

HINDON NEIGHBOURHOOD DEVELOPMENT PLAN 2019 - 2036

**The Report of the Independent Examiner to Wiltshire Council on the Hindon
Neighbourhood Development Plan**

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12th October 2020**

Summary

I was appointed by Wiltshire Council, in agreement with the Hindon Parish Council, in May 2020 to undertake the Independent Examination of the Hindon Neighbourhood Development Plan.

The Examination has been undertaken by written representations. I visited the Neighbourhood Area on 4th September 2020 after a delay agreed to accommodate the decision-making on the funding of the Surgery that is one of the proposals included in the Plan.

The Neighbourhood Development Plan proposes a local range of policies and seeks to bring forward positive and sustainable development in the Hindon Neighbourhood Area. There is an evident focus on safeguarding the very distinctive character of the area whilst accommodating future change and growth.

The Plan has been underpinned by extensive community support and engagement. The social, environmental and economic aspects of the issues identified have been brought together into a coherent plan which adds appropriate local detail to sit alongside the Wiltshire Core Strategy (adopted January 2015).

Subject to a series of recommended modifications set out in this Report, I have concluded that the Hindon Neighbourhood Development Plan meets all the necessary legal requirements and should proceed to referendum.

I recommend that the referendum should be held within the Neighbourhood Area.

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Introduction

This report sets out the findings of the Independent Examination of the Hindon Neighbourhood Development Plan 2019 - 2036. The Plan was prepared and submitted to Wiltshire Council by the Hindon Parish Council as the Qualifying Body.

Neighbourhood Development Plans were introduced into the planning process by the Localism Act 2011. They aim to allow local communities to take responsibility for guiding development in their area. This approach was subsequently incorporated within the National Planning Policy Framework (NPPF) in 2012 and this continues to be the principal element of national planning policy. A new NPPF was published in July 2018, updated in February 2019, and it is against the content of this NPPF that the Plan will be examined.

This report assesses whether the Hindon Neighbourhood Development Plan is legally compliant and meets the 'basic conditions' that such plans are required to meet. It also considers the content of the Plan and, where necessary, recommends modifications to its policies and supporting text. This report also provides a recommendation as to whether the Hindon Neighbourhood Development Plan should proceed to referendum. If this is the case and that referendum results in a positive outcome, the Hindon Neighbourhood Development Plan would then be used in the process of determining planning applications within the Neighbourhood Area boundary as an integral part of the wider Development Plan.

The Role of the Independent Examiner

The Examiner's role is to ensure that any submitted Neighbourhood Development Plan meets the legislative and procedural requirements. I was appointed by Wiltshire Council, in agreement with the Hindon Parish Council, to conduct the examination of the Hindon Neighbourhood Development Plan and to report my findings. I am independent of both Wiltshire Council and the Hindon Parish Council. I do not have any interest in any land that may be affected by the Plan.

I possess the appropriate qualifications and experience to undertake this role. I have over 40 years' experience in various local authorities and third sector bodies as well as with the professional body for planners in the United Kingdom. I am a Chartered Town Planner and a panel member for the Neighbourhood Development Planning Independent Examiner Referral Service (NPIERS). I am a Member of the Royal Town Planning Institute.

In my role as Independent Examiner I am required to recommend one of the following outcomes of the Examination:

- the Hindon Neighbourhood Development Plan is submitted to a referendum; or
- the Hindon Neighbourhood Development Plan should proceed to referendum as modified (based on my recommendations); or
- the Hindon Neighbourhood Development Plan does not proceed to referendum on the basis that it does not meet the necessary legal requirements.

As part of this process I must consider whether the submitted Plan meets the Basic Conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. If recommending that the Neighbourhood Development Plan should go forward to referendum, I must then consider whether or not the referendum area should extend beyond the Neighbourhood Area to which the Plan relates.

In examining the Plan, I am also required, under paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, to check whether:

- the policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of Section 38A of the Planning and Compulsory Purchase Act 2004;

- the Neighbourhood Development Plan meets the requirements of Section 38B of the 2004 Act (the Plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one Neighbourhood Area);
- the Neighbourhood Development Plan has been prepared for an area that has been designated under Section 61G of the Localism Act and has been developed and submitted for examination by a qualifying body.

These are helpfully covered in the submitted Basic Conditions Statement and, subject to the contents of this Report, I can confirm that I am satisfied that each of the above points has been properly addressed and met.

In undertaking this examination I have considered the following documents:

- Hindon Neighbourhood Development Plan 2019 - 2036 as submitted
- Hindon Neighbourhood Development Plan Basic Conditions Statement (January 2020)
- Hindon Neighbourhood Development Plan Consultation Statement and Appendices (February 2020)
- Strategic Environmental Assessment for the Hindon Neighbourhood Plan (January 2020)
- Hindon Neighbourhood Development Plan Habitats Regulations Assessment (May 2020)
- Content at: www.hindonvillage.org/neighbourhoodplan.htm
- Representations made to the Regulation 16 public consultation on the Hindon Neighbourhood Development Plan - as shown at:
https://consult.wiltshire.gov.uk/portal/spatial_planning/np/hindon_neighbourhood_plan/hindon_neighbourhood_plan_regulation_16_consultation
- Wiltshire Core Strategy (adopted January 2015)
- The Wiltshire Housing Site Allocations Plan Community Area Topic Paper for the Tisbury CA (July 2018)
- National Planning Policy Framework (NPPF) (2019)
- Neighbourhood Development Planning Regulations (2012)
- Planning Practice Guidance (PPG) (March 2014 and subsequent updates)

I carried out an unaccompanied visit to the Neighbourhood Area on 4th September 2020. I looked at all the various sites and locations identified in the Plan document in their rural context.

The legislation establishes that, as a general rule, Neighbourhood Development Plan examinations should be held without a public hearing, by written representations only. Having considered all the information before me, including the representations made to the submitted plan which I felt made their points with clarity, I was satisfied that the Hindon Neighbourhood Development Plan could be examined without the need for a public hearing and I advised Wiltshire Council accordingly. The Qualifying Body and the Local Planning Authority have helpfully responded to my enquiries so that I may have a thorough understanding of the facts and thinking behind the Plan, and the correspondence is included on the Wiltshire Council Neighbourhood Development Planning website for the Hindon Neighbourhood Development Plan.

Hindon Neighbourhood Area

A map showing the boundary of the Hindon Neighbourhood Area has been provided within the Neighbourhood Development Plan. Further to an application made by Hindon Parish Council, Wiltshire Council approved the designation of the Neighbourhood Area on 5th November 2014. This satisfied the requirement in line with the purposes of preparing a

Neighbourhood Development Plan under section 61G(1) of the Parish and Country Planning Act 1990 (as amended).

Consultation

In accordance with the Neighbourhood Development Planning (General) Regulations 2012, the Qualifying Body has prepared a Consultation Statement to accompany the Plan.

The Planning Practice Guidance says:

“A qualifying body should be inclusive and open in the preparation of its Neighbourhood Development Plan [or Order] and ensure that the wider community:

- is kept fully informed of what is being proposed
- is able to make their views known throughout the process
- has opportunities to be actively involved in shaping the emerging Neighbourhood Development Plan [or Order]
- is made aware of how their views have informed the draft Neighbourhood Development Plan [or Order].” (Reference ID: 41-047-20140306)

The submitted Consultation Statement notes that in June 2015 119 residents attended two Open Consultation Meetings at the Village Hall, held with the purpose of introducing the Steering Group and inviting an open discussion about the aims and objectives of the Plan. Publicity for this and subsequent meetings/events involved house-to-house fliers, posters, the Parish monthly ‘Newsletter’ and a dedicated Hindon Neighbourhood Plan website. Questionnaires were handed out at the meeting and made available at the Community Shop and the two local pubs for those people who were not able to attend. 136 residents from a total adult population of approximately 390 adults (30%) returned Questionnaires.

In February 2017 two Drop in Open Days were held on successive weekends, first at the Village Hall and then at the Hindon Fellowship Club. Visitors were directed along a series of display boards that detailed the work done to date and showed the initial proposals from the Steering Group of a possible settlement boundary change and suggested the numbers and types of housing on two potential development sites. The feed-back form asked eight questions and also provided space for comments; on the back of the form was a map showing a proposal for initial boundary changes. The feed-back form was completed by 134 people. Whilst the responses indicated a general degree of approval for the outline proposals, there was also substantial disapproval of some elements.

In January 2018 another Drop in Open Day was held at the Hindon Fellowship Club. Visitors were directed along a series of display boards that detailed the work done adapting the initial proposals put forward in February 2017. The display also included display boards from CG Fry (who have a purchase option on land off Chicklade Road) which gave alternative layouts for the site with 2 possible locations for a re-located Surgery and possible Community Hall. 94 villagers attended which is approximately 25% of the adult population of Hindon and 94 completed feed-back forms were subsequently analysed. The feed-back form was split into 2, form 1 covered Development Sites, Housing, and Settlement Boundary and form 2 covered the concept illustrations. The feedback forms were split between some Yes/No questions and ‘open’ questions for responders to make their own comments. Attending the session throughout the day were members of the Steering Group to answer questions supported by 2 representatives from Place Studio, the consultants assisting in the development of the Draft Plan, and the builder with a land option.

As required by the Neighbourhood Development Plans Regulations, a pre-submission formal Consultation took place between 27th June and 17th August 2018. The Regulation 14 draft was made available to view and download on the Parish Council website and Wiltshire Council’s website. Hard copies were made available at the two pubs, the Community Shop,

and at a 2 day open session. All relevant Schedule 1 consultation bodies were contacted and all Hindon households were leafleted alongside a notice in 'The Newsletter' to publicise the draft Plan and signpost ways of commenting. 64 response forms were received and reviewed and a detailed summary of comments and actions has been included within the Consultation Statement.

Finally I note that, in acknowledgement of the disruptive effects of the Covid-19 lockdown, the Regulation 16 community consultation was extended. The draft Plan was therefore available for comment from Monday 2nd March to Friday 15th May 2020. Particularly in the absence of any adverse comments, I am satisfied that this has allowed the consultation to be concluded satisfactorily.

Accordingly, overall I am satisfied that the consultation process accords with the requirements of the Regulations and the Practice Guidance and that, in having regard to national policy and guidance, the Basic Conditions have been met. In reaching my own conclusions about the specifics of the content of the Plan I will later note points of agreement or disagreement with Regulation 16 representations, just as the Qualifying Body has already done for earlier consultations. That does not imply or suggest that the consultation has been inadequate, merely that a test against the Basic Conditions is being applied.

Representations Received

Consultation on the submitted Plan, in accordance with Neighbourhood Development Planning Regulation 16, was undertaken by Wiltshire Council from Monday 2nd March to Friday 15th May 2020 – a period extended in recognition of the hindrance arising from the Covid 19 pandemic and responses to it. I have been passed the representations – 16 in total – which were generated by the consultation and which have been included on the Wiltshire Council consultation website. I have not mentioned every representation individually within the Report but this is not because they have not been thoroughly read and considered in relation to my Examiner role, rather their detail may not add to the pressing of my related recommendations which must ensure that the Basic Conditions are met.

