estimated as a development of 30 homes per Ha):	90

Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Whilst the site is outside of the formal settlement boundary, the shape of the site lends itself to linear development which is in keeping with the existing settlement pattern of the village. The properties located on Stops Hill would have views into the site. Access provision would be required but this would likely be straightforward to create from Stops Hill. The flat nature of the site means its relatively exposed to the surrounding AONB landscape and supports long range views into the site particularly from the south and east. The site is directly opposite a bus stop on Stops Hill
	which provides services into Salisbury. Village services and facilities are a short walk from the site, however a footpath is not present on the route. There are limited historic environment constraints as the site is located away from the Hindon Conservation Area. Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.



Figures: The existing farmland at Site F.

Site G

General information

Site Reference / name	G
Site Address (or brief description of broad location)	South of Chalk Lane and west of Stops Hill 
Site Description	The site lies south of Chalk Lane and West of Stops Hill
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 3 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☐	Brownfield ☐	Mixture ☒	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	There are no planning applications according to Wiltshire Council.			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☒	Outside ☐	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	<u>Yes</u> Access provided off Chalk Lane. No			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes <u>No</u>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance	<u>Yes</u> Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The south east of the site is also in an SSSI impact risk zone but planning for housing development is not affected by this. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area.

Flood Zones 2 or 3		Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site is at medium sensitivity as there are some long views into the site from the south where the land is elevated which would have an impact on the larger landscape setting. The site is partly bounded to the north and east of the site from existing development on Stops Hill and Chalk Lane. There are a couple of properties nearby which could potentially have short views onto the new development, but other than that the impact on villagescape is fairly limited.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
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Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	The site is approximately 650m from the village shop.
Bus Stop	<u><400m</u> 400-800m >800m	The site is approximately 350m from a bus stop on Chalk Lane.
Primary School	<u><400m</u> 400-800m >800m	Site 1 is approximately 450m from Hindon C of E Primary School.
Secondary School	<u><1600m</u> 1600-3900m <u>>3900m</u>	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	The site is approximately 140m from Hindon Playground.
GP / Hospital / Pharmacy	<u><400m</u> 400-800m >800m	The site is approximately 850m from the current location of Hindon surgery.
Cycle route	<u><400m</u> 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<u><400m</u> 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<u><400m</u> 400-800m <u>>800m</u>	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	☐
Public Right of Way	Yes/ <u>No</u>	☐
Existing social or community value (provide details)	Yes/ <u>No</u>	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	✓	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	✓	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/ <u>No</u> The site is relatively large though occupies undeveloped land within the existing footprint of the village. Equally, whilst adjacent properties have a clear view over the site these properties also screen the site from views in from the rest of the village. Unlikely to have potential to change the character of the village.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☒
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☐
Potential housing development capacity (estimated as a development of 30 homes per Ha):	67
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	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. The site is adjacent to the existing built area of the village to the north and east. However, it is considered that the character of the site is more substantially influenced by the extensive open countryside of the AONB to the south and west and that consequently development would be harmful to the landscape character. Access is already provided off Chalk Lane and the site

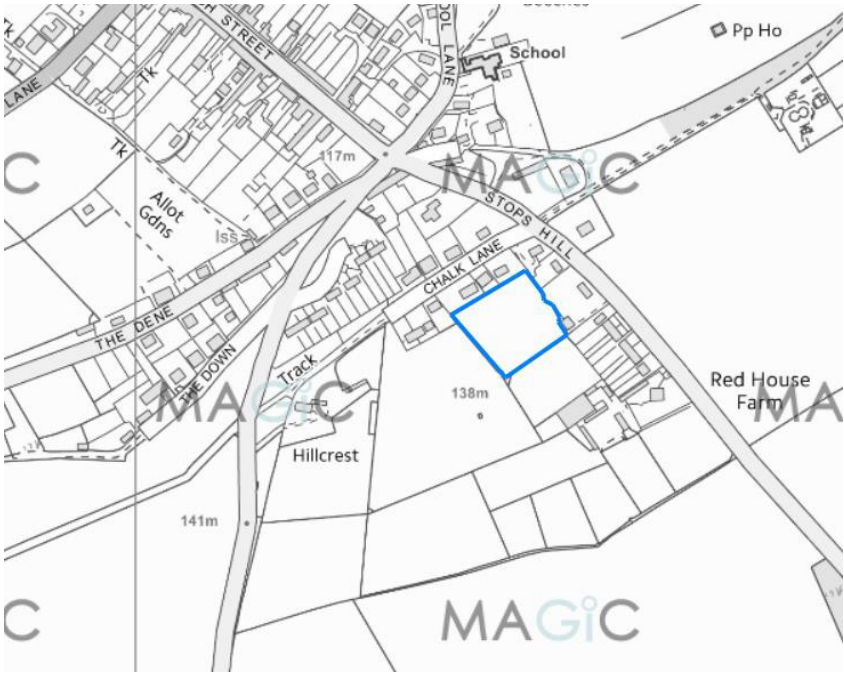
	is within walking distance to the village centre where a range of services can be accessed. Although there are currently no pavements or footpaths connecting to the village. The site is relatively large though occupies undeveloped land within the existing footprint of the village. Whilst adjacent properties have a clear view over the site these properties also screen the site from views in from the rest of the village. If the landscape and access constraints can be mitigated then this site provides development opportunities. Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.
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Figure 1: Existing use as horse paddocks for Site G.

Site H

General information

Site Reference / name	H
Site Address (or brief description of broad location)	South of Chalk Lane 
Site Description	Site is south of Chalk Lane and West of Stops Hill
Current use	Horse paddock
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 0.55 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Greenfield**Brownfield****Mixture****Unknown**

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

**Site planning history**

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

There are no planning applications according to Wiltshire Council.

1.0. Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Within**Adjacent****Outside****Unknown**

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes

There is currently access through a pathway from Stops Hill. However, this would need widening in order for it to be accessible by vehicles.

No

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

Yes**No****Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Site of Geological Importance	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan

Flood Zones 2 or 3		area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Although the site is bounded by existing development to the north and east supporting the townscape character of Hindon, the site is considered to be of medium sensitivity within the landscape as it has a strong visual relationship with the open countryside to the south. Development at this site would also experience short views in from existing properties on Chalk Lane.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
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Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	The site is approximately 650m from the village shop.
Bus Stop	<400m 400-800m >800m	The site is approximately 350m from a bus stop on Chalk Lane.
Primary School	<400m 400-800m >800m	The site is approximately 450m from Hindon C of E Primary School.
Secondary School	<1600m 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<400m 400-800m >800m	The site is approximately 170m from Hindon Playground.
GP / Hospital / Pharmacy	<400m 400-800m >800m	The site is approximately 850m from the current location of Hindon surgery.
Cycle route	<400m 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<400m 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<400m 400-800m >800m	There is some employment at the adjacent Fonhill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Some hedgerow loss would likely be necessary to widen the access path, but there could be opportunities to deliver some degree of mitigation within the development.
Public Right of Way	Yes/ <u>No</u>	
Existing social or community value (provide details)	Yes/ <u>No</u>	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/ <u>No</u> No, site is too small to significantly change the character of the settlement.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☒
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☐
Potential housing development capacity (estimated as a development of 30 homes per Ha):	14
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The site is bounded on two sides by existing development and therefore lies naturally within the existing footprint of the village. However, the site's open and rural characteristic make a strong contribution to the landscape's rural setting and character and would likely be negatively affected by development. Creating vehicular access to the site could also be challenging, as although there is an existing path into the site, widening would be required and this would mean some loss of hedgerows.

