

Appendix 4 - Base Evidence

Hindon Neighbourhood Plan

Sites Selection Process

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Site Options Selection Process

Background

Hindon village faces a number of challenges which came out of the public consultation meetings held from 2015 to 2019¹. These are explained in Section 7 of the Neighbourhood Plan and can be summarized as follows:

- Reasonable development providing some increase of inhabitants of all ages would support the viability of local facilities and allow the village to thrive, without such injection Hindon could stagnate.
- A new location for the doctor's surgery has to be found. The practice is in residential premises, is on a short lease (the owner would like the building back). The impact of the surgery being lost would be far wider than just on the inhabitants of Hindon of just under 500 with a further 1,900+ patients using Hindon surgery from neighbouring villages.

If we look at the age profile of the population in Hindon², Section 4 of the NP, we see that Hindon has far more older people, in the 65-84, age 25.5% compared with 14% in England and 15.5% in Wiltshire. There are also far fewer children, young people and young adults in Hindon compared with wider Wiltshire and the UK. This supports the view that some increase in population would benefit the village in the long term.

Neighbourhood plans have to comply with local plans, for Hindon this is the Wiltshire Core Strategy, within this Hindon falls under the Tisbury CA. This advocates some requirement for housing within the Neighbourhood Plan period.

Much of the discussion during and from village consultations 2015 through to 2019 is about housing, how many, what type, who for. These questions are addressed in the NP. There is an acceptance that some housing is required.

The Neighbourhood Plan Steering Group also decided to commission a Housing Needs Assessment (HNA) by AECOM³ in order to obtain current independent evidence of future housing requirements for Hindon over the NP period which extends to 2036. This report looks at numbers of houses, sizes and types and tenure.

The other challenge that the NP Steering Group face is that there is no land within the existing settlement boundary that can be built on, other than for very small scale development therefore it is necessary to investigate land outside of the present settlement boundary.

¹ Consultation Statement can be found on the Hindon Website <https://www.hindonvillage.org/neighbourhoodplan.htm>

² From 2011 Census

³ Housing Needs Assessment -May 2019 by AECOM- <https://www.hindonvillage.org/neighbourhoodplan.htm>

In order to identify possible sites for development the NP Steering Group drew up a list of possible sites and commissioned two surveys that looked at possible parcels of land around the perimeter of the settlement and considered these together with four sites identified through Wiltshire's Strategic Housing and Economic Land Availability Assessment (SHELAA)

The Surveys

1. A LVSCA (Landscape and Visual Sensitivity and Capacity Assessment) carried out by an independent landscape Architect. The aim of the LVSCA is to assess Hindon's landscape and visual sensitivity to accept new residential development.
2. An Options Site Assessment carried out by AECOM which is focused on site characteristics, access to community facilities and other key considerations e.g vehicular access.

Figure 1 below shows the 21 AECOM sites identified as A to U

Figure 2 below shows the same sites (LVSCA report) but with some split into smaller parcels of land as the topography demanded, considered separately and identified from 1 to 15 with sub letters, so in all 31 sites.

Surveys Conclusions

LVSCA

The Overall conclusion of the LVSA Survey.

"The LVSCA concluded that Hindon village has limited capacity to accept growth, especially in the form of new residential development, without there being potentially significant adverse effects on landscape character and visual amenity, and conflict with planning policy and material guidance.

The reasons for the lack of capacity are complex, but the fact that Hindon lies within the Cranborne Chase AONB is evidently at the top of the list. Whilst the designation does not preclude development *per se*, it does confer a very high level of landscape and visual value, and the associated planning policies require that any new development should not only protect, but also enhance its receiving environment. "

The LVSA report examines each parcel of land in detail, assessing the "Capacity" rating using nationally recognised methodology⁴ The full report can be viewed on the Hindon village website.

⁴ An approach to Landscape Character Assessment (October 2014) Natural England

The LVSCA Capacity ratings

LVSCA – Overall Capacity rating	
	Medium to High/High
	Medium/Medium to High
	Medium
	Low to Medium/Medium
	Low to Medium
	Low/Low to Medium

AECOM

The overall conclusion of the AECOM study was that:

“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.

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.

The final ten sites are considered to be unsuitable for allocation.”.