The Neighbourhood Development Plan

The Parish Council is to be congratulated on its extensive efforts to produce a Neighbourhood Development Plan for their area that will guide development activity over the period to 2036. I can see that a sustained effort has been put into developing a Plan guided by a series of objectives set down in section 9 of the Plan and a Vision that says: "Hindon should be 'A thriving sustainable village community where people want to be, and which continues to evolve by developing in harmony with its history, it's (*sic*) heritage and it's (*sic*) natural environment.'" The Plan document is well presented with a distinctive combination of text, clear images and Policies that are, subject to the specific points that I make below, well laid out and helpful for the reader. The Plan has been kept to a manageable length by not overextending the potential subject matter and the coverage of that.

It is an expectation of Neighbourhood Development Plans that they should address the issues that are identified through community consultation, set within the context of higher level planning policies. There is no prescribed content and no requirement that the robustness of proposals should be tested to the extent prescribed for Local Plans. Where there has been a failure by the Qualifying Body to address an issue in the round, leading to an inadequate statement of policy, it is part of my role wherever possible to see that the community's intent is sustained in an appropriately modified wording for the policy. It is evident that the community has made positive use of "direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area" (Planning Practice Guidance Reference ID: 41-001-20140306).

Individually I can see that the Policies address legitimate matters for a Neighbourhood Development Plan as identified with the community. I will later look at the Policies in turn so as to ensure that the Basic Conditions are met, which include an obligation to have regard to Local Plan strategic policies. However, a contentious issue has been the impact of the Plan's development proposals on the village setting. The village sits within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), a designation that is addressed within the NPPF (para 172):

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”

The representation on behalf of the AONB adds reference to National Planning Policy Guidance (Natural Environment para 041) where it is emphasised “policies for protecting [the AONBs] may mean it is not possible to meet objectively assessed needs for development in full through the plan-making process”. However, the Qualifying Body, out of a concern to meet the Basic Conditions, has noted the obligation for Neighbourhood Plans to “be in general conformity with the strategic policies of the Plan for the area”. Contrary to the assertion of the AONB in their representation that “the target for new homes in the Tisbury Community Area has been met”, I accept the evidence put forward by the local planning authority (their representation paragraphs 5.3 & 5.4) which says:

“The Wiltshire Core Strategy sets out an indicative housing requirement for the Tisbury Community Area Remainder [as distinct from the separate Tisbury Area] of approximately 220 dwellings over the period 2006 to 2026. To date delivery has been lower than expected and the latest Wiltshire Housing Land Supply Statement (base date April 2018) shows that there is a residual indicative housing requirement of 135 homes to be met within the Community Area Remainder to 2026. Hindon is one of three Large Villages in the Community Area [Remainder] which, together, in keeping with their position in the settlement hierarchy set out in Core Policy 1 of the WCS, would be expected to deliver a large share of this requirement, with the number of homes to be provided informed by locally derived evidence. The plan period for the Hindon Neighbourhood Plan extends to 2036, in line with that of the Wiltshire Local Plan Review and therefore it is appropriate to take into account housing needs in the parish over this time period.”

I note that the Core Strategy does not define a specific housing target for the Hindon Neighbourhood Area but expects, in general terms, a proportionate contribution to the target for the Tisbury Community Area Remainder, part of the target relating to the period 2026 – 2036 being as yet undefined. Since the whole of the Tisbury Community Area Remainder is within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty I can conclude that the target within the adopted Core Strategy was set having regard to the NPPF policies on AONBs. It was therefore reasonable for the Qualifying Body to seek to address land requirements to meet the housing needs and priorities of the Hindon Neighbourhood Area, albeit within the context of both the Wiltshire Core Strategy and the AONB designation. Had the Qualifying Body concluded that only the other two Large

Villages within the Community Area Remainder should deliver the “large share” of the Area’s housing requirement, they would have faced difficulties showing that the Basic Conditions for their Plan had been met. I will later consider the extent to which the Policies devised as part of the Neighbourhood Plan are appropriate and appropriately worded.

(I am adding a note here to acknowledge the comments of Natural England when responding to a consultation on the Strategic Environmental Assessment (AECOM Report). They commented: “an assessment of the whole community area is needed to assess the best sites to allocate in order to meet the requirements of the SEA directive As we see it, this is an inevitable consequence of the flawed evidence used in support of the Wiltshire Core Strategy. The housing figures should have been fully assessed, along with alternatives and their deliverability, as part of the higher tier planning process ...”. These comments inherently acknowledge that such an exercise would be beyond the scope of a Neighbourhood Plan. NPPF para 65 says: “Once the strategic policies have been adopted, these [housing requirement] figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement. The Wiltshire Core Strategy was the subject of Independent Examination and I do not believe that a “significant change in circumstances” exists; therefore, as noted above, I have accepted the guidance on housing requirements as they affect Hindon as provided by the local planning authority.)

Having considered all the evidence and representations submitted as part of the Examination I am satisfied that the submitted Plan has had regard to national planning policies and guidance in general terms. It works from a positive vision for the future of the Neighbourhood Area and promotes policies that are, subject to amendment to variable degrees, proportionate and sustainable. The Plan sets out the community’s priorities and establishes a sound basis for proportionate growth whilst seeking to identify and safeguard Hindon’s distinctive features and character. The plan-making process had to find ways to reconcile the external challenges that are perceived as likely to affect the area with the positive vision agreed with the community. All such difficult tasks were approached with transparency, with input as required and support from Wiltshire Council.

However, in the writing up of the work into the Plan document, it is sometimes the case that the phraseology is imprecise, not helpful, or it falls short in justifying aspects of the selected policy. This is not uncommon in a community-prepared planning document and something that can readily be addressed in most instances. Accordingly I have been obliged to recommend modifications so as to ensure both clarity and meeting of the ‘Basic Conditions’. In particular, Plan policies as submitted may not meet the obligation to “provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency” (NPPF para 17). I bring this particular reference to the fore because it will be evident as I examine the policies individually and consider whether they meet or can meet the ‘Basic Conditions’.

Basic Conditions

The Independent Examiner is required to consider whether a Neighbourhood Development Plan meets the “Basic Conditions”, as set out in law following the Localism Act 2011; in December 2018 a fifth Basic Condition was added relating to the Conservation of Habitats and Species Regulations 2017. In order to meet the Basic Conditions, the Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the Plan for the area;
- be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations;

- not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d).

The submitted Basic Conditions Statement has very helpfully set out to address the issues in relation to these requirements and has tabulated the relationship between the policy content of the Plan and its higher tier equivalents. I note that the Local Plan is the Wiltshire Core Strategy (adopted January 2015).

I have examined and will below consider the Neighbourhood Development Plan against all of the Basic Conditions above, utilising the supporting material provided in the Basic Conditions Statement and other available evidence as appropriate.

The Plan in Detail

I will address the aspects of the Neighbourhood Development Plan content that are relevant to the Examination broadly in the same sequence as the Plan. Recommendations are identified with a bold heading and italics, and I have brought them together as a list at the end of the Report.

Front cover

A Neighbourhood Development Plan must specify the period during which it is to have effect. I note that there is a prominent reference to the Plan period 2019 – 2036 on the front cover. However, the accompanying Basic Conditions Statement and the Consultation Statement both show the Plan period as 2020 – 2036. Since none of the data in the Plan is 2019 specific and the Plan was not submitted until 2020 that would be the more appropriate start date. The reference to “Regulation 16 Published Version for Consultation” can now be removed.

Contents, Tables and Figures

The listings will need to be reviewed once the text has been amended to accommodate the recommendations from this Report. In reviewing this page corrections should be made, for example, to move the entry for “Figure 5” from the ‘Contents List’ to the ‘Tables and Figures’ and the entry for ‘Figure 4’, which has been omitted, should be reinstated.

Foreword

The fourth paragraph is now out of date and should be removed.

Recommendation 1:

1.1 Remove from the Plan front cover (and each subsequent page) “Regulation 16 Published Version for Consultation” and amend the Plan period from “2019 – 2036” to ‘2020 – 2036’.

1.2 Once the Plan text has been amended, review the “Contents” page to accommodate as required the recommended modifications from this Report and to ensure a complete set of entries for “Figures”.

1.3 In the “Foreword” delete the fourth paragraph.

1.0 Purpose

There is a typographical error in the first line which should read ‘Localism Act 2011’.

2.0 Submitting Body

The last sentence of paragraph 2.1 needs to be corrected to say that it was the Designation of ‘the Neighbourhood Area’ that was made on 5th November 2014. An appropriate map of

the Neighbourhood Area is included on page 5 but this is incorrectly titled and keyed since the map required within the Plan is to show the designated 'Neighbourhood Area'.

Recommendation 2:

2.1 Under the heading "1.0 Purpose" replace "20111" with '2011'.

2.2 Under the heading "2.0 Submitting Body":

2.2.1 Move "(see Map 1 below)" to the end of paragraph 2.1.

2.2.2 Add 'of the Neighbourhood Area' between "Designation" and "on the".

2.2.3 Number the second paragraph 2.2.

2.2.4 On "Map 1" amend the titles and the key to read 'Hindon Neighbourhood Area'.

3.0 Planning Policy Context

For ease of reference it would be helpful if the Plan used paragraph numbers (as is the case for some of section 10), rather than simply numbered headings; the heading and paragraph numbers should interrelate to allow for ready access to the Plan content.

The first sentence of section 3 is not strictly true; Neighbourhood Plans are required to "have regard to" national policies and guidance rather than "be in general conformity" which only applies to the strategic policies of the Local Plan. The most recent version of the NPPF is dated February 2019.

Whilst the referencing within the Plan is generally good, there is no source reference in the second paragraph for the quotation from the Planning Practice Guidance. The fourth sentence in paragraph 3 is unrelated to content on either side and, for the benefit of the flow of the text, is best omitted. Footnote 5 references a document which is the source of the indicative housing requirement for the Tisbury CA but it is not actually the source of the "135" dwellings "to be delivered over the rest of the plan period" – that is derived from the [Wiltshire Housing Land Supply Statement \(base date 2018\)](#).

The final paragraph of section 3 does not explain the source of the "settlement boundary" and I believe that the evidence of the consultation process shows that it is an exaggeration to say that any development of whatever size "must" be outside the boundary.

Recommendation 3:

3.1 To ensure ease of access, provide interrelated heading and paragraph numbering throughout the Plan document: eg 1 [Heading], 1.1 [Sub-heading], 4.1.1 [text paragraph].

3.2 Under the heading "3.0 Planning Policy Context":

3.2.1 Reword the first sentence of paragraph 3.1 as: 'Neighbourhood Development Plans are required to "have regard" to national planning policy and guidance and "be in general conformity" with strategic local policies.' Reword the second sentence as: 'National planning policy is set out in the National Planning Policy Framework (NPPF) February 2019.'

3.2.2 In paragraph 2 add a footnote source reference for the Planning Practice Guidance (www.gov.uk/government/collections/planning-practice-guidance) and in particular for the quotation (Paragraph: 001 Reference ID: 41-001-20190509); amend subsequent footnote numbering accordingly.

3.2.3 Delete the sentence "The NPPF is a material consideration in any planning application determinations" from paragraph 3.