	The site is within walking distance to the village centre where a range of services can be accessed, however footpaths are not present on the route. If the landscape constraints can be mitigated and the current access pathway can be easily widened to allow vehicular access then this site provides good opportunity for a limited level of development. Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.
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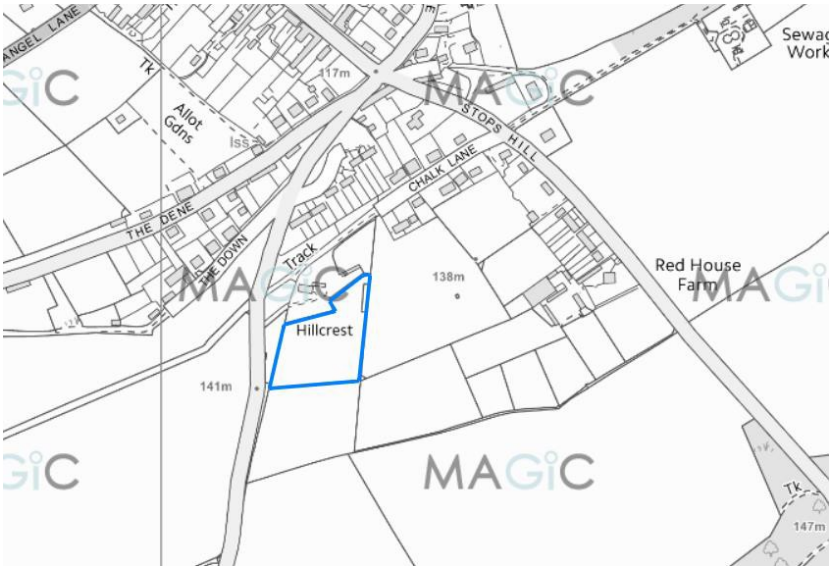
Figure 1: Existing use as horse paddocks for Site H.



Figure 2: Existing path from Stops Hill which would require widening to allow vehicular access for Site H.

Site I

General information

Site Reference / name	I
Site Address (or brief description of broad location)	South of Chalk Lane and east of School Lane 
Site Description	The site lies to the east of School Lane, south of a track.
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 0.8 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	There are no planning applications according to Wiltshire Council.			

1.0. Suitability**Suitability**

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☒	Outside ☐	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes access off School Lane. No			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes No			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are

		internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site supports long views in from the south which would have an impact on the landscape setting. The site has a high degree of sensitivity within the as it is flat and open, supporting long range views into the site from the AONB to the south. However, existing planted screening largely obscures views in from the adjacent road. The site has a degree of villagescape sensitivity as it is located away from the existing settlement pattern of Hindon. Additionally, there are short views in from properties on Chalk Lane.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
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Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	The site is approximately 6500m from the village shop.
Bus Stop	<400m 400-800m >800m	The site is approximately 350m from a bus stop on Chalk Lane.
Primary School	<400m 400-800m >800m	The site is approximately 450m from Hindon C of E Primary School.
Secondary School	<1600m 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<400m 400-800m >800m	The site is approximately 195m from Hindon Playground.
GP / Hospital / Pharmacy	<400m 400-800m >800m	The site is approximately 850m from the current location of Hindon surgery.
Cycle route	<400m 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<400m 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<400m 400-800m >800m	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	☐
Public Right of Way	Yes/No	☐
Existing social or community value (provide details)	Yes/No	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	✓	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	✓	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No The site is too small to impact the character of the settlement.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☐
The site has significant constraints	☒
The site is unsuitable for development / no evidence of availability ('reject')	☒
Potential housing development capacity	19
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The site is subject to landscape sensitivity due to long views being present in from the south. The site is relatively disjointed from the existing built up part of the village. Despite being close to the village, the site has a weak perceptual relationship with the existing built up area of Hindon, and would be in conflict with existing settlement form and pattern. There are short views into the site from properties on Chalk Lane. Access to the site is already provided via a gate on School Lane. The site is considered not suitable to allocate.



Figure 1: Site I.



Figure 2: Existing access into Site I off School Lane.

Site J

General information

Site Reference / name	J
Site Address (or brief description of broad location)	South of Chalk Lane 
Site Description	The site is south of Chalk Lane, next to the track.
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 0.2 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Greenfield**Brownfield****Mixture****Unknown**

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

**Site planning history**

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

There are no planning applications according to Wiltshire Council.

1.0. Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Within**Adjacent****Outside****Unknown**

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes access off the track or Chalk Lane.

No

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

Yes**No****Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally

		important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site has limited sensitivity within the landscape as the northern boundary lies opposite existing development and the site is also fairly well screened from a corridor of trees. The site also has a limited impact on villagescape due to the site being so small and that it borders existing development already. Development would allow some short views in from existing properties along Chalk Lane although this is not considered a major issue.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
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Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	The site is approximately 650m from the village shop.
Bus Stop	<400m 400-800m >800m	The site is approximately 350m from a bus stop on Chalk Lane.
Primary School	<400m 400-800m >800m	The site is approximately 450m from Hindon C of E Primary School.
Secondary School	<1600m 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<400m 400-800m >800m	The site is approximately 140m from Hindon Playground.
GP / Hospital / Pharmacy	<400m 400-800m >800m	The site is approximately 850m from the current location of Hindon surgery.
Cycle route	<400m 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<400m 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<400m 400-800m >800m	Most employment is further afield including Tisbury, Shaftesbury, Westbury and Salisbury.

<i>Other key considerations</i>		
Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	
Public Right of Way	<u>Yes</u> /No	There is a Public Right of Way on the northern boundary of the site.
Existing social or community value (provide details)	Yes/ <u>No</u>	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No The site is too small in scale to change the size and character of Hindon.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	6-10 years
Any other comments?			

4.0. Summary

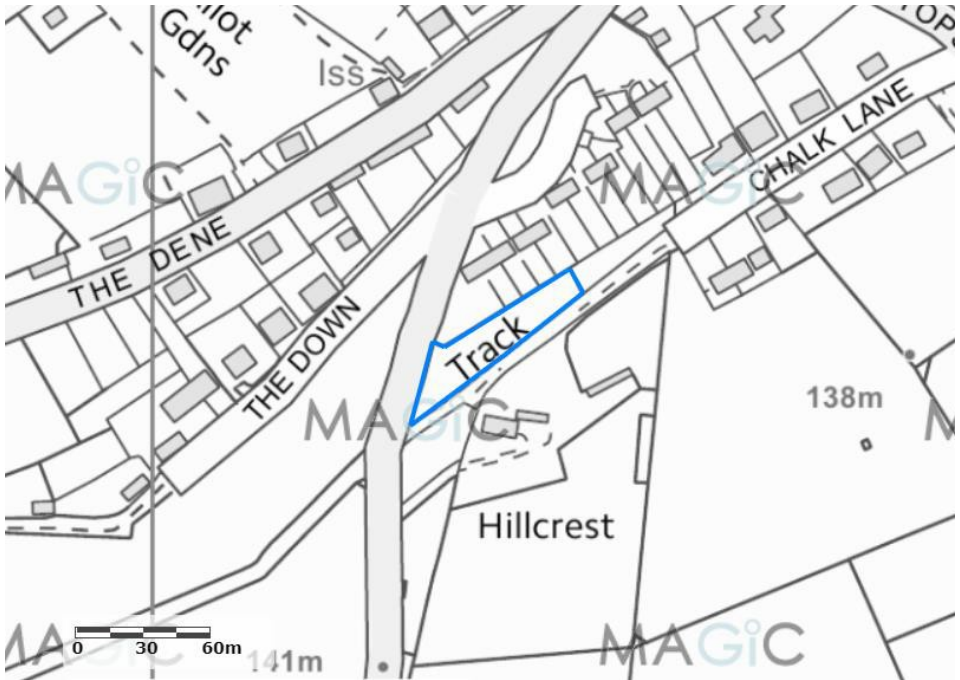
Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☒
This site has minor constraints	☒
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☐
Potential housing development capacity	5
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Although the site is small in size, there is the potential for development to come forward as an extension of development along Chalk Lane. The site is notably less open to long views in, in comparison to other sites. This is partly due to being well screened by a corridor of trees along the boundaries of the site. There are some short views in from properties along Chalk Lane, although this is not considered a major constraint. Access is readily provided via a gate on Chalk Lane and the site is within walking distance to the village centre. Due to the limited constraints present on the site, this site is considered suitable for a limited scale of development. Considered suitable to allocate in principle.