AECOM used a traffic light system to rate the sites. “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 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”.

The AECOM Trafficlight rating System

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

Table 1 below shows all the sites and their high level conclusions about each site, also cross references the site identification.

Table 1 shows all of the sites with ratings from the AECOM and LVSCA surveys

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

It is worth noting that in Table 1 above:

- AECOM site A has an Amber rating. The LVSCA splits this site into two, the first site 1(i) on the western and southern sides has a Low to Medium/Medium score (Amber), so the same as AECOM, but the other part of the site 1(ii) has a slightly lower capacity rating, Low to Medium.

In the table above AECOM site K, was split into two sites in the LVSCA these are 9 (i) and 9 (ii), the second of these 9 (ii) scored a lower rating. The LVSCA conclusion for 9 (ii) says that

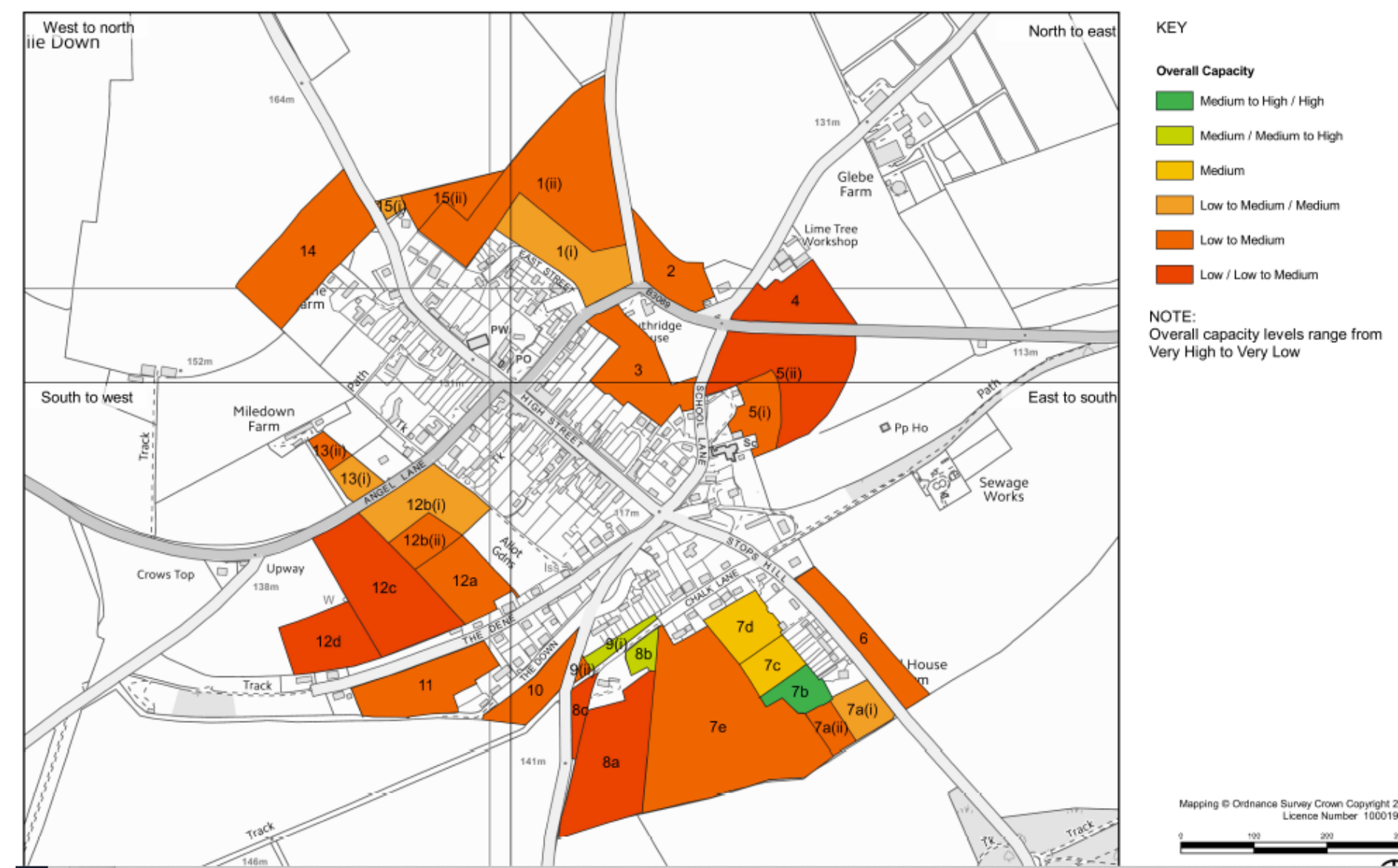
- “it has a higher degree of association with and visibility in wider landscapes to north and west/south west and is at village gateway. It should remain as grassed open space”.