3.2.4 Correct footnote 5 to show the source reference as:
www.wiltshire.gov.uk/spp-housing-land-supply-statement-2018-published.pdf

3.2.5 Reword the final paragraph as: 'Hindon has a tightly drawn settlement boundary^[footnote] with little potential for infill and therefore any significant development would need to be outside of the settlement boundary. Core Policy 2 of the Wiltshire Core Strategy allows neighbourhood plans to identify sites adjacent to settlement boundaries.' Add the footnote source reference: 'Wiltshire Housing Site Allocations Plan Adopted February 2020 (www.wiltshire.gov.uk/whsap-adopted-2020-feb.pdf)'; amend subsequent footnote numbering accordingly.

4.0 Physical Context

4.1 The Village

I queried with the Qualifying Body the intended meaning of "within the existing boundary" on page 7 and I was advised that this should refer to the Hindon settlement boundary. A source reference for Map 2 is needed.

4.2 Hindon History

A source reference for Map 3 is needed.

4.3 Hindon's Landscape Setting

The representation on behalf of the AONB comments that reference in this sub-section to the AONB underplays its importance and significance, suggesting that a reader would not necessarily follow the link to the footnote referenced website. It would therefore be appropriate to pick up some of the wording provided by them about the significance of the AONB.

4.4 Hindon Village today

A source reference for the second of the two tables on page 14 is needed.

Recommendation 4:

Under the heading "4.0: Physical Context":

4.1 Under the sub-heading 4.1 on page 7 replace "existing boundary" with 'Hindon settlement boundary'.

4.2 Under the sub-heading 4.3 on page 11, after the first sentence add:

'The AONB is nationally important. It has been designated to conserve and enhance the outstanding natural beauty of the area which straddles four County, one county-scale Unitary and five District Councils. That natural beauty includes wildlife, scientific and cultural heritage. It is also recognised that, in relation to their landscape characteristics and quality, National Parks and AONBs are equally important aspects of the nation's heritage assets and environmental capital.'

4.3 Provide source references for Maps 2 & 3 and for the lower of the tables on page 14.

5.0 Community Engagement

In the bullet point relating to Hindon Parish Council the punctuation appears to have gone awry. Under the subheading "Outcomes" the text layout appears to have gone awry, the points about the type of housing supported need either to be bullet-pointed or double-indented.

Recommendation 5:

Under the heading "5.0 Community Engagement":

5.1 In the first paragraph within the bullet point relating to “Hindon Parish Council” remove the first semi-colon and replace the second with a comma.

5.2 In the paragraph immediately under the sub-heading “Outcomes” either bullet point or double-indent the points about the types of housing supported through community engagement.

6.0 Vision of the Plan

I note that the representation on behalf of the AONB is critical of the Vision Statement: “It does not focus on the unique history of the village, nor its special location within a nationally important, and nationally designated, landscape.” But I note that these matters are addressed elsewhere and I accept the Vision Statement as a brief setting of the tone for the Objectives that follow. I do note that the punctuation seems to have gone awry toward the end of the Statement.

Recommendation 6:

Within the blue box under “6.0 Vision of the Plan” consistently use ‘its’ (no apostrophe) rather than “it’s”.

7.0 Issues

There are a number of varying points that need addressing within this section, the most significant of these is accuracy which is crucial for a public planning document. There are a number of unverified claims in the third and fifth paragraphs:

- “neighbouring villages would have to travel further afield” – but depending on the location of the replacement surgery that might be equally convenient.
- “a single site on its’ (sic) own would be unlikely to be found” – in reality locating a suitable site did not appear to be an issue but acquiring it for the purpose might be.
- “Developer contributions ...[are] more likely to be practical from a larger site with associated housing, rather than a number of developments on smaller “private” plots” – in planning policy terms this is not a matter of “practicality” but rather appropriate financial mechanisms.
- “providing some increase of inhabitants of all ages would support the viability of local facilities and allow the village to thrive. Without such injection, Hindon would stagnate and soon dwindle if these facilities were lost” – the bases for the difference between a ‘thriving’ and a ‘dwindling’ community has not been established.

In relation to the references to the Hindon Primary School the local authority has commented that “Current information indicates that it is certain we will be seeking a developer contribution for nearly all the pupil places required by the [prospective] Chicklade Road development”. The Qualifying Body has noted that the examination of on-site expansion options for the School is progressing.

Recommendation 7:

Under the heading “7.0 Issues”:

7.1 In the first paragraph remove the three stray brackets which are not needed and amend the cross-reference to the “Highway Issues” content once the application of my recommendations and the paragraph numbering work have been completed.

7.2 In the third paragraph:

7.2.1 In the first sentence delete all the words after “neighbouring villages”.

7.2.2 Reword the third and fourth sentences as: “Through the Neighbourhood Plan there is an opportunity to allocate land for a new surgery.”

7.2.3 Replace the seventh and eighth sentences with: “A plan for increasing capacity is being formulated and developer contributions are expected to be required where appropriate.”

7.3 In the fourth paragraph, first sentence delete “by the Steering Group”.

7.4 Delete the fifth paragraph which does not add anything of substance to the previous paragraph.

8.0 Process Summary

This is an important section and the credibility of the Plan depends on the use of appropriate content and supporting evidence. However, it is in the wrong place within the Plan. The process detailed is the selection of sites to be allocated for development; therefore this needs to be a preamble to Policies 3, 4 & 5 (where it is presently cross-referenced).

Recommendation 8:

Remove the section headed “8.0 Process Summary” but some of the content will be incorporated within the preamble to Policies 3, 4 & 5, as set out in detail below.

9.0 Main Objectives

I note that the representation on behalf of the AONB is critical of the relationship between the Objectives and the Policies that follow. It is however acknowledged within paragraph 10.2 that “some of the objectives [above] have not been translated into planning policies contained in this plan”. It is legitimate for “Wider community aspirations than those relating to development and use of land [to be] included in a neighbourhood plan ...” (Planning Practice Guidance Paragraph: 004 Reference ID: 41-004-20170728) and therefore I can’t take issue with the inclusion of a full set of Objectives. Indeed it is helpful that the Plan does not attempt to duplicate Core Strategy Policies which paragraph 10.2 acknowledges “are perfectly capable of managing future development proposals without the need for any additional policy in the Hindon Neighbourhood Plan”. The local authority has pointed out that Objective 1 could be improved by picking up the Dark Sky Reserve status of the AONB later referenced in the Development Brief attached to Policy 3.

Read-across between the Objectives and Policies could be improved by the simple transposition of Objectives 1 and 3 (there is no claim that the Objectives are in any priority order). Whilst making this amendment the page numbering, which (on my paper copy) jumps from page 32 to page 35 and then several subsequent duplications, should be checked and rectified as necessary.

Recommendation 9:

Under the sub-heading “9.0 Main Objectives”:

9.1 Move the text for “Amenities” to be “Objective 1” and the text for “Environment” to be “Objective 3”.

9.2 Add to the end of the fourth bullet point of the Environment Objective, now renumbered as Objective 3, ‘whilst also respecting the Dark Sky status of the AONB.’

9.3 Check and amend as necessary the page numbering after page 32.

10.0 Policies of the Plan

There are some minor drafting issues within paragraph 10.2.

Recommendation 10:

Under the heading “10.0 Policies of the Plan” replace the opening of the second sentence of paragraph 10.2 with: ‘It was accepted by the Steering Group that in several cases there are existing planning policies contained in the Wiltshire Core Strategy which are....’.

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

Paragraph 83 of the NPPF says that “Planning policies and decisions should enable:
d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship”. However, the title for Policy 1 is somewhat misleading since “business premises” are only addressed to the extent they are regarded as community facilities, and this is acknowledged in the Policy title. The subject matter of this section is, I believe, ‘Community Facilities’. Paragraph 10.4.2 seems to stray into the subject matter of Policy 2.

The Policy wording lacks clarity:

- Paragraph 1 appears to be about defining the community facilities but confusingly uses the term “key facilities”. The related map on page 37 needs to be better reproduced and the source of the base map needs to be declared; confusingly the map identifies “Important Green Spaces” which are the subject of Policy 2 (and included on Map 8).
- Paragraph 2 appears to be about defining what might constitute an enhancement; reference to “the community concerned” is unnecessary in a Plan that is only about Hindon.
- Since it is mentioned in paragraph 10.4.3 that “The relocation of the doctors [*sic*] surgery is addressed in Policy 3 below” there is no need to duplicate this within Policy 1.
- As has been noted earlier, the Neighbourhood Plan can rely on the Policies of Wiltshire Core Strategy, and that will be the relevant document for defining when “Transport Assessments and Travel Plans” will be required.
- The note about which “Objectives” The Policy has addressed is not part of the Policy.

Recommendation 11:

11.1 Renumber sub-section 1 under section 10.0 as part of the continuous numbering scheme and retile it as: ‘Community Facilities’.

11.2 Move paragraph 10.4.2 to the section on open spaces, as detailed below, and renumber subsequent paragraphs accordingly.

11.3 Reword Policy 1 as:

‘Policy 1: Protection and improvement of community facilities

Proposals that impact upon the following community facilities (as shown on Map 7) should protect and, where appropriate, enhance these for the benefit of the community:

[take in here the list of community facilities]

Enhancement proposals must meet an evidenced need which is supported, where appropriate, by the body with statutory responsibility for the service(s) provided by the facility.

Enhancement proposals must identify, assess and address their environmental impacts, including those from traffic and parking.’

11.4 Move “Helps meet Objectives 1, 3 and 7” to outside of the Policy box.

11.5 Amend Map 7 to retitle it as ‘Hindon Community Facilities’ (2 references); delete content relating to “Important Green Spaces” and footpaths; improve legibility; source reference the base map.

As amended Policy 1 meets the Basic Conditions.

2. Protection of open spaces and open areas

Paragraph 93 of the NPPF says “Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities” and “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.”

With Policy 2 there is a change of layout approach with the introduction of what seems to be a ‘community issues’ box (in yellow) but the abandonment of the paragraph numbering that features in many of the other Policy pre-amble texts. I made an earlier recommendation about a consistently applied numbering scheme. The ‘community issues’ box is helpful but there ought to be clarity as to the source of the content – cross reference to the Consultation Statement – and the box ought to be used consistently. As noted in the representation on behalf of the AONB, the legal expectation is that the AONB will be both protected and enhanced.

The reference to Wiltshire Core Policy 52 is appropriate and helpful as this underpins and supports the approach adopted for the recognition of identified areas through Policy 2. As noted in the representation from the local authority, as it is part of the stated purpose of this section to recognise and designate areas of “Local Green Space” that is what the Policy and the related map must do. It is unhelpful that “the standard tests” are misrepresented in the pre-amble text. However, I accept that the NPPF designation tests have been met.

There are two references in this section to the “Evidence Report”. The purpose of this document is to provide source material that has informed the preparation of the Plan content but the application of every Policy should be clear from the Plan document alone (including its Appendices). As noted above, there is identified at paragraph 10.4.2 an issue that more appropriately sits within this section 2.

Within Policy 2, the reference to what “The Plan proposes...” within the Plan document itself is unhelpful. The Policy wording must be clear as to what is expected of a prospective developer.