Figures: Site J.

Site K

General information

Site Reference / name	K
Site Address (or brief description of broad location)	West of Chalks Lane 
Site Description	Vacant agricultural
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 0.1 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	There are no planning applications according to Wiltshire Council.			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☒	Outside ☐	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes No Access could easily be made from the existing track which joins Chalk Lane.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes No			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are

		internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	<u>Low sensitivity to development</u> <u>Medium sensitivity to development</u> <u>High sensitivity to development</u>	This site has low sensitivity within the existing landscape due to being located behind existing properties. However, the western part of the site is slightly more exposed and supports long views in from the north west. The site also has limited villagescape sensitivity as it is adjacent to existing properties to the north and east on chalk lane. Development here would fit well with Hindon's townscape character. There are short views in from properties opposite the site.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	<u>No loss</u> <u>Some loss</u>	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? - Conservation area - Scheduled monument - Registered Park and Garden - Registered Battlefield - Listed building - Known archaeology - Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	The site is approximately 650m from the village shop.
Bus Stop	<400m 400-800m >800m	The site is approximately 350m from a bus stop in the village centre by the Playground.
Primary School	<400m 400-800m >800m	The site is approximately 450m from Hindon C of E Primary School.
Secondary School	<1600m 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<400m 400-800m >800m	The site is approximately 140m from Hindon Playground.
GP / Hospital / Pharmacy	<400m 400-800m >800m	The site is approximately 850m from the current location of Hindon surgery.
Cycle route	<400m 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<400m 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<400m 400-800m >800m	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham,

		Wincanton and Salisbury.
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Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	There is a tree located in the west of the site.
Public Right of Way	<u>Yes</u> /No	The southern boundary of the site is a Public Right of Way.
Existing social or community value (provide details)	Yes/ <u>No</u>	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gradually sloping to the north.
Scale and nature of development would be large enough to significantly change size and character of settlement	<u>Yes</u> /No The site is too small to significantly change the nature of Hindon.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☒	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☒	☐	6-10 years
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☒
This site has minor constraints	☒
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☐
Potential housing development capacity (estimated as a development of 30 homes per Ha):	2
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	This site is the smallest site but development at this site would fit in well with the surrounding landscape and villagescape character. The western side of the site is slightly more exposed to the surrounding landscape with some long views in from the north west. However, because of the size of the development at this site this is not considered a major issue. There is not currently any access to the site, but it is considered likely that suitable access could be provided on the track from Chalk Lane. The southern boundary of the site is a Public Right of Way and the village centre is within close walking distance.

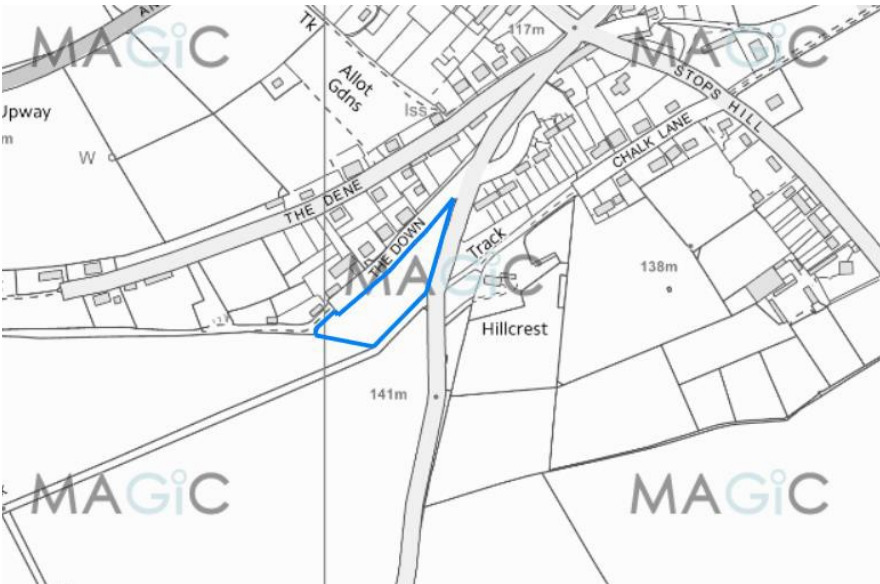
	Due to the limited constraints present on the site, this site is considered suitable for a small amount of development. Considered suitable to allocate in principle.
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Figure 1: Site K.

Site L

General information

Site Reference / name	L
Site Address (or brief description of broad location)	South of The Down 
Site Description	The site is bounded by The Down the north and School Lane to the east.
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 0.5 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	There are no planning applications according to Wiltshire Council.			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☒	Outside ☐	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes access off The Down. No			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes No			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site is considered to be highly sensitive within the landscape despite being bounded by development to the north. It has a strong visual relationship with the open countryside to the north and west. It occupies a prominent position at a high point in the landscape. There are views in from properties on High Street in the main village centre and shorter views in from existing properties located on The Down.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	The site is approximately 650m from the village shop.
Bus Stop	<400m 400-800m >800m	The site is approximately 350m from a bus stop in the village centre.
Primary School	<400m 400-800m >800m	Site 1 is approximately 450m from Hindon C of E Primary School.
Secondary School	<1600m 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<400m 400-800m >800m	The site is approximately 154m from Hindon Playground.
GP / Hospital / Pharmacy	<400m 400-800m >800m	The site is approximately 850m from the current location of Hindon surgery.
Cycle route	<400m 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<400m 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<400m 400-800m >800m	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

<i>Other key considerations</i>			
Are there any known Tree Preservation Orders on the site?	Several Few None Unknown		
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown		
Public Right of Way	Yes/No	A Public Right of Way borders the east of the site.	
Existing social or community value (provide details)	Yes/No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	
<i>Characteristics</i>			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	Slopes down to the north.		
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No The site is too small to significantly change the character of the settlement.		
Other (provide details)			

