

SOUTH WILTSHIRE CORE STRATEGY

HINDON'S HOUSING NEEDS

Hindon Parish Council, having studied the Draft proposals, they remain very concerned at the number of houses expected to be built in the 3 villages of Hindon, Fovant and Ludwell, amounting to a total of 170 to be split between them, although the split between them has not been specified. However as some 50 houses have already been built or agreed which brings the target down from 220, and none of these are in Hindon, it has been assumed that Hindon's share would remain closer to a third of the original figure, ie; 73 new houses

It is understood that once the number of houses to be built is specified within the final Core Strategy, this will be a minimum figure which might be exceeded, but will not be able to be reduced. This will leave the final decision on the exact number of houses allocated to Hindon to be decided on an arbitrary number, rather than sustainability considerations, and on the capacity of the village to integrate new population.

Hindon Parish council has therefore held discussions with those organisations that have finite limitations on further growth within their existing premises and circumstances to arrive at a number which could be accommodated on a rational and sound basis.

Hindon is a small, geographically restricted village with a population of just over 500 souls, and 240 houses, with virtually no space for any "in-filling" developments within the existing building boundary. Hence any development would have to take place on the outskirts of the village on green field sites.

The organisations involved in the discussions were:

1. The Surgery

The catchment area of the practice is bounded by – Pertwood to the north – Chilmark to the east – Wardour & Semley to the south – East & West Knoyle and Sedgehill to the west.

The practice currently has 2,060 patients of whom 75% come from outside Hindon with a maximum capacity of 2,200. A noticeable number of the 75% come from outside the prescribed boundary mentioned above, from villages such as Tisbury.

Therefore it would be realistic to assume that even with some development in Hindon 60% of the spare capacity would come from these outside villages as development is already taking place in Tisbury and scheduled for more.

Capacity left for Hindon **60 people**

The surgery employs 11 People of whom 4 are currently from within Hindon.

2. The School

This small primary school has 44 pupils at present with a maximum capacity of 55, increasing to 70 once current building plans are completed.

Once again the catchment area for the school includes; Chicklade; Pertwood; Berwick St Leonard and East & West Knoyle. However, 80% of the pupils are from within the village of Hindon. There is also a small nursery school with 18 pupils, again almost totally from Hindon.

Therefore, working on the basis of a current capacity of 15 pupils, Hindon would be expected to provide about 80% of the capacity making:

Capacity left for Hindon **12 pupils**

The school employs a total of 10 staff of which only 3 are from the village.

3. **The Village Shop**

The shop and Post Office have been operating in their present form for 18 months (the shop is owned by village residents and operates as a co-operative.) in new smaller premises and in spite of the lack of storage and shelf space would welcome further trade from both residents and passing traffic. However the capacity is finite and any major increase in their customer base would eventually lead to the need to find larger premises, which, depending on the location might reduce the passing trade which is currently high due to the very favourable location close to the 2 pubs, the bus stop and the cross roads.

The shop relies heavily on volunteers and has only 4 employed staff.

4. **The Angel and Lamb Inns**

Whilst both establishments encourage local support, they rely more heavily on trade from outside the village, but would welcome an increase to the resident population.

Between the 2 inns they employ a total of 40 staff including part time.

EMPLOYMENT

The above 2 inns are the main employers in the village employing between them 40 staff, of whom only 6 are from within the village, and together with a small building company with a work force of 20, only 1 of whom lives within the village, the surgery with 11 staff and the school of 10, are the only employment opportunities within the village apart from those who are self employed. There would be few new opportunities for employment within the village unless some new office or other work business premises were to be included within the overall development plans, but it is considered that this would be unlikely due to the small size of the Parish boundaries and the increasing developments of such space in nearby villages and hamlets such as Berwick St Leonard, Fonthill Bishop etc.

ENVIRONMENT/INTEGRATION

As stated earlier, any development within Hindon would have to be on green field site(s) and it is essential that they are integrated into the existing village community with great care.

Previous developments to the village in the late 1950's and 60's of East Street, Whitehill and Stops Hill paid scant attention to links with the centre of the village, the school and other facilities which are causing major problems now. These difficulties include: no footway between Stops Hill and the rest of the village, proving particularly dangerous for children being walked to school; East Street is only connected via a narrow winding footpath, and Whitehill

too has no separate pedestrian paths or pavement into the main areas of the village or school.. Any future development must ensure that there is regular two way traffic between any new housing and the existing village.

A prime example would be the building of a new Village Hall able to accommodate events from an enlarged community, built within the development to encourage the new and existing villagers to fully integrate and maintain the present strong sense of community which exists within this tight knit village.

AFFORDABLE HOUSING

In 2003/4 a full survey was carried with a Housing Trust to look into the needs and reality of building Affordable Housing within Hindon. The result of this survey showed that there was a demand for **6** houses, but the project could not proceed due to the lack of available land within the then building boundary.

The population of the village has not altered in the intervening years and nor has there been any notable building to invalidate this survey even though there has been movement in the sale of existing properties, however the cost of housing has increased to such an extent over the intervening years since the survey was carried out that there is now an even greater need for affordable Housing within the village, and the level of 40% of total-all new housing should fall within this category. Potential employers such as the school and the inns have all mentioned the lack of affordable housing is limiting the employment pool of local people as they cannot afford house prices in Hindon.

CONCLUSION

In light of the above, Hindon Parish Council views positively the integration of a number of additional houses into the village which would enhance trade within the existing commercial businesses in the village and ensure that the surgery and school remain viable over the period under consideration. (2006-2026)

The Parish Council believes that the present sense of community within the village is both positive and important. Integration into the village is therefore critical. Taking into account the limiting factors of the size of the surgery and the school and the ability to integrate an increased population within the present community, the proposal is that a total of **26 houses should be built**, of which a proper proportion should be Affordable Housing.

This number would accommodate around 60 people of whom 10 would be school children. This would be an increase of 11% in the number of houses and population, as against the current notional figure of 73 houses (170 divided between the 3 villages) which would make a totally unacceptable increase of 30% of houses and population, with little or no work opportunities within the village.

It should be noted that Hindon Parish Council will carry out a new Housing Needs Survey and produce a Neighbourhood Plan which will be based on the information obtained and the views expressed by members of the public at an open meeting held to discuss the Core Strategy and this response.