Recommendation 12:

Under the heading “2. Protection of open spaces and open areas”:

12.1 Consider providing for sub-section 1 under section 10.0, as addressed above, a small ‘community issues’ box equivalent to that provided here for sub-section 2; add a cross reference to the Consultation Statement within both.

12.2 Within the second bullet point of the yellow ‘community issues’ box, delete the words “where possible”.

12.3 Combine the first two sentences (both about Core Policy 52) into a single paragraph.

12.4 Amend the sentence shown within brackets at the end of the third paragraph to read: ‘Details of how these features were identified are provided in the Evidence Report.’ Add to this paragraph the relocated content of paragraph 10.4.2.

12.5 Delete the first sentence of the fourth paragraph and merge the second sentence into the fifth paragraph (both about Local Green Spaces).

12.6 Amend the opening sentence of the fifth paragraph to read:
'There are two small, green spaces in Hindon that meet the Local Green Space (LGS) designation criteria set down in the NPPF (paragraph 100), which are: [take in names of spaces].'

12.7 Replace the sixth paragraph with: *'Appendix 1 sets out the bases, including the boundaries, on which each of the Local Green Spaces is designated' and add a new Appendix derived from the Evidence Report but including only those areas now designated; it is vital that the boundaries to the Local Green Spaces are readily identifiable.*

12.8 Amend Policy 2 to read:
'The important Green Infrastructure features identified on Map 8 should be retained and enhanced and, where possible, their interconnectivity improved by extending the network of features, all in accordance with Core Policy 52 of the Wiltshire Core Strategy.

The following areas (also identified on Map 8) are designated for protection as Local Green Spaces:

LGS1 The Playground

LGS2 The Allotments.

Development proposals in the designated Local Green Spaces will not be permitted unless they are necessary to facilitate the continued enjoyment of the existing use of the land and of an appropriate scale.'

12.9 Move "Helps meet Objectives 1 and 6" to outside of the Policy box.

12.10 Amend Map 8 as follows:

12.10.1 Retitle as *'Hindon Green Infrastructure including designated Local Green Spaces all set within the Area of Outstanding Natural Beauty'*.

12.10.2 Amend the key to: delete its heading and the AONB reference; number (as per the Policy) and separately identify the two Local Green Spaces (say, with a cross-hatch).

12.10.3 Improve legibility and source reference the base map.

As amended Policy 2 meets the Basic Conditions.

3. New Build Development

In its representation the local authority notes: "Supporting the vitality of the village and the important role that it plays in providing services and facilities to the surrounding rural area is at the forefront of the Hindon Neighbourhood Plan, in keeping with paragraph 78 of the NPPF".

It is unclear why (what I have termed) the 'community issues' box has, for this section, turned from yellow to blue; for clarity of purpose it is better that there is a consistent format. Within the box itself the first bullet point would appear to be an introduction for which all other points provide the detail.

In response to representations the Qualifying Body has conceded that the reference, in paragraph 10.5, to the GP surgery being presently housed in "residential" premises is not entirely accurate and needs amendment.

The reference to the 3 smaller housing sites as “windfall sites” is confusing since the term is normally used to describe unallocated sites that none-the-less meet the criteria as suitable for development. In this instance all three sites are allocated in the Plan.

Apart from the above points of detail, the pre-ambles to Policies 3 – 5 fails to provide a logical or sequential explanation, and thereby justification, for the Policies that follow. Some content is unnecessarily duplicated, including with the content of Section 8 which I recommended above for incorporation, to the extent appropriate, within this pre-ambles. The pre-ambles need to establish that:

- there is a need for policies on new build development
- public consultations have appropriately informed the formulation of the policies
- such policies are being developed within the context of the Basic Conditions
- there has been a process of assessing evidence that is appropriate to the significance of the policies
- the policies are deliverable.

Whilst the ‘community issues’ box establishes community wishes (when cross-referenced to the Consultation Statement), it does not establish a substantive requirement. As noted in the representation on behalf of the AONB, the policy context and land requirements for a replacement surgery and for new housing need to be established separately (even if they are ultimately brought together). Then, in relation to the land take, evidence of a robust process of site assessment is required and it is entirely appropriate for that to include the assurance of deliverability. Using some sub-headings would make this section more legible. Table 1, whilst admirably trying to pull together a number of factors, seems to have become over-complex and difficult to interpret, thus potentially hindering transparency. As far as possible the recommendation below uses existing content, supplemented as necessary, but reordered to ensure an evident logic and justification for the policies that follow. I will address the wording of the policies themselves, separately, below.

Recommendation 13:

Under the heading “3. New Build Development”:

13.1 Colour the ‘community issues’ box consistently with other such boxes and make the first bullet point an introductory sentence followed by a colon. After this introductory sentence, within the fourth bullet point replace “access” with ‘for pedestrian movement’.

13.2 Below the coloured box insert a sub-heading ‘GP Surgery’ followed by the existing paragraph 10.5 with “residential” replaced by “inadequate” and three additional sentences added before the last sentence as follows: ‘Hindon Surgery is now one of seven surgeries that together make up the Sarum West Primary Care Network (PCN) and all are supportive of Hindon becoming the “hub” of the PCN if a new site is identified. Primary Care Networks are central to the 21st Century service model for the National Health Service. The scale of the land requirement for a replacement surgery with related parking has been assessed as approximately 0.3 hectares.’

13.3 Then add a sub-heading ‘New Build Housing’ followed by content from the local planning authority representation with the addition of content taken from paragraph 10.10 as follows:

‘The Wiltshire Core Strategy sets out an indicative housing requirement for the Tisbury Community Area Remainder (as distinct from the separate Tisbury Area) of approximately 220 dwellings over the period 2006 to 2026. To date delivery has been lower than expected and the latest Wiltshire Housing Land Supply Statement (base date April 2018) showed that there is a residual indicative housing requirement of 135 homes to be met within the

Community Area Remainder to 2026. Hindon is one of three Large Villages in the Community Area Remainder which, together, in keeping with their position in the settlement hierarchy set out in Core Policy 1 of the WCS, would be expected to deliver a large share of this requirement, with the number of homes to be provided informed by locally derived evidence. Core Policy 2 says that “Development at Large and Small Villages will be limited to that needed to help meet the housing needs of the settlements and to improve employment opportunities, services and facilities”. Core Policy 2 also allows Neighbourhood Plans to identify sites adjacent to (as distinct from within) the settlement boundary. The plan period for the Hindon Neighbourhood Plan extends to 2036, in line with that of the Wiltshire Local Plan Review, and therefore it is appropriate for this Plan to take into account housing needs in the Parish over this extended time period.

‘Whilst there is no Hindon-specific indicative housing target, the above context indicates a strategic expectation of housing provision and paragraph 78 of the NPPF supports planning policies that identify opportunities for villages to grow and thrive, especially where this will support local services. This is particularly relevant for Hindon which has an ageing population which needs local services but also a better balanced population to ensure they continue to be viable. Very early in the community consultation it was agreed that new housing was required, especially affordable housing, and a number of dwellings between 20 and 40 was considered to be the optimum number. The local planning authority has been supportive of the need for growth and the contribution it would make toward housing targets for the Tisbury Community Area Remainder.

[take in paragraph 10.9] To obtain information on the local range of housing needs, the Parish Council in 2019 commissioned AECOM to undertake a Housing Needs Analysis [footnote source reference] over the Plan period which provided a recommendation for the tenure mix of rented and shared ownership for the affordable housing. A Parish Housing Needs Survey [footnote source reference] was also carried out by Wiltshire Council in 2019 with a questionnaire delivered to every household in the Parish with the aim of identifying the current level of need for affordable housing. [take in paragraph 10.8 amended to show ‘developer’ in place of “eveloper”] [take in Table 2 (renumbered as required) amended to show rounded percentages instead of numbers of dwellings and also to delete the entry “Affordable Dwellings: flats” with the dwellings required added to the entry “Affordable Housing” in view of the representation from Wiltshire Council noting that 2/3 bed flats would be unsuitable for letting.]’

13.4 Then add a sub-heading ‘Search for Sites’ followed by some of the content from Section 8 beginning at the middle of the fourth paragraph “Feedback from the 2018 Regulation 14 Consultation....” and ending three quarters of the way down page 19 at “.....approach based on suitability, availability and achievability” but amending the reference to “SG” as ‘Steering Group’ and in the paragraph referencing AECOM, delete “two further studies: (1)”. Add a reference to Figure 2 (now to be renumbered as Figure 1) at the end of the paragraph ending “would be split for the purposes of the study into Areas”; after this reference take in the content on page 25 (including the Maps as referenced) other than the final paragraph (about Table 1). For clarity delete Figures 1 & 3 (the latter is un-numbered but on page 24).

13.5 Then add a sub-heading ‘Site Assessment and Selection’ followed by the final paragraph from page 25 with “LVSCA/AECOM identifier,” deleted; follow this with the content on page 21 commencing “The process which the Steering Group followed...” and including the “Process stages” tabulation. Then take in Table 1 amended as follows:

13.5.1 Limit “Area Ref” to LVSCA reference numbers only (as per Figure 2 included above).

13.5.2 Delete the column “Possible number of dwellings Deliverable/not deliverable”.

13.5.3 Amend the “Key for overall Assessment Rating” on page 31 to show: Blue = ‘Selected for Plan’, Red = ‘Not selected’.

13.5.4 Ensure page number references for “Key for colour codes for LVSCA column” are accurate for the final Plan.

13.6 Amend and correct page number and footnote references as required.

Policy 3 Land off Chicklade Road

As noted earlier, I am satisfied that the national and local policy context supports provision within the Neighbourhood Plan for new housing and local facilities. Since there is insufficient space available within the Hindon settlement boundary it was necessary for the Plan to locate new development within countryside that is within the designated Area of Outstanding Natural Beauty. I am satisfied that the landscape-led work to identify and then select suitable and available sites, evidenced expertly and independently of the Qualifying Body, was conducted appropriately and the sites selected (subject to my reservations and recommendations below) are appropriately justified. The representation on behalf of the AONB has commented that “A Landscape and Visual Sensitivity and Capacity Assessment was carried out by [a consultant] but that was after the interlinking of the residential and doctors’ surgery had been established”; I don’t believe that is a fair comment since the LVSCA was very evidently landscape led not development proposal led and it was, rightly, the task of the Qualifying Body to have regard to its findings, which they duly did.

On the matter of the process adopted for site selection it is always possible to argue that should a different weight be given to a certain factor it would suggest another site or sites might be selectable or preferable, but the input from the community has been considerable and productive and it is the very hallmark of neighbourhood planning. From my understanding of the site selection undertaken, nothing in the representations has convinced me that the process used to inform the final choice of sites for allocation was flawed or so badly flawed that the Plan fails to comply with the basic conditions. The test is whether the proposed site allocations represent sustainable development not whether some alternative might, with an adjustment to factors considered, be somehow more sustainable. However, I do accept that transparency requires that the pre-ambles to the Policy should briefly set out the selection approach undertaken with clarity, and hence my recommendation above.

The tests within the NPPF (para 172) for development in an AONB of “exceptional circumstances, and where it can be demonstrated that the development is in the public interest” are necessarily demanding. The Local Plan context for the housing development establishes an unmet housing requirement which will need to be met within the AONB, and Hindon is a Large Village (as defined within the Core Strategy) expected to accommodate a fair proportion of the requirement. The opportunity to re-provide the Doctors’ Surgery (public funding for which was confirmed during the period of this Examination) is evidently recognised by the health and local authorities as a once in a generation initiative with direct public health benefits.