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

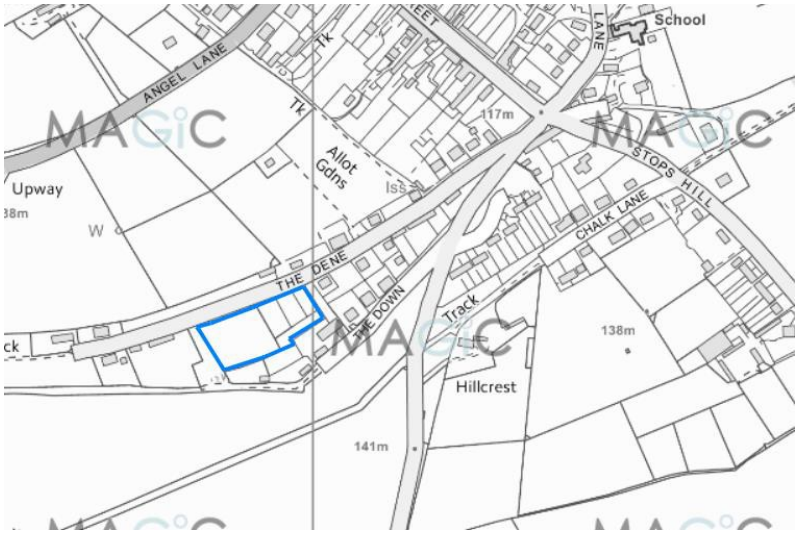
Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☐
The site has significant constraints	☒
The site is unsuitable for development / no evidence of availability ('reject')	☒
Potential housing development capacity (estimated as a development of 30 homes per Ha):	12
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The site is on a gentle slope which falls from south to north. The elevated nature of the site has significant potential to affect views from other properties in the village. The site is at a high point within the landscape and is consequently prominent particularly to views from the north. There are also views in from properties on High Street and The Down. A PRoW also borders the east of the site with views directly into the site. The site is not considered suitable for development given landscape constraints. The site is considered not suitable to allocate.



Figure 1: Site L.

Site M

General information

Site Reference / name	M
Site Address (or brief description of broad location)	South of The Dene 
Site Description	The Dene lies on the sites southern boundary.
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 0.5 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	There are no planning applications according to Wiltshire Council.			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☒	Outside ☐	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes No			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes No No currently access but it could easily be provided off The Dene.			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes

		SSSI are internationally important bat sites. Beyond these SSSIs lie 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. Lower parts of the site are liable to flooding.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	<u>Low sensitivity to development</u> Medium sensitivity to development High sensitivity to development	The site has limited exposure to the landscape as it is screened by long views in due to its location at the bottom of a valley. Although higher parts of the site are highly visible from the B3089 and Angel Lane. Although there are some short views in from properties located on the Dene, this site is favourable as it supports Hindon's villagescape character since development at this site would be in continuity with linear development.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	<u>No loss</u> <u>Some loss</u>	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	The site is approximately 700m from the village shop.
Bus Stop	<400m 400-800m >800m	The site is approximately 400m from a bus stop in the village centre.
Primary School	<400m 400-800m >800m	Site 1 is approximately 450m from Hindon C of E Primary School.
Secondary School	<1600m 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<400m 400-800m >800m	The site is approximately 250m from Hindon Playground.
GP / Hospital / Pharmacy	<400m 400-800m >800m	The site is approximately 850m from the current location of Hindon surgery.
Cycle route	<400m 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<400m 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<400m 400-800m >800m	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	
Public Right of Way	<u>Yes</u> /No	A Public Right of Way passes along the southern boundary of the site.
Existing social or community value (provide details)	Yes/ <u>No</u>	

Is the site likely to be affected by any of the following?

	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	The site slopes down from south to north towards the Dene.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No The site is too small to change the character of the settlement.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☒
This site has minor constraints	☒
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☐
Potential housing development capacity (estimated as a development of 30 homes per Ha):	12
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Development at this site would fit in relatively well with the surrounding landscape and villagescape character. Although higher parts of the site are highly visible from the B3089 and Angel Lane. Although the site is located on a gradual slope from south to north, the site has a limited exposure to the surrounding landscape because it is located at the bottom of a valley. The site would comprise an extension to the existing linear development pattern in this part of the village. The site is notably less open to long views in, in comparison to other sites. The site is located within walking distance to the village

centre and a PRoW lies on the southern boundary.
Provision of access from the Dene is considered
achievable.
Considered suitable to allocate in principle.



Figures: Site M.

Site N

General information

Site Reference / name	N
Site Address (or brief description of broad location)	South of The Dene 
Site Description	Site lies adjacent to the Dene which borders the northern boundary.
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 0.5 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	According to Wiltshire Council, the following planning application is relevant to the site: 13/01089/FUL, PROPOSAL: Change of use of land for the siting of one mobile home, one touring caravan, a utility/dayroom and associated hardstanding for use by a gypsy family, STATUS: Refuse.			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☐	Outside ☒	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	<u>Yes</u> access off The Dene. No			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes <u>No</u>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes

		SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	<u>Low sensitivity to development</u> Medium sensitivity to development High sensitivity to development	The site has limited exposure to the landscape as it is screened by long views in due to its location at the bottom of a valley. Additionally, it is well screened from trees and hedgerows. However, development on the southern half at higher elevation may impact the landscape character slightly with potential long views in. Although there are some short views in from properties located on the Dene, this site is favourable as it supports Hindon's villagescape character since development at this site would be in continuity with linear development.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss <u>Some loss</u>	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	The site is approximately 700m from the village shop.
Bus Stop	<400m 400-800m >800m	The site is approximately 400m from a bus stop in the village centre.
Primary School	<400m 400-800m >800m	The site is approximately 410m from Hindon C of E Primary School.
Secondary School	<1600m 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<400m 400-800m >800m	The site is approximately 365m from Hindon Playground.
GP / Hospital / Pharmacy	<400m 400-800m >800m	The site is approximately 470m from the current location of Hindon surgery.
Cycle route	<400m 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<400m 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<400m 400-800m >800m	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations			
Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>		
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	☐	☐
Public Right of Way	<u>Yes</u> /No	A Public Right of Way borders the south of the site.	
Existing social or community value (provide details)	Yes/ <u>No</u>		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	✓	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	✓	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	Sloping from the south to the north towards the Dene.		
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No The site is too small to change the character of the settlement.		
Other (provide details)			

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

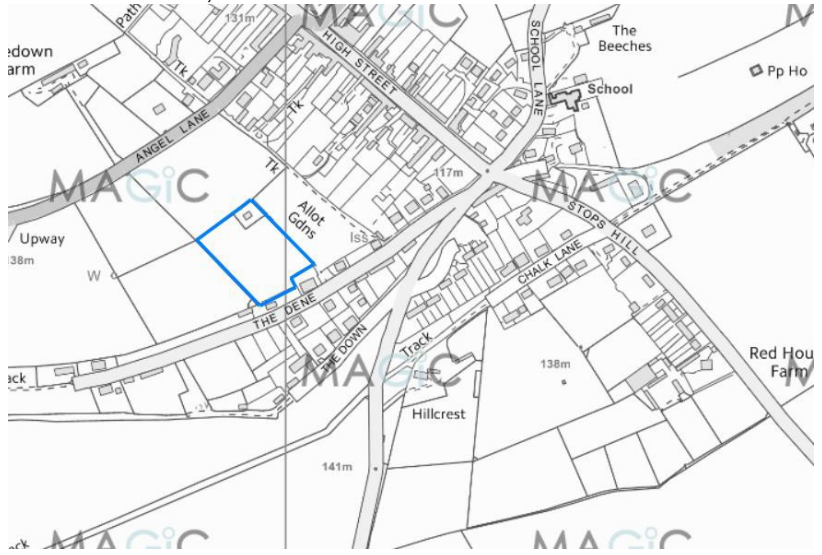
Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☒
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☐
Potential housing development capacity	12
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Directly adjacent to site M, development at this site would also reflect existing landscape and villagescape character in the area. Development on the southern half of the site would potentially be more sensitive in landscape character terms given the long views in present from the north. The site is in continuity with linear development along the Dene. Access at this site is already provided off the Dene. The site is located within walking distance to the village centre and a PRoW lies on the southern boundary. The northern half of the site is considered suitable to allocate in principle.