Another of the AECOM GREEN sites, site M in the table above, was considered to have a lower capacity rating by the LVSCA (site 11). The LVSCA conclusion is “Area 11 has limited capacity to accommodate built form without giving rise to significant adverse effects, due to Area's traditional / pastoral character which makes highly important contribution to historic setting and context of village, at key gateway to historic core. Area, and associated winterbourne valley corridor, also perform highly important GI functions”.

Figure 1 below shows the AECON Sites



Figure 2 below shows the LVSCA areas with the capacity rating applied.



Site Selection

To decide which sites have the potential to be allocated for development, the NP Steering Group considered the following:

1. LVSCA rating
2. AECOM rating
3. Site Capacity – Will the site meet the identified housing requirement of the Parish/Neighbourhood Plan and the AECOM HNA recommendations
4. Does the site support the vision and objectives for the Hindon NP
5. Any constraints, and are there viable mitigation strategies
6. Access to community facilities and services
7. Vehicular access
8. Availability, and over what timeframe.

LVSCA and AECOM ratings.

The first action is to eliminate any site that had a red rating for AECOM or for LVSCA a Low/Low to Medium rating, this rating is given to sites with the **least** capacity to accept development.

For LVSCA this would exclude sites 4, 5 (ii), 8a, 8c, 12c & 12d = 6 sites

In addition the AECOM study excludes these further sites B, C, I, L, O, R, and S, = 7 sites. The AECOM comment against these sites is “Considered not suitable to allocate”.

We can therefore eliminate 13 sites from further consideration, leaving 18 (of the total 31) sites that can be further considered.

It should be noted that it is only the LVSCA that details the Hindon landscape sensitivity to development

Site Capacity

Table 2 sites that still remain under consideration

Site ref, AECOM & LVSCA	Available	Capacity Theoretical based on 30 per ha	AECOM Comment	LVSCA Comment	SG Comment
A, 1(i) & 1 (ii)	Yes SHELA 158	146 -Sufficient for Housing + Surgery	Potential suitable to allocate subject to constraint mitigation	Split into 2 sites (i) and (ii). (because of visual sensitivity issues. (i) ok to develop on west & southern sides, (ii) constraints because of topography	Investigate further constraints for flexibility to use part of (ii)
D, 4	Not Available	19 – insufficient for main requirement	Potential suitable to allocate subject to constraint mitigation	In open countryside and separated from current settlement	Not considered as suitable for development
E, 5 (i) & (ii)	Not Available	54	Potential suitable to allocate subject to constraint mitigation	Split into 2, 5(i) & 5(ii). 5 (ii) has lower landscape & sensitivity - on land adjacent to existing settlement edge	Not considered as suitable for development.