The one significant reservation that I have relates to the suggested scale of the Chicklade Road housing development which, it would appear, is the one element that has not been evidenced as “landscape led”. The representation on behalf of the AONB makes pertinent reference to “NPPG Natural Environment para 041 where it emphasises in (*sic*) that in AONBs ‘the scale and extent of development in these areas should be limited, in view of the importance of conserving and enhancing their landscapes and scenic beauty’ and from para 036 “The cumulative impacts of development on the landscape need to be considered carefully”.

The Chicklade Road site extends across a single field but this was sub-divided within the LVSCA into two parcels because the largest part of the site was assessed as being less suitable to accommodate development. Whilst I recognise that the distinction between the LVSCA landscape grades can only be indicative, appreciation of the consequences of the encroachment into the more exposed part of the site is not well evidenced. The “indicative layout” (Map 9) suggests some low-rise housing to the north of the site but the footprint of these necessarily involves significant loss of open land and could give rise to a suburban appearance that the Heritage Assessment, the comments from the AONB and other representations suggest should be avoided. There is a vital, appropriate balance to be struck here. As the representation from Natural England comments, “as a matter of course and in concurrence with the LVSCA recommendation para 7.2.34 [it must be] a requirement [that] any proposals at option sites are subject to LVIA [Landscape and Visual Impact Assessment]”. I believe that such an Assessment for the Chicklade Road site is likely to show that housing numbers need to be more restricted than the indicative layout suggests. This is also hinted at within the local authority representation when it notes that “particular care will be needed in ensuring that the site can satisfactorily accommodate the upper tier of houses (7 units) whilst incorporating a stronger landscape infrastructure to the north of the proposed houses”. The Plan should therefore not include a presumption that a capacity of 35 dwellings is appropriate for the site as a whole. On the other hand it may be reasonable to accept the accommodation of prospective houses displaced by the Surgery, since that will occupy part of the site assessed as being more accommodating of development.

Natural England, in response to the Appropriate Assessment under the Habitats Regulations, has noted that the Local Planning Authorities are currently in the process of reviewing the delivery of mitigation through the Phosphate Neutral Development Plan Interim Delivery Plan. Until that review is complete they note that there must be “considerable uncertainty” as to whether the new development set out in the Neighbourhood Plan will be able to achieve nutrient neutrality. The development policies must therefore take account of the position with the above review.

The Local Authority has also commented on the wording of the land allocation policies where they relate to the findings from the Habitats Regulation Assessment and in relation to the potential for buried archaeological remains; their recommended wordings must be incorporated.

The above factors therefore need to be reflected in a rewording and/or expansion of Policies 3, 4 & 5. The belt-and-braces approach adopted in the Plan of separately referencing, for the Chicklade Road site in particular, the indicative layout with notes, the Landscape Parameters “Map”, the LVSCA “Comments/Recommendations”, and the Development Brief incorporating a Design Brief is potentially more confusing than it is helpful. A clear focus is needed on clarity with the Development Brief and, where appropriate, that can reference other documentation; my recommendations will adopt that approach.

Recommendation 14:

14.1 Reword Policy 3 as follows:

‘Approximately 4.1 hectares (10.13 acres) of land off Chicklade Road (as shown in the adjacent Figure 2) is allocated as follows:

Site 1(i) is allocated for a mixed use development providing a Doctors’ Surgery with associated parking to the eastern end and approximately 25 dwellings to the western end.

Site 1(ii) is allocated for public open space but may incorporate at the southern edge the balance of the Doctors’ Surgery site (if required) and the balance of the approximately 25 dwellings that cannot satisfactorily be accommodated within Site 1(i).

Development will be subject to the following requirements:

- a) *Development proposals and the housing capacity of the site must be informed by a suitable Landscape and Visual Impact Assessment attentive to the location within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.*
- b) *The development footprint must allow adequate set back from corridors used by Annex II bat species. A possible arrangement for an Ecology Corridor is shown on an indicative layout included within the Chicklade Road Development Brief (Appendix 2) but the final layout and the housing capacity of the site should be evidenced through adequate survey and meet relevant Wiltshire Council principles for mitigation to ensure no adverse effects on the Chilmark Quarries SAC.*
- c) *No development should commence until a suitable nutrient neutrality strategy has been agreed in writing by the Local Planning Authority. The strategy will need to calculate the nutrient budget for the proposed development and ensure the agreed permanent offsetting measures are in place and functioning prior to first occupation.*
- d) *The development proposals will address and follow the guidance provided in the Development Brief included as Appendix 2 to this Plan.*
- e) *A serviced plot of approximately 0.3 hectares will be reserved for the relocation of the enhanced Hindon Doctors' Surgery. If the housing and Surgery developments are not to proceed together, a masterplan should be prepared showing the intended interrelationship between the 3 uses of the site – public open space, housing and Doctors' Surgery – and between these and the existing road and footpath networks.*
- f) *A strategic landscaping scheme for the whole site will be agreed in writing by the Local Planning Authority that appropriately mitigates the impact of the development on the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and the adjacent Wessex Ridgeway Long Distance Trail.*
- g) *As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.*
- h) *As the southern part of the site is predicted to be at risk of groundwater flooding and high groundwater levels may impact on infiltration techniques, a site drainage strategy should be agreed in writing by the Local Planning Authority.*
- i) *The range of housing to be provided should accord with the latest evidence on local housing need; in particular 40% of the housing should be affordable in compliance with Wiltshire Council Core Policy 43. When the legal agreement is concluded for affordable housing this should include provision for the first allocation of the affordable homes to be prioritised to eligible people (in accordance with Wiltshire Council's Allocations Policy) who have a local connection to the Neighbourhood Area. Any additional allocations may then be cascaded to those with a connection to the immediately adjoining Parishes or other areas of Wiltshire.*

14.2 Move Maps 9 & 10 (and delete the content of the current Appendix 1) to accompany the Development Brief (Appendix 2) and amend the Brief as follows:

14.2.1 Ensure a consistent format throughout; the numbering approach should allow for ease of referencing elements of the Brief.

14.2.2 Under "1. Landscape":

14.2.2.1 Rewrite the second bullet point as:

'Given the requirement to conserve and enhance the landscape and scenic beauty in this AONB (as indicated in the NPPF) development proposals must be landscape led.'

14.2.2.2 Add an additional point: *'Proposals must be informed by Wiltshire Council's Historic Landscape Characterisation Project 2016'* [add a footnote reference].

14.2.2.3 Rewrite the third bullet point as:

'The impact of proposals on the landscape setting of Hindon village must be assessed by a suitable methodology and the application of its findings must

be demonstrated. The assessment will be informed by the “Landscape Parameters” diagram attached to this Brief, derived from the LVSCA carried out in conjunction with this Plan ^[add a footnote reference].

14.2.2.4 Since the fifth bullet point acknowledges that there may be impacts on key views that can be mitigated, delete bullet point four and add to the fifth bullet point a cross reference (accurate for the final version of the Plan) to the key view maps.

*14.2.2.5 In bullet point six amend the opening sentence to:
‘The Wessex Ridgeway Trail crosses the site at its western edge and then runs along most of the northern boundary’.*

14.2.3 At the heading “2. Design Brief”:

14.2.3.1 To avoid confusion amend the title to ‘Design and Layout’.

14.2.3.2 In the first paragraph replace “outside the building line” with ‘the edge of the development’ and replace “the tree planting in the High Street” with ‘the wider character of Hindon’.

14.2.3.3 In the second paragraph replace the semicolon at the end with a full stop.

14.2.3.4 In the third paragraph replace “as detailed in the various environmental and Bat surveys” with ‘, in compliance with the detail to be provided through appropriate survey,’.

14.2.3.5 In the fourth paragraph replace “access being provided” with ‘appropriate pedestrian connection being assured’.

14.2.3.6 Replace the fifth paragraph with:

‘As suggested in the Heritage Assessment conducted in conjunction with this Plan, the design, roof-scape and layout should reflect the distinctive built form and character at the heart of Hindon, which is a Conservation Area. This would indicate a tight-knit, medium to high density housing development. The design of the new doctors’ surgery should consist of clearly articulated form(s), including those of the roofs to reflect traditional built form and layout, such as a courtyard arrangement. An indicative layout (with notes) has been drawn up and is attached to this Brief; whilst the number of dwellings may not be an accurate representation of the landscape-constrained capacity of the site, the drawing does indicate a type of layout that would reflect the built form of Hindon. On the higher, northern edge of the site the rooflines will need particular attention with additional tree planting incorporated to break up the mass/form of the development.’

14.2.3.7 Add an additional point: ‘Special design attention will be required for the B3089 village gateway to the east of the site and impact on the existing residences to the west.’

14.2.3.8 In the sixth paragraph replace “surface” with ‘SuDS’ and add a second sentence:

‘As noted in Plan Policy 3, a suitable nutrient neutrality strategy will be required.’

14.2.3.9 In the seventh paragraph replace “undergrounded” with ‘underground’.

14.2.3.10 In the eighth paragraph add ‘Please refer to the Hindon Village Design Statement 2013’ after the second sentence (with a footnote reference), and provide a source reference for the AONB Good Practice Note.

14.2.3.11 After the eighth paragraph add:
‘Parking provision will be in accordance with Wiltshire Council’s Adopted Parking Strategy^[add a footnote reference] and include for electric vehicle charging points. The site layout should address the need to ensure that parking is not visually obtrusive.’

14.2.4 Under the heading “3. Ecology”:

14.2.4.1 In the third paragraph replace the first sentence with ‘As noted in Plan Policy 3, a suitable nutrient neutrality strategy will be required’ and in the last sentence replace “this has” with ‘these have’.

14.2.4.2 Add as a final paragraph: ‘In keeping with the policy direction of the Environment Bill 2020, proposals should provide for a net gain in biodiversity.’

14.2.5 At the heading “4. Energy”:

14.2.5.1 Retitle this sub-section as ‘Energy and communications’ for clarity.

14.2.5.2 In the second (single sentence) paragraph replace “to” with ‘must’.

14.2.5.3 In the fourth paragraph replace “New applications should aim to maximise rooftop design to” with ‘Wherever possible roofs should be designed to’ and replace “also” with ‘and’.

14.2.5.4 In the sixth paragraph replace “to” with ‘should’, insert ‘all’ between “within” and “new” and delete “housing”.

14.2.6 Under the heading “5. Heritage Matters”:

14.2.6.1 Provide a website source reference for the Heritage Assessment.

14.2.6.2 In the second paragraph replace “This” with ‘In relation to the Chicklade Road site, the Assessment notes that whilst the’; add a full stop before “the report” and capitalise “the”; replace “recommends” with ‘notes’ and replace “should” with ‘must’.

14.2.6.3 Add an additional point:
‘As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.’

14.2.7 At the heading “6. Transport Impact and Road Safety”:

14.2.7.1 Bold the heading.

14.2.7.2 In the first paragraph start the second sentence with a capital letter and in the third sentence remove the brackets.