Figures: Existing land uses for Site N.

Site O

General information

Site Reference / name	O
Site Address (or brief description of broad location)	North of The Dene, next to the Allotment Gardens 
Site Description	The site lies to the North of The Dene, and directly west to the Allotment Gardens.
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 0.8 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	There are no planning applications according to Wiltshire Council.			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☒	Outside ☐	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes <u>No</u> access appears challenging to provide as the site lies behind existing houses and also lies next to community allotments to the east.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes <u>No</u>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The southern boundary of the site is also located in Flood Zone 3. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan

Flood Zones 2 or 3		area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site is considered to be highly sensitive within the landscape despite being bounded by development to the south and by community allotments to the east. It has a strong visual relationship with the open countryside to the south from a restricted byway, the north from open countryside, as well as shorter views in from the community allotments. There are also views in from properties to the north of the site.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
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Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.
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Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	The site is approximately 525m from the village shop.
Bus Stop	<400m 400-800m >800m	The site is approximately 225m from a bus stop in the village centre.
Primary School	<400m 400-800m >800m	The site is approximately 325m from Hindon C of E Primary School.
Secondary School	<1600m 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<400m 400-800m >800m	The site is approximately 175m from Hindon Playground.
GP / Hospital / Pharmacy	<400m 400-800m >800m	The site is approximately 725m from the current location of Hindon surgery.
Cycle route	<400m 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<400m 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<400m 400-800m >800m	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	Trees border the southern boundary, providing a wildlife corridor for birds.
Public Right of Way	Yes/No	

Existing social or community value (provide details)	Yes/No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	The site slopes upwards from the south to the north.		
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No Development at the site would be too small scale to change the character of Hindon.		
Other (provide details)			

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☐
The site has significant constraints	☒
The site is unsuitable for development / no evidence of availability ('reject')	☒
Potential housing development capacity (estimated as a development of 30 homes per Ha):	19
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The site attracts views in from surrounding countryside to the north and from a PRoW to the south. There are also short views in from properties to the north of the site. Access is not currently possible as it is located behind existing properties. The site is considered not suitable to allocate.



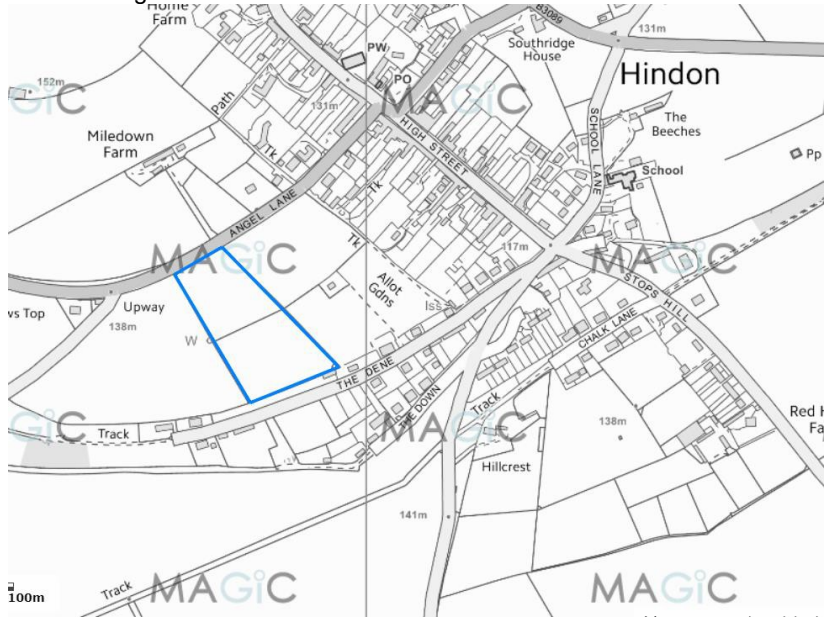
Figure 1: Site O.



Figure 2: Community allotments adjacent to Site O.

Site P

General information

Site Reference / name	P
Site Address (or brief description of broad location)	South of Angel Lane 
Site Description	The site lies to the North of The Dene and south of Angel Lane.
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 1.8 hectares
SHLAA site reference (if applicable)	3157
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA and NP group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	There are no planning applications according to Wiltshire Council.			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☐	Outside ☒	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes access off Angel Lane. No			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes No			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB The southern boundary of the site is also located in Flood Zone 3. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area.

		Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development <u>High sensitivity to development</u>	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. Development at the site would also impact the villagescape character as it is located away from the existing built up area of Hindon. There will also be some views in from properties along the Dene.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss <u>Some loss</u>	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible Limited or no impact or no requirement for mitigation	The site is adjacent to a Grade II listed building on Angel Lane

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	The site is approximately 300m from the village shop.
Bus Stop	<u><400m</u> 400-800m >800m	The site is approximately 300m from a bus stop in the village centre.
Primary School	<u><400m</u> 400-800m >800m	The site is approximately 425m from Hindon C of E Primary School.
Secondary School	<u><1600m</u> 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	The site is approximately 260m from Hindon Playground.
GP / Hospital / Pharmacy	<u><400m</u> 400-800m >800m	The site is approximately 500m from the current location of Hindon surgery.
Cycle route	<u><400m</u> 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<u><400m</u> 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<u><400m</u> 400-800m >800m	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None Unknown	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	
Public Right of Way	Yes/No	
Existing social or community value (provide details)	Yes/No	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☒	☐	Electricity lines cross through the site.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Slopes down to the south.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No Large site relative to scale of village – potential to effect village character through size alone.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

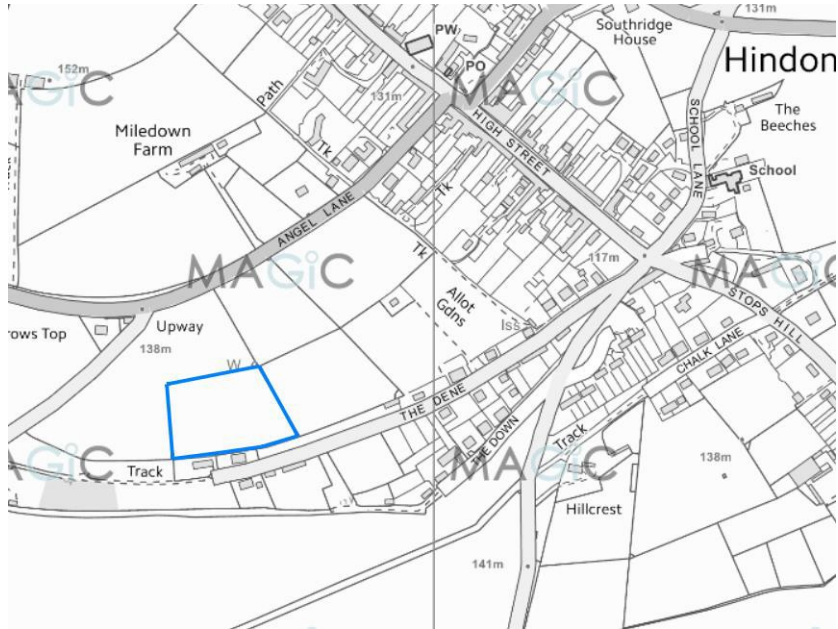
Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☐
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☒
Potential housing development capacity (estimated as a development of 30 homes per Ha):	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The site is considered to be highly sensitive within the landscape. The site is sloping and open, supporting long views in from the open countryside to the south of the site. The site is disjointed from the main built up part of the village. The site is large in size, and development would not reflect the existing settlement pattern of the village. Due to significant landscape and villagescape constraints, the site is not considered suitable for development. The site is considered not suitable to allocate.