Site ref, AECOM & LVSCA	Available	Capacity Theoretical based on 30 per ha	AECOM Comment	LVSCA Comment	SG Comment
				near school. 5 (i) has a slightly higher capacity due to a lower degree of visibility and closer association with settlement.	
F, 6	Not Available	90	potentially suitable to allocate in principle subject to mitigation of identified constraints.	Has limited capacity to accommodate built form without giving rise to significant adverse effects due to location in open countryside	Separated from village and amenities. Would have safety concerns in accessing onto narrow Stops Hill. Not considered suitable for development.
G, 7a (i) & (ii), 7b, 7c & 7e		67 –small parcels of land insufficient for main requirement.	Considered potentially suitable to allocate in principle subject to mitigation of identified constraints	LVSCA splits into 5 parcels of land. 7a (i) Has a higher capacity due to areas limited visibility in both local & wider landscapes. 7a (ii) Recommend that should remain as field/paddock to respect settlement pattern. 7b is brownfield land and could be developed. 7c & 7e has little capacity without adverse effect.	Site 7b has potential for development, access to the site would need to be through Redhouse Farm. Other sites not considered suitable for development.
H, 7d		14	Considered potentially suitable to allocate in principle subject to mitigation of identified constraints.	Has some potential for development so long as land to west remains as open fields	Not considered as suitable for development
J, 8b		5, only suitable for small scale development	Suitable to allocate in principle	8b is a relatively discrete parcel of land that can accommodate development with minimal constraints	Site 8b considered as acceptable for small scale development.
K, 9 (i), 9(ii)		2, only suitable for small scale development	Suitable to allocate in principle but no access	9 (i) Could accommodate development -well wooded and trees help to integrate into local and wider landscapes. 9 (ii) Has a wider association with	9 (i) considered as acceptable for small scale development, Site 9 (ii) not considered suitable for development.
M, 11		12, insufficient for main requirement	Suitable to allocate in principle	Limited capacity to accept development without significant adverse effects at gateway to historic core and winterborne valley corridor	Not considered as suitable for development
N, 11		12, insufficient for main requirement	Northern half suitable to allocate in principle	Limited capacity to accept development without significant adverse effects at gateway to historic core and winterborne valley corridor	Not as suitable for development
R 12b (i)		49 for whole site	Considered not suitable to allocate given potential impacts	Limited capacity to accept development with adverse effects due to location in open countryside	Potentially suitable for development but limited

Site ref, AECOM & LVSCA	Available	Capacity Theoretical based on 30 per ha	AECOM Comment	LVSCA Comment	SG Comment
			on the setting of the historic environment.		
S 13 (i)		9 for whole site	The site is considered not suitable to allocate	Area has some potential for development so long as settlement pattern respected by restricting to 13 (i) could form locally appropriate and distinctive gateway to village.	Not considered at this stage for development.
U, 15(i) & (ii)		12, insufficient for main requirement	If suitable access can be resolved, then this site is considered potentially suitable to allocate in principle	Limited capacity to develop due to its location in open countryside which forms rural context and setting of settlement	Not considered for development.

There is one site only that has sufficient capacity is SHELAA 158 and has been rated by AECOM as suitable for development, this is site A, the same site, site 1 for the LSCA has been split into two 1 (i) and 1 (ii), the most western of these 1 (i) is the LVSCA says suitable for development, but eastern part of the site (ii) is less suitable as the land rises to the east and to north making any development much more visible.

The other site that the LSCA says can accept some development is SHELAA 22, Angel which the LVSCA splits into two, the northern part adjacent to the B3089, 12 b (i) can it says accept some development, but the southern part 12b (ii) has limited potential because of location in open countryside and distance from settlement.

The AECOM report on this site (R) says “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”.

The fact that Hindon sits wholly within the the Cranbourne Chase and West Wiltshire Downs AONB is a significant constraint to any development. Paragraph 172 of the NPPF⁵ states that great weight should be given to conserving landscape and scenic beauty in the AONB and also states that consideration (of a development) should include an assessment of:

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

The need for development has been explained in the paragraphs above. The scope for developing

⁵ National Planning Policy Framework updated in July 2018 and January 2019

outside is limited, has been explored by the Hindon NP Steering Group through the surveys discussed above and potential solutions identified. The significant cost of relocating the doctors surgery can only be met through national funding and the support of a local landowners and also of a developer.

Conclusion

The NP Steering Group conclusion is that:

- The SHELLA site S158, LVSCA ref 1 (i), AECOM site A, land off Chicklade Road should be allocated together with the western part of site 1(ii) this decision would be subject to the mitigation of constraints identified in the ecology⁶ surveys carried out 2016 through 2019 and the landscape sensitivity survey carried out by an independent Architech.
- Site 8 (b) Hillview Paddock to be allocated for ½ dwellings
- Site 9 (i) Hillview Triangle to be allocated for 2/3 dwellings
- Site 7b Redhouse farm stable site to be allocated for 1 dwelling.

⁶ East Street Bat Survey Andrew McCarthy Ecology -January 2016 updated in 2019 (for C.G Fry)
<https://hindonvillage.org/neighbourhoodplan.htm>