14.2.7.3 In the second paragraph replace “A” with ‘As a’.

14.2.7.4 In the fourth paragraph replace “create” with ‘assure’.

14.3 The text adjacent to Figure 4, now to be renumbered as Figure 2, can be deleted as the Policy text references the single Appendix now applicable.

As amended Policy 3 meets the Basic Conditions.

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

The necessary amendments to this Policy follow the pattern of amendments to Policy 3 above; in particular additions are required for a Landscape and Visual Impact Assessment, an ecological survey, a nutrient neutrality strategy, flood risk and an archaeological evaluation in response to comments from the appropriate authorities. The Qualifying Body has clarified for me that, contrary to the opening sentence, the land is to be allocated for housing not “mixed use” development. The Policy needs to reference the related Development Brief Appendix but that can incorporate a reference to the LVSCA (the Policy itself requires a LVIA).

Recommendation 15:

15.1 In relation to Policy 4:

15.1.1 Amend the title to omit site references (8(b) and 9(i)) as these are cross-referenced to the map in the opening sentence. There is also the need to ensure a numbering approach consistent with other Policies that allows for ease of referencing Policy elements.

15.1.2 Rewrite the opening sentence and the related bullet point of the Policy as follows:

‘Land of approximately 0.4 hectares off the western end of Chalk Lane and as identified on the adjacent Figure 3 (0.2 hectares at Hillcrest Paddock, site 8(b), and 0.2 hectares at Hillcrest Triangle, site 9(i)) is allocated for the erection of approximately 5 dwellings.’ As a result of this rewrite, the first bullet point should be deleted.

15.1.3 Then insert ‘The development of these sites will be subject to the following requirements:’ and add the following five points (appropriately renumbering subsequent bullet points, as amended below):

‘a) Development proposals and the housing capacity of the site must be informed by a suitable Landscape and Visual Impact Assessment attentive to the location within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

b) Any planning application for development at either Hillcrest Paddock and/or Hillcrest Triangle must be accompanied and informed by sufficient ecological survey, including for Annex II bats. The scheme layout and housing capacity must be informed by the results of the aforementioned survey, and the development footprint must allow for adequate set back from corridors used by Annex II bat species. Any forthcoming application must meet relevant Wiltshire Council principles for mitigation to ensure no adverse effects on the Chilmark Quarries SAC.

c) No development should commence until a suitable nutrient neutrality strategy has been agreed with the Local Planning Authority. The strategy will need to calculate the nutrient budget for the proposed development and ensure the agreed permanent offsetting measures are in place and functioning prior to first occupation.

d) As both sites are predicted to be at risk of groundwater flooding and high groundwater levels may impact on infiltration techniques, a site drainage strategy should be agreed with the Local Planning Authority.

e) As there is potential for buried archaeological remains the sites must be subject to a full heritage assessment and archaeological evaluation.’

15.1.4 Add also: *'The development proposals will address and follow the guidance provided in the Development Brief included as Appendix 3 to this Plan.'*

15.1.5 Within the third bullet point replace "to as to" with 'so as to'.

15.1.6 Delete the fifth bullet point and Appendix 3 as a site specific LVIA is now being required.

15.1.7 In the sixth bullet point replace "Principle" with "Principal".

15.1.8 Delete the seventh bullet point as it will be sufficient to include this detail within the accompanying Development Brief.

15.1.9 Replace the eighth bullet point with:
'The boundaries to both sites should be planted or reinforced as appropriate with mixed, native hedgerows.'

15.1.10 In the twelfth bullet point insert the closing bracket after "etc." and replace "to reflect" with 'should reflect'.

15.1.11 Move the "Helps meet Objectives 1, 2 and 4" to outside the Policy box.

15.2 The text adjacent to Figure 5, now to be renumbered as Figure 3, can be deleted as the Policy text references the single Appendix now applicable.

15.3 In relation to the Development Brief included as Appendix 4:

15.3.1 Renumber as Appendix 3 and remove the double titling leaving only 'Hillcrest Paddock and Hillcrest Triangle Development Brief'.

15.3.2 Under the heading "Site Description":

15.3.2.1 In bullet point 2 replace "of level land" with 'on level land'.

15.3.2.2 In bullet point 6 insert 'with' between "fence" and "hedges".

15.3.3 Under the heading "1. Landscape":

15.3.3.1 Replace the second and third bullet points with:

'Given the requirement to conserve and enhance the landscape and scenic beauty in this AONB (as indicated in the NPPF) development proposals must be landscape led. Proposals must be informed by Wiltshire Council's Historic Landscape Characterisation Project 2016' [add a footnote reference]. The impact of proposals on the landscape setting of Hindon village must be assessed by a suitable methodology and the application of its findings must be demonstrated. The assessment will be informed by the LVSCA carried out in conjunction with this Plan [add a footnote reference].'

15.3.3.2 In the fourth bullet point replace "tress" with 'trees'.

15.3.4 At the heading "2. Design Brief":

15.3.4.1 Reword the title as '2. Design and Layout'.

15.3.4.2 The third paragraph needs amendment to ensure that it is appropriate to these sites, as follows:

'Pedestrian and cycle movements need to be considered in particular to the east to connect with the existing residential areas and the Primary School.'

15.3.4.3 In the sixth paragraph replace the hyphen in the second line with 'and'; add the footnote reference for the Hindon Village Design Statement 2013.

15.3.4.4 Rewrite the seventh paragraph as:
'Parking provision will be in accordance with Wiltshire Council's Adopted Parking Strategy^[add a footnote reference] and include electric vehicle charging points. The site layout should address the need to ensure that parking is not visually obtrusive.'

15.3.4.5 Delete the eighth paragraph.

15.3.4.6 Add in the full paragraph from the Chicklade Road Development Brief (section 4) that relates to the International Dark Sky Reserve which is equally applicable to other sites.

15.3.5 Under the heading "3. Ecology":

15.3.5.1 Since developer interest in this site may not be the same as for the Chicklade Road site, the Development Brief should be self-contained, rather than cross refer to another Brief.

15.3.5.2 Reproduce in full the three "Ecology" paragraphs from the Chicklade Road Development Brief but in the third paragraph replace the first sentence with 'As noted in Plan Policy 4, a suitable nutrient neutrality strategy will be required' and in the last sentence replace "this has" with 'these have'.

15.3.5.3 Add as a final paragraph: 'In keeping with the policy direction of the Environment Bill 2020, proposals should provide for a net gain in biodiversity.'

15.3.6 At the heading "3. Heritage Matters":

15.3.6.1 Amend the numbering in the title to 4.

15.3.6.2 Add an additional point:

'As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.'

15.3.7 At the heading "4. Transport Issues":

15.3.7.1 Amend the numbering in the title to 5.

15.3.7.2 Add to the first sentence: ' it should be noted that Chalk Lane is unadopted for part of its length toward Newtown Road.'

As amended Policy 4 meets the Basic Conditions.

Policy 5 Land Redhouse Farm 7(b)

The necessary amendments to this Policy follow the pattern of amendments to Policies 3 & 4 above; in particular additions are required for a nutrient neutrality strategy, ecology, flood risk and an archaeological evaluation in response to comments from the appropriate authorities. The representation on behalf of the AONB points out that the Redhouse Farm site cannot be regarded as brownfield/previously used land (as defined within the NPPF). The Policy needs to reference the Development Brief Appendix but that can incorporate a reference to the LVSCA.

Recommendation 16:

16.1 In relation to Policy 5:

16.1.1 Remove the reference in the title to “7(b)” since this reference is cross-referenced to the map in the opening sentence of the Policy. There is also the need to ensure a numbering approach consistent with other Policies that allows for ease of referencing Policy elements.

16.1.2 Rewrite the opening sentence and the related bullet point of the Policy as: ‘Approximately 0.3 hectares (0.7 acres) of land to the rear of Redhouse Farm, identified on the adjacent Figure 4 as 7(b), situated at the south-east end of the settlement boundary and presently a site of disused stabling and other agricultural buildings, is allocated for 1 family dwelling. The site is oversized for a single dwelling but the access to the site through Redhouse Farm constrains its use.’

16.1.3 After “Development will be subject to the following requirements”:

16.1.3.1 Add the following five points:

a) Development proposals and the location of the house within the site must be informed by a suitable Landscape and Visual Impact Assessment attentive to the location within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

b) Any planning application for development must be accompanied and informed by sufficient ecological survey, including for Annex II bats, and must meet relevant Wiltshire Council principles for mitigation to ensure no adverse effects on the Chilmark Quarries SAC.

c) No development should commence until a suitable nutrient neutrality strategy has been agreed with the Local Planning Authority. The strategy will need to calculate the nutrient budget for the proposed development and ensure the agreed permanent offsetting measures are in place and functioning prior to first occupation.

d) As the site is predicted to be at risk of groundwater flooding and high groundwater levels may impact on infiltration techniques, a site drainage strategy should be agreed with the Local Planning Authority.

e) As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.’

16.1.3.2 Add also: ‘The development proposals will address and follow the guidance provided in the related Development Brief included as Appendix 4 to this Plan.’

16.1.3.3 Delete the second bullet point and Appendix 5 as a site specific LVIA is now being required.

16.1.3.4 Delete the third bullet point in view of the insertions above.

16.1.3.5 Delete the fourth bullet point as there are no “current building lines”.

16.1.3.6 In the seventh bullet point replace “any” with ‘The’.

16.1.3.7 In the eighth bullet point replace “to reflect” with ‘should reflect’.

16.1.4 Move the “Helps meet Objectives 1 and 4” to outside the Policy box.

16.2 The text below Figure 6, now to be renumbered as Figure 4, can be deleted as the Policy text references the single Appendix now applicable.

16.3 In relation to the Development Brief included as Appendix 6:

16.3.1 Renumber as Appendix 4 and remove the double titling.

16.3.2 Under the heading “Site Description”, in the first bullet point replace “southern eastern” with ‘south-eastern’.

16.3.3 Under the heading “1. Landscape” remove the second and third bullet points and replace with:

“Given the requirement to conserve and enhance the landscape and scenic beauty in this AONB (as indicated in the NPPF) development proposals must be landscape led. Proposals must be informed by Wiltshire Council’s Historic Landscape Characterisation Project 2016’ ^[add a footnote reference]. The impact of proposal on the landscape setting of Hindon village must be assessed by a suitable methodology and the application of its findings must be demonstrated. The assessment will be informed by the LVSCA carried out in conjunction with this Plan ^[add a footnote reference].’

16.3.4 At the heading “2. Design Brief”:

16.3.4.1 Reword the title as ‘2. Design and Layout’.

16.3.4.2 In the fourth paragraph add the footnote reference for the Village Design Statement.

16.3.4.3 Replace the fifth paragraph with:

‘Parking provision will be in accordance with Wiltshire Council’s Adopted Parking Strategy ^[add a footnote reference] and include electric vehicle charging points. The site layout should address the need to ensure that parking is not visually obtrusive.’

16.3.4.4 Delete the sixth paragraph.

16.3.4.5 Add in the full paragraph from the Chicklade Road Development Brief (section 4) that relates to the International Dark Sky Reserve which is equally applicable to other sites.