Figures: Site P

Site Q

General information

Site Reference / name	Q
Site Address (or brief description of broad location)	North of the Dene 
Site Description	The site lies to the north of The Dene
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 1 hectare
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	There are no planning applications according to Wiltshire Council.			

1.0. Suitability**Suitability**

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☐	Outside ☒	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes <u>No</u> current access off the Dene as there is another field of land in between the site and the Dene meaning provision of access would be challenging.			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes <u>No</u>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB The southern boundary of the site is also located in Flood Zone 3. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located

Flood Zones 2 or 3		approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site is situated towards the bottom of a valley. As a result of this and trees screening the southern boundary, there are limited long views in to part of the site. However, the site is on a slope and parts of the site can be seen from areas of countryside to the south of the site. Development at this site would impact Hindon's villagescape as the site is outside from the existing built up area of Hindon. Development at this site would be dislocated with poor regard for the existing settlement form and pattern of Hindon. Additionally, there are some views in from nearby properties on the Dene.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m 400-800m >800m	The site is approximately 775m from the village shop.
Bus Stop	<400m 400-800m >800m	The site is approximately 475m from a bus stop in the village centre.
Primary School	<400m 400-800m >800m	The site is approximately 575m from Hindon C of E Primary School.
Secondary School	<1600m 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<400m 400-800m >800m	The site is approximately 385m from Hindon Playground.
GP / Hospital / Pharmacy	<400m 400-800m >800m	The site is approximately 975m from the current location of Hindon surgery.
Cycle route	<400m 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<400m 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<400m 400-800m >800m	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

<i>Other key considerations</i>		
Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	
Public Right of Way	Yes/ <u>No</u>	
Existing social or community value (provide details)	Yes/No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Slopes upwards to the north.
Scale and nature of development would be large enough to significantly change size and character of settlement	<u>Yes/No</u> Due to its location outside of existing development, development at this site could change the character of the settlement of Hindon.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

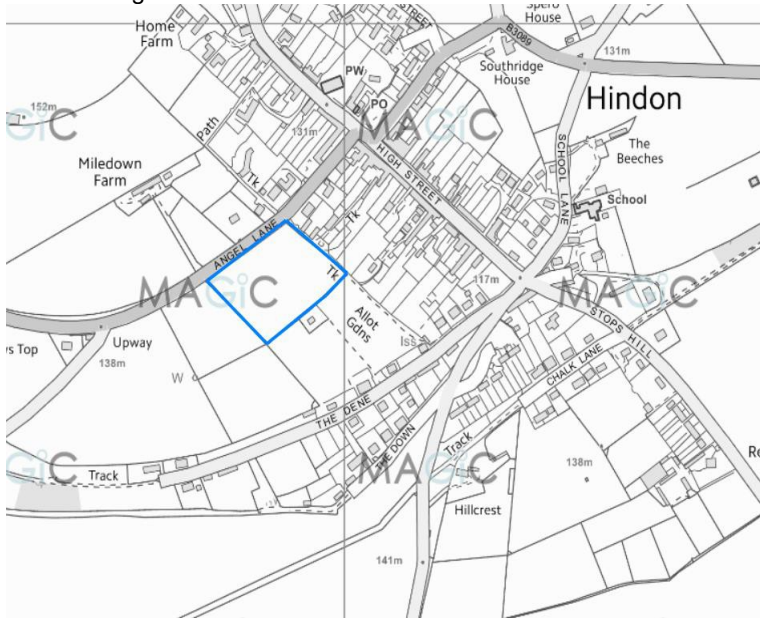
Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☐
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☒
Potential housing development capacity (estimated as a development of 30 homes per Ha):	24
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The site has relatively low landscape sensitivity as it is situated towards the bottom of a valley and the southern boundary is also screened by trees. However, as the site is on a slope, parts of the site can be seen from the areas of countryside to the south of the site. Development would not reflect the existing settlement pattern of Hindon as it is dislocated from the existing built up area of the village. Access would have to pass through an existing field adjacent to the Dene. It is unlikely that villagescape and access constraints can be readily overcome; as such the site is considered not suitable to allocate.



Figures: Site Q (Site Q is the field towards the back).

Site R

General information

Site Reference / name	R
Site Address (or brief description of broad location)	South of Angel Lane 
Site Description	The site lies south of Angel Lane
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 1.3 hectares
SHLAA site reference (if applicable)	S22
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA and NP group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Greenfield**Brownfield****Mixture****Unknown**

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

**Site planning history**

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

There are no planning applications according to Wiltshire Council.

1.0. Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Within**Adjacent****Outside****Unknown**

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes access off PRow to the east of the site. Access could also be provided off Angel Lane.

No

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

YesNo**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes

		SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site has very limited exposure to views in and out of the village as it is within a secluded area screened by planting and by existing development. The site has limited exposure to the landscape as it is screened by trees, preventing long views in. The site could provide an extension to the existing built up area to the east of the site and development here could benefit Hindon's villagescape area. 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 may have significant impacts on historic landscape character.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible <u>Some impact, and/or mitigation possible</u> Limited or no impact or no requirement for mitigation	The site is adjacent to the Hindon Conservation Area and is adjacent to a Grade II listed building on Angel Lane.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	The site is approximately 150m from the village shop.
Bus Stop	<u><400m</u> 400-800m >800m	The site is approximately 150m from a bus stop in the village centre.
Primary School	<u><400m</u> 400-800m >800m	The site is approximately 500m from Hindon C of E Primary School.
Secondary School	<u><1600m</u> 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	The site is adjacent to fields of open space.
GP / Hospital / Pharmacy	<u><400m</u> 400-800m >800m	The site is approximately 375m from Hindon Playground.
Cycle route	<u><400m</u> 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<u><400m</u> 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<u><400m</u> 400-800m >800m	There is some employment at the adjacent Fonhill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ <u>Unknown</u>	
Public Right of Way	Yes/ <u>No</u>	A PRoW borders the eastern boundary of the site, providing a walking route into the village centre.
Existing social or community value (provide details)	Yes/ <u>No</u>	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/ <u>No</u> The site lies west of the built up area of Hindon so wont significantly change the character of the settlement.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☐
The site has significant constraints	☒
The site is unsuitable for development / no evidence of availability ('reject')	☒
Potential housing development capacity (estimated as a development of 30 homes per Ha):	49

Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The site is adjacent to the existing settlement boundary of the built area of the village. 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 may have significant impacts on historic landscape character. A PRoW which borders the eastern boundary of the site provides a walking route into the village centre. The site is within close proximity to the village centre where a range of services and facilities can be accessed. The site has a relatively flat topography. The site is adjacent to Hindon Conservation Area as well as a Grade II listed building on Angel Lane. Considered not suitable to allocate given potential impacts on the setting of the historic environment.
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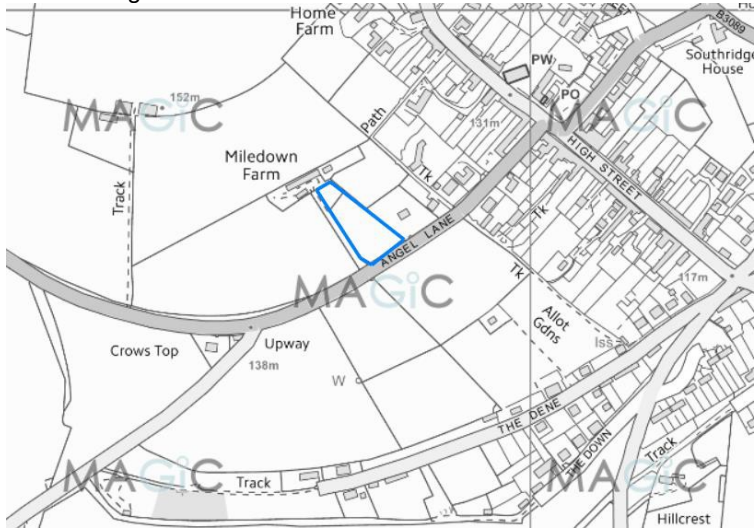
Figure 1: Site R.



Figure 2: PRoW on the eastern boundary of the site.

Site S

General information

Site Reference / name	S
Site Address (or brief description of broad location)	North of Angel Lane 
Site Description	The site lies north of Angel Lane
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 0.4 hectares
SHLAA site reference (if applicable)	
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering Group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	There are no planning applications according to Wiltshire Council.			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☒	Outside ☐	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	Yes access off Angel Lane No			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes No			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC and Fonthill Grottoes SSSI are internationally

		important bat sites. Beyond these SSSIs lie 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.
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	Although the site is in close proximity to the settlement boundary to the east, its character within the landscape is strongly influenced by the open countryside to the north, south and west. The site's position on high ground in a prominent position gives it sensitivity within the landscape particularly in relation to the approach to the village long views in from the south. The site is also outside of the existing built up area of Hindon meaning the townscape character of Hindon would be somewhat impacted.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is adjacent to the Hindon Conservation Area.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	The site is approximately 150m from the village shop
Bus Stop	<u><400m</u> 400-800m >800m	The site is approximately 150m from a bus stop in the village centre.
Primary School	<u><400m</u> 400-800m >800m	The site is approximately 500m from Hindon C of E Primary School.
Secondary School	<u><1600m</u> 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	The site is adjacent to fields of open space.
GP / Hospital / Pharmacy	<u><400m</u> 400-800m >800m	The site is approximately 375m from Hindon Playground.
Cycle route	<u><400m</u> 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<u><400m</u> 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<u><400m</u> 400-800m >800m	There is some employment at the adjacent Fonhill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham,

		Wincanton and Salisbury.
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Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	
Public Right of Way	Yes/ <u>No</u>	
Existing social or community value (provide details)	Yes/ <u>No</u>	

Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/ <u>No</u> The site is too small in scale to change the character of the settlement.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	✓	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	✓	
Any other comments?			

4.0. Summary

Conclusions

Please tick a box

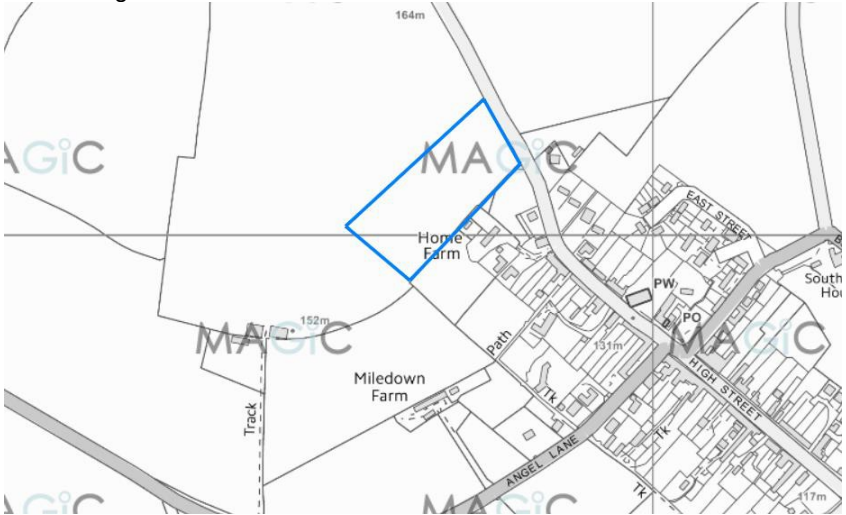
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☐
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☒
Potential housing development capacity (estimated as a development of 30 homes per Ha):	9
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	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. It has a strong visual relationship with the open countryside to the south. Villagescape character would also be impacted as the site is outside of the existing built up part of Hindon. The site is adjacent to Hindon Conservation Area. Access is readily provided off Angel Lane. Due to the site's high sensitivity within the existing landscape and villagescape, this site is not favourable for development. The site is considered not suitable to allocate.



Figure 1: Site S.

Site T

General information

Site Reference / name	T
Site Address (or brief description of broad location)	West of High Street 
Site Description	Site is located to the south west of High Street and north of Home Farm
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 1.6 hectares
SHLAA site reference (if applicable)	S3520
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHELAA and Hindon Neighbourhood Plan Steering group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	

Context**Is the site:**

Greenfield: land (farmland, or open space) that has not previously been developed

Greenfield**Brownfield****Mixture****Unknown**

Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.

**Site planning history**

Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?

There are no planning applications according to Wiltshire Council.

1.0. Suitability**Suitability****Is the site:**

- Within the existing built up area
- Adjacent to and connected with the existing built up area
- Outside the existing built up area

Within**Adjacent****Outside****Unknown**

Does the site have suitable access or could a suitable access be provided? (Y/N)
(provide details of any constraints)

Yes

No access is currently an issue as the site is located on high embankments so it would be challenging to provide access here.

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)
(provide details)

Yes**No****Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation	Yes Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB. The nearest SSSI site is Fonthill Grottoes which is approximately 1.48km from the Neighbourhood Plan area. Chillmark Quarries SAC and SSSI is located approximately 5km from the Neighbourhood Plan area. Chillmark Quarries SAC

		and Fonthill Grottoes SSSI are internationally important bat sites. Beyond these SSSIs lie 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.
• Site of Geological Importance • Flood Zones 2 or 3		
Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	Low sensitivity to development Medium sensitivity to development High sensitivity to development	The site is open with high embankments along High Street providing screening from the road. 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. It has a strong visual relationship with the open countryside to the south. The site is also slightly outside of the existing built up area, therefore it would impact Hindon's villagescape character. There are short views in from one adjacent property.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	No loss Some loss	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	Directly impact and/or mitigation not possible Some impact, and/or mitigation possible <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon Conservation Area or any locally listed buildings.

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	The site is approximately 350m from the village shop.
Bus Stop	<u><400m</u> 400-800m >800m	The site is approximately 350m from a bus stop in the village centre.
Primary School	<u><400m</u> 400-800m >800m	The site is approximately 725m from Hindon C of E Primary School.
Secondary School	<u><1600m</u> 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	The site is approximately 510m from Hindon Playground.
GP / Hospital / Pharmacy	<u><400m</u> 400-800m >800m	The site is approximately 150m from the current location of Hindon surgery.
Cycle route	<u><400m</u> 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<u><400m</u> 400-800m >800m	There are a number of Public Rights of Way which pass through the village of Hindon, less than 400m from the site.
Key employment site	<u><400m</u> 400-800m >800m	There is some employment at the adjacent Fonthill Estate Industrial Units at Cold Berwick Down & Berwick St Leonard less than 2km from Hindon village centre. There is also some employment further afield at Shaftesbury, Gillingham, Wincanton and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/Low/ Unknown	
Public Right of Way	Yes/ <u>No</u>	

Existing social or community value (provide details)	Yes/ <u>No</u>	
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Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Relatively flat.
Scale and nature of development would be large enough to significantly change size and character of settlement	<u>Yes</u> / <u>No</u> Large site size and due to its openness within the surrounding landscape, there is the potential to affect the character of the settlement.
Other (provide details)	

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	
Any other comments?			