16.3.5 Under the heading “3. Ecology”:

16.3.5.1 Since developer interest in this site may not be the same as for the Chicklade Road site, the Development Brief should be self-contained, rather than cross refer to another Brief.

16.3.5.2 Reproduce in full the three “Ecology” paragraphs from the Chicklade Road Development Brief but in the third paragraph replace the first sentence with ‘As noted in Plan Policy 5, a suitable nutrient neutrality strategy will be required’ and in the last sentence replace “this has” with ‘these have’.

16.3.5.3 Add as a final paragraph: ‘In keeping with the policy direction of the Environment Bill 2020, proposals should provide for a net gain in biodiversity.’

16.3.6 Under the heading “4. Heritage Matters replace the existing sentence with:

‘As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.’

16.3.7 Under the heading “5. Transport Issues” in the second sentence insert ‘that’ between “but” and “does not” and remove the gap in the middle of the text.

As amended Policy 5 meets the Basic Conditions.

4. Highway Issues

The content here is largely descriptive and the “issues” are not generally within the scope of a land use Neighbourhood Plan. Therefore it seems out of place within a section on Policies – and this appears to be acknowledged by its omission completely from the “Contents List”. I suggest that the content is moved to be a sub-section of 4.4 Hindon Village Today (page 14) and perhaps edited to fit into that context.

Recommendation 17:

Move the section titled “4. Highway Issues” to be part of section 4.4 Hindon Village Today (page 14), edited as appropriate.

5. Community Infrastructure Levy Payments

This section too appears to be misplaced and is omitted from the Contents List. The content is about a financial mechanism, which is normally beyond the scope of a land use Neighbourhood Plan. However, it might be regarded as companion content since it sets out the Parish Council’s priorities for that portion of the Levy that will be passed to the Parish Council from the developments within Hindon. Retitled and slightly amended the content could therefore serve an appropriate purpose.

Recommendation 18:

Retitle the section shown as “5. Community Infrastructure Levy Payments” as ‘Community Issue: Priorities for the Community Infrastructure Levy (CIL) Funds to be passed to the Parish Council’. Amend paragraph 10.19 to remove “in attracting some funding from any CIL receipts” and replace with ‘for spending from the CIL receipts’.

Appendices & Abbreviations

I have addressed the majority of the Appendices above where they relate to the Plan Policies. “Appendix 7 Contents of the Evidence Report” provides a useful reference but now needs renumbering.

Recommendation 19:

As a result of recommendations arising from considering the Policies above, the Appendices will now be:

Appendix 1: Designated Local Green Spaces

Appendix 2: Development Brief for the Chicklade Road site.

Appendix 3: Development Brief for the Hillcrest Paddock and Hillcrest Triangle sites.

Appendix 4: Development Brief for the Redhouse Farm site.

Appendix 5: Contents of the Evidence Report.

Abbreviations

Other matters raised in representations

Some representations have suggested additional content that the Plan might include. However, given that the Neighbourhood Development Plan sits within the Development Plan documents as a whole, keeping content pertinent to identified priorities for Hindon is entirely appropriate. As noted within the body of this Report it is a requirement that a Neighbourhood Development Plan addresses only the “development and use of land”. Even within this restriction there is no obligation on Neighbourhood Development Plans to be comprehensive in their coverage – unlike Local Plans - not least because proportionate supporting evidence is required.

Some representations indicate support for all or parts of the draft Plan and this helps in a small but valuable way to reassure that the extensive public consultation has been productive.

I have not mentioned every representation individually but this is not because they have not been thoroughly read and considered in relation to my Examiner role, rather their detail may not add to the pressing of my related recommendations which must ensure that the Basic Conditions are met.

European Union (EU) and European Convention on Human Rights (ECHR) Obligations

A further Basic Condition, which the Hindon Neighbourhood Development Plan must meet, is compatibility with European Union (EU) and European Convention on Human Rights (ECHR) obligations.

There is no legal requirement for a Neighbourhood Development Plan to have a sustainability appraisal. A Strategic Environmental Assessment Screening Opinion was carried out by Wiltshire Council for the Hindon Neighbourhood Development Plan (March 2018) which concluded that, particularly in view of the proposed allocation of land for development, the Plan required a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plan and Programmes Regulations 2004. The Wiltshire Council Screening concluded “that the proposed Hindon NDP is likely to have significant environmental effects and accordingly a Strategic Environmental Assessment is required.”

The SEA was subsequently undertaken (January 2020) by AECOM and this concluded that whilst there were some beneficial and some not significant effects from the Plan, “given the visibility of the Land off Chicklade Road allocation within the landscape, and the scale of the allocation (which comprises major development), some significant impacts on landscape character within this sensitive AONB landscape remain likely” (para 5.24). As noted at para 5.19, “These potentially significant landscape issues are recognised by the policies within the Neighbourhood Plan, which have a strong focus on protecting the sense of place and special qualities of the AONB”. My earlier comments addressed this issue.

Amongst the consultation responses to the SEA, the AONB has expressed a concern, in summary, that the SEA “is objective in parts, but both selective and overly supportive of the Neighbourhood Plan in general”. I note that the SEA was prepared independently of the Qualifying Body, by a reputable consultancy well used to the SEA methodology and process and consequently it is to a rigorous standard. The SEA Report is entirely comparable with others that have been presented to me in my Examiner role and I have no reason to doubt its objectivity. I understand that the AONB might prefer that the SEA related to different proposals or that in the conducting of the SEA, alternative conclusions had been reached; but this is not the case. As the AONB notes, the SEA report pulls no punches when it assesses the impact of the Chicklade Road site. Through my recommendations I have aimed to ensure that the significance of the AONB and the SEA are fully recognised and addressed through revised Policies, although I believe that the Qualifying Body were already attentive to these issues. Having accepted that the proposed major development arises from “exceptional circumstances, and where it can be demonstrated that the development is in the public interest” (NPPF para 172) I conclude that the SEA accompanying the Plan is appropriately and proportionately completed and can be appropriately addressed within the Plan.

A Habitats Regulations Assessment (HRA) of the Plan has also been produced to meet European obligations and assure meeting of the requirements of Chapter 8 of Part 6 of the

Conservation of Habitats and Species Regulations 2017(d). The Assessment notes (para 2.3.2): “Taking into consideration the location, scale and nature of proposals in the [Hindon] NDP, there is a mechanism for effect on two European Sites, namely Chilmark Quarries SAC and the River Avon SAC. This is on account of three policies within the NDP allocating land for development within the catchment of the River Avon SAC and the bat consultation zone for Chilmark Quarries SAC. As such, these policies have the potential to give rise to significant effects on the aforementioned European Sites and are therefore taken forward to appropriate assessment under Regulation 105 of the Habitats Regulations 2017.” That Appropriate Assessment then concludes that, subject to appropriate recommendations, the NDP will have no adverse effects on the integrity of the River Avon SAC or the Chilmark Quarries SAC either alone or in-combination with other plans and projects (paras 3.3.2 and 4.5.2).

In making their determination, Wiltshire Council had regard to Schedule 1 of the Regulations and carried out consultation with the relevant public bodies which generally concurred with the conclusion of the Assessment. However Natural England objected on the following basis: “Natural England advises that the assessment currently does not provide enough certainty to justify the assessment conclusion”. But they did provide two alternative ways that the uncertainty could be addressed and one of those has provided the basis for recommendations about additions to the land allocation policies. I have further confirmed that the Plan picks up the recommendations from the Assessment.

I have noted and addressed those adverse comments made by the statutory bodies through Consultation. After the inclusion of relevant recommendations in my report, I can conclude that the SEA and HRA undertaken were appropriate and proportionate, and that the Plan has sustainability at its heart.

The Basic Conditions Statement submitted alongside the Hindon Neighbourhood Plan confirms, as regards the European Convention on Human Rights, that that the Plan has been prepared with full regard to national statutory regulation and policy guidance and in full consultation with the local community. The extent of consultation is illustrated in the Consultation Statement submitted alongside the Plan. I can therefore confirm that the Hindon Neighbourhood Development Plan has regard to fundamental rights and freedoms guaranteed under the ECHR and complies with the Human Rights Act 1998. No evidence has been put forward to demonstrate that this is not the case.

Taking all of the above into account, I am satisfied that the Hindon Neighbourhood Development Plan is compatible with EU obligations and that it does not breach, nor is in any way incompatible with, the ECHR.

Conclusions

This Independent Examiner's Report recommends a range of modifications to the Policies, as well as some of the supporting content, in the Plan. Modifications have been recommended to effect corrections, to ensure clarity and in order to ensure that the Basic Conditions are met. Whilst I have proposed a significant number of modifications, the Plan itself remains fundamentally unchanged in the role and direction set for it by the Qualifying Body.

I therefore conclude that, subject to the modifications recommended, the Hindon Neighbourhood Development Plan:

- has regard to national policies and advice contained in guidance issued by the Secretary of State;
- contributes to the achievement of sustainable development;
- is in general conformity with the strategic policies of the Plan for the area;
- is compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations;
- does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d).

On that basis I *recommend* to the Wiltshire Council that, subject to the incorporation of modifications set out as recommendations in this report, it is appropriate for the Hindon Neighbourhood Development Plan to proceed to referendum.

Referendum Area

As noted earlier, part of my Examiner role is to consider whether the referendum area should be extended beyond the Plan area. I consider the Neighbourhood Area to be appropriate and no evidence has been submitted to suggest that this is not the case. I therefore ***recommend*** that the Plan should proceed to referendum based on the Neighbourhood Area as approved by the Wiltshire Council on 5th November 2014.

Recommendations: (this is a listing of the recommendations exactly as they are included in the Report)

Rec	Text	Reason
1	<p>1.1 Remove from the Plan front cover (and each subsequent page) “Regulation 16 Published Version for Consultation” and amend the Plan period from “2019 – 2036” to ‘2020 – 2036’.</p> <p>1.2 Once the Plan text has been amended, review the “Contents” page to accommodate as required the recommended modifications from this Report and to ensure a complete set of entries for “Figures”.</p> <p>1.3 In the “Foreword” delete the fourth paragraph.</p>	For clarity and accuracy
2	<p>2.1 Under the heading “1.0 Purpose” replace “20111” with ‘2011’.</p> <p>2.2 Under the heading “2.0 Submitting Body”:</p> <p>2.2.1 Move “(see Map 1 below)” to the end of paragraph 2.1.</p> <p>2.2.2 Add ‘of the Neighbourhood Area’ between “Designation” and “on the”.</p> <p>2.2.3 Number the second paragraph 2.2.</p> <p>2.2.4 On “Map 1” amend the titles and the key to read ‘Hindon Neighbourhood Area’.</p>	For clarity and accuracy
3	<p>3.1 To ensure ease of access, provide interrelated heading and paragraph numbering throughout the Plan document: eg 1 [Heading], 1.1 [Sub-heading], 4.1.1 [text paragraph].</p> <p>3.2 Under the heading “3.0 Planning Policy Context”:</p> <p>3.2.1 Reword the first sentence of paragraph 3.1 as: ‘Neighbourhood Development Plans are required to “have regard” to national planning policy and guidance and “be in general conformity” with strategic local policies.’ Reword the second sentence as: ‘National planning policy is set out in the National Planning Policy Framework (NPPF) February 2019.’</p> <p>3.2.2 In paragraph 2 add a footnote source reference for the Planning Practice Guidance (www.gov.uk/government/collections/planning-practice-guidance) and in particular for the quotation (Paragraph: 001 Reference ID: 41-001-20190509); amend subsequent footnote numbering accordingly.</p> <p>3.2.3 Delete the sentence “The NPPF is a material consideration in any planning application determinations” from paragraph 3.</p> <p>3.2.4 Correct footnote 5 to show the source reference as: www.wiltshire.gov.uk/spp-housing-land-supply-statement-2018-published.pdf</p>	For clarity and accuracy