4.0. Summary

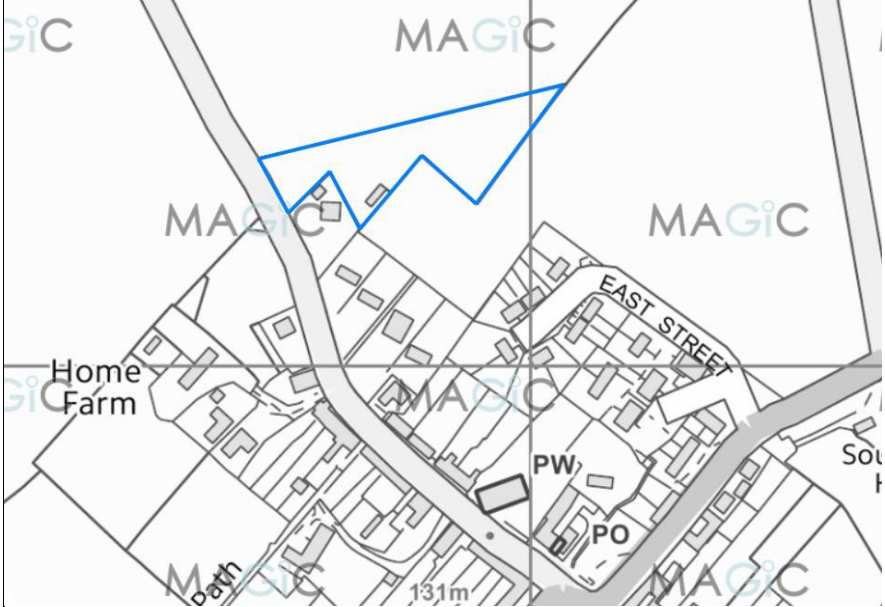
Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	☐
This site has minor constraints	☐
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☒
Potential housing development capacity	
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Access may be an issue for this site. The site is located on high embankments with sunken lanes. As such providing access here would be challenging. The site is open at a high point in the landscape, mostly surrounded by open countryside and supports long views in from the south. There are short views in from an adjacent property. The site is slightly outside of the existing built up area so development at this location will have impacts to Hindon's villagescape. Despite being close to the village, the site has a weak perceptual relationship with the existing built area and could present as a dislocated development with poor regard for the existing settlement form and pattern. The site is considered not suitable to allocate.



Figure 1: Site T.

Site U

General information

Site Reference / name	U
Site Address (or brief description of broad location)	East of High Street 
Site Description	Site lies east of High Street and is adjacent to Site 1.
Current use	Agricultural land
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	Approximately 0.5 hectares
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Hindon Neighbourhood Plan Steering group
Is the site being actively promoted for development by a landowner/developer/agent ? If so, provide details here (land use/amount)	

Context				
Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield ☒	Brownfield ☐	Mixture ☐	Unknown ☐
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	According to Wiltshire Council the following planning application is relevant to the site: S/2005/0747. Address: Land adjoining Northlands, High Street, Hindon, Salisbury, SP3 6DJ. Proposal: Change of use of land from agricultural to equine construction of field shelter. Status: Approve with Conditions.			

1.0. Suitability

Suitability				
Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within ☐	Adjacent ☒	Outside ☐	Unknown ☐
Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)	<u>Yes</u> There is access through the PRow, however vehicular access is currently only via a private property and therefore new vehicular access needs to be provided. No			
Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)	Yes <u>No</u>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: • Area of Outstanding Natural Beauty (AONB) • European designated nature conservation site (i.e. Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3	<u>Yes</u> Adjacent/nearby No	The site is within the Cranborne Chase & West Wiltshire Downs AONB.

Landscape and townscape Is the site low, medium or high sensitivity in terms of landscape character? Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained. Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. High sensitivity: development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.	<u>Low sensitivity to development</u> <u>Medium sensitivity to development</u> <u>High sensitivity to development</u>	The site is adjacent to the settlement boundary. However, its character is strongly influenced by open countryside to the north and east. The site is screened by trees, reducing the sensitivity of long views in from the south and west. The linear nature of existing development at the south of the site provides a clear settlement pattern. There are some short views in from nearby properties from the High Street.
Agricultural Land Land classified as the best and most versatile agricultural land (Grade 1,2 or 3a)	<u>No loss</u> <u>Some loss</u>	Based on Pre 1988 Agricultural Land Classification, the site has been Classified as Grade 3. It is unknown whether this land is Grade 3a or Grade 3b and hence whether or not it is considered best and most versatile.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building	<u>Directly impact and/or mitigation not possible</u> <u>Some impact, and/or mitigation possible</u> <u>Limited or no impact or no requirement for mitigation</u>	The site is not directly adjacent to the Hindon conservation area or any locally listed buildings

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<u><400m</u> 400-800m >800m	The site is approximately 350m from the village shop.
Bus Stop	<u><400m</u> 400-800m >800m	The site is approximately 350m from a bus stop in the village centre.
Primary School	<u><400m</u> 400-800m >800m	Site 1 is approximately 725m from Hindon C of E Primary School.
Secondary School	<u><1600m</u> 1600-3900m >3900m	The nearest secondary schools are in Salisbury and Gillingham.
Open Space / recreation facilities	<u><400m</u> 400-800m >800m	The site is approximately 470m from Hindon Playground.
470mGP / Hospital / Pharmacy	<u><400m</u> 400-800m >800m	The site is approximately 150m from the current location of Hindon surgery.
Cycle route	<u><400m</u> 400-800m >800m	The nearest national cycle route is cycle route 254 which passes through East Knoyle.
Footpath	<u><400m</u> 400-800m >800m	There are a number of walking routes which pass through the village of Hindon, less than 400m from the site.
Key employment site	<u><400m</u> 400-800m >800m	Most employment is further afield including Tisbury, Shaftesbury, Westbury and Salisbury.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Several Few None <u>Unknown</u>	
Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	High/medium/ <u>Low</u> / Unknown	
Public Right of Way	<u>Yes</u> /No	A PRoW borders the eastern boundary of the site.
Existing social or community value (provide details)	Yes/ <u>No</u>	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	☐	☒	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	☐	☒	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat.
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes/No The site is too small for there to be a significant change on the character of the settlement.
Other (provide details)	

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	☐	☐	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	☐	☒	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	☐	☒	

Any other comments?	
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4.0. Summary

Conclusions

Please tick a box

The site is suitable and available for development ('accept')	☐
This site has minor constraints	✓
The site has significant constraints	☐
The site is unsuitable for development / no evidence of availability ('reject')	☐
Potential housing development capacity (estimated as a development of 30 homes per Ha):	12
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The site is adjacent to the existing settlement boundary and has relatively little sensitivity in the wider landscape. Screening from trees prevents some long views in from the south and west. A PRoW borders the eastern boundary of the site and could provide a walking route into the High Street. There is currently no vehicular access other than via a private gateway. If suitable access can be resolved, then this site is considered potentially suitable to allocate in principle.



Figure 1: Site U.