	<p>3.2.5 Reword the final paragraph as: ‘Hindon has a tightly drawn settlement boundary^[footnote] with little potential for infill and therefore any significant development would need to be outside of the settlement boundary. Core Policy 2 of the Wiltshire Core Strategy allows neighbourhood plans to identify sites adjacent to settlement boundaries.’ Add the footnote source reference: ‘Wiltshire Housing Site Allocations Plan Adopted February 2020 (www.wiltshire.gov.uk/whsap-adopted-2020-feb.pdf)’; amend subsequent footnote numbering accordingly.</p>	
4	<p>Under the heading “4.0: Physical Context”:</p> <p>4.1 Under the sub-heading 4.1 on page 7 replace “existing boundary” with ‘Hindon settlement boundary’.</p> <p>4.2 Under the sub-heading 4.3 on page 11, after the first sentence add: ‘The AONB is nationally important. It has been designated to conserve and enhance the outstanding natural beauty of the area which straddles four County, one county-scale Unitary and five District Councils. That natural beauty includes wildlife, scientific and cultural heritage. It is also recognised that, in relation to their landscape characteristics and quality, National Parks and AONBs are equally important aspects of the nation’s heritage assets and environmental capital.’</p> <p>4.3 Provide source references for Maps 2 & 3 and for the lower of the tables on page 14.</p>	For clarity and accuracy
5	<p>Under the heading “5.0 Community Engagement”:</p> <p>5.1 In the first paragraph within the bullet point relating to “Hindon Parish Council” remove the first semi-colon and replace the second with a comma.</p> <p>5.2 In the paragraph immediately under the sub-heading “Outcomes” either bullet point or double-indent the points about the types of housing supported through community engagement.</p>	For clarity and accuracy
6	<p>Within the blue box under “6.0 Vision of the Plan” consistently use ‘its’ (no apostrophe) rather than “it’s”.</p>	For clarity and accuracy
7	<p>Under the heading “7.0 Issues”:</p> <p>7.1 In the first paragraph remove the three stray brackets which are not needed and amend the cross-reference to the “Highway Issues” content once the application of my recommendations and the paragraph numbering work have been completed.</p> <p>7.2 In the third paragraph: 7.2.1 In the first sentence delete all the words after “neighbouring villages”.</p>	For clarity and accuracy

	<p>7.2.2 Reword the third and fourth sentences as: “Through the Neighbourhood Plan there is an opportunity to allocate land for a new surgery.”</p> <p>7.2.3 Replace the seventh and eighth sentences with: “A plan for increasing capacity is being formulated and developer contributions are expected to be required where appropriate.”</p> <p>7.3 In the fourth paragraph, first sentence delete “by the Steering Group”.</p> <p>7.4 Delete the fifth paragraph which does not add anything of substance to the previous paragraph.</p>	
8	Remove the section headed “8.0 Process Summary” but some of the content will be incorporated within the preamble to Policies 3, 4 & 5, as set out in detail below.	For clarity
9	<p>Under the sub-heading “9.0 Main Objectives”:</p> <p>9.1 Move the text for “Amenities” to be “Objective 1” and the text for “Environment” to be “Objective 3”.</p> <p>9.2 Add to the end of the fourth bullet point of the Environment Objective, now renumbered as Objective 3,‘whilst also respecting the Dark Sky status of the AONB.’</p> <p>9.3 Check and amend as necessary the page numbering after page 32.</p>	For clarity and accuracy
10	Under the heading “10.0 Policies of the Plan” replace the opening of the second sentence of paragraph 10.2 with: ‘It was accepted by the Steering Group that in several cases there are existing planning policies contained in the Wiltshire Core Strategy which are....’.	For clarity
11	<p>11.1 Renumber sub-section 1 under section 10.0 as part of the continuous numbering scheme and retitle it as: ‘Community Facilities’.</p> <p>11.2 Move paragraph 10.4.2 to the section on open spaces, as detailed below, and renumber subsequent paragraphs accordingly.</p> <p>11.3 Reword Policy 1 as: ‘Policy 1: Protection and improvement of community facilities Proposals that impact upon the following community facilities (as shown on Map 7) should protect and, where appropriate, enhance these for the benefit of the community: [take in here the list of community facilities]</p> <p>Enhancement proposals must meet an evidenced need which is supported, where appropriate, by the body with statutory responsibility for the service(s) provided by the facility.</p> <p>Enhancement proposals must identify, assess and address their environmental impacts, including those from traffic and parking.’</p>	For clarity and to meet Basic Condition 1

	<p>11.4 Move “Helps meet Objectives 1, 3 and 7” to outside of the Policy box.</p> <p>11.5 Amend Map 7 to retitle it as ‘Hindon Community Facilities’ (2 references); delete content relating to “Important Green Spaces” and footpaths; improve legibility; source reference the base map.</p>	
12	<p>Under the heading “2. Protection of open spaces and open areas”:</p> <p>12.1 Consider providing for sub-section 1 under section 10.0, as addressed above, a small ‘community issues’ box equivalent to that provided here for sub-section 2; add a cross reference to the Consultation Statement within both.</p> <p>12.2 Within the second bullet point of the yellow ‘community issues’ box, delete the words “where possible”.</p> <p>12.3 Combine the first two sentences (both about Core Policy 52) into a single paragraph.</p> <p>12.4 Amend the sentence shown within brackets at the end of the third paragraph to read: ‘Details of how these features were identified are provided in the Evidence Report.’ Add to this paragraph the relocated content of paragraph 10.4.2.</p> <p>12.5 Delete the first sentence of the fourth paragraph and merge the second sentence into the fifth paragraph (both about Local Green Spaces).</p> <p>12.6 Amend the opening sentence of the fifth paragraph to read: ‘There are two small, green spaces in Hindon that meet the Local Green Space (LGS) designation criteria set down in the NPPF (paragraph 100), which are: [take in names of spaces].’</p> <p>12.7 Replace the sixth paragraph with: ‘Appendix 1 sets out the bases, including the boundaries, on which each of the Local Green Spaces is designated’ and add a new Appendix derived from the Evidence Report but including only those areas now designated; it is vital that the boundaries to the Local Green Spaces are readily identifiable.</p> <p>12.8 Amend Policy 2 to read: ‘The important Green Infrastructure features identified on Map 8 should be retained and enhanced and, where possible, their interconnectivity improved by extending the network of features, all in accordance with Core Policy 52 of the Wiltshire Core Strategy.</p> <p>The following areas (also identified on Map 8) are designated for protection as Local Green Spaces: LGS1 The Playground LGS2 The Allotments. Development proposals in the designated Local Green Spaces will not be permitted unless they are necessary to facilitate the continued enjoyment of the existing use of the land and of an appropriate scale.’</p>	For clarity and accuracy and to meet Basic Condition 1

	<p>12.9 Move “Helps meet Objectives 1 and 6” to outside of the Policy box.</p> <p>12.10 Amend Map 8 as follows:</p> <p>12.10.1 Retitle as ‘Hindon Green Infrastructure including designated Local Green Spaces all set within the Area of Outstanding Natural Beauty’.</p> <p>12.10.2 Amend the key to: delete its heading and the AONB reference; number (as per the Policy) and separately identify the two Local Green Spaces (say, with a cross-hatch).</p> <p>12.10.3 Improve legibility and source reference the base map.</p>	
13	<p>Under the heading “3. New Build Development”:</p> <p>13.1 Colour the ‘community issues’ box consistently with other such boxes and make the first bullet point an introductory sentence followed by a colon. After this introductory sentence, within the fourth bullet point replace “access” with ‘for pedestrian movement’.</p> <p>13.2 Below the coloured box insert a sub-heading ‘GP Surgery’ followed by the existing paragraph 10.5 with “residential” replaced by ‘inadequate’ and three additional sentences added before the last sentence as follows: ‘Hindon Surgery is now one of seven surgeries that together make up the Sarum West Primary Care Network (PCN) and all are supportive of Hindon becoming the “hub” of the PCN if a new site is identified. Primary Care Networks are central to the 21st Century service model for the National Health Service. The scale of the land requirement for a replacement surgery with related parking has been assessed as approximately 0.3 hectares.’</p> <p>13.3 Then add a sub-heading ‘New Build Housing’ followed by content from the local planning authority representation with the addition of content taken from paragraph 10.10 as follows: ‘The Wiltshire Core Strategy sets out an indicative housing requirement for the Tisbury Community Area Remainder (as distinct from the separate Tisbury Area) of approximately 220 dwellings over the period 2006 to 2026. To date delivery has been lower than expected and the latest Wiltshire Housing Land Supply Statement (base date April 2018) showed that there is a residual indicative housing requirement of 135 homes to be met within the Community Area Remainder to 2026. Hindon is one of three Large Villages in the Community Area Remainder which, together, in keeping with their position in the settlement hierarchy set out in Core Policy 1 of the WCS, would be expected to deliver a large share of this requirement, with the number of homes to be provided informed by locally derived evidence. Core Policy 2 says that “Development at Large and Small Villages will be limited to that needed to help meet the housing needs of the settlements and to improve employment opportunities, services and facilities”. Core Policy 2 also allows Neighbourhood Plans to identify sites adjacent to (as distinct from within) the settlement boundary. The plan period for the Hindon Neighbourhood Plan extends to 2036, in line with that of the Wiltshire Local Plan Review, and therefore it is appropriate for this Plan to take into account housing needs in the Parish over this extended time period.</p>	For clarity and accuracy and to meet Basic Conditions 1 and 3

‘Whilst there is no Hindon-specific indicative housing target, the above context indicates a strategic expectation of housing provision and paragraph 78 of the NPPF supports planning policies that identify opportunities for villages to grow and thrive, especially where this will support local services. This is particularly relevant for Hindon which has an ageing population which needs local services but also a better balanced population to ensure they continue to be viable. Very early in the community consultation it was agreed that new housing was required, especially affordable housing, and a number of dwellings between 20 and 40 was considered to be the optimum number. The local planning authority has been supportive of the need for growth and the contribution it would make toward housing targets for the Tisbury Community Area Remainder.

‘[take in paragraph 10.9] To obtain information on the local range of housing needs, the Parish Council in 2019 commissioned AECOM to undertake a Housing Needs Analysis ^[footnote source reference] over the Plan period which provided a recommendation for the tenure mix of rented and shared ownership for the affordable housing. A Parish Housing Needs Survey ^[footnote source reference] was also carried out by Wiltshire Council in 2019 with a questionnaire delivered to every household in the Parish with the aim of identifying the current level of need for affordable housing. [take in paragraph 10.8 amended to show ‘developer’ in place of “eveloper”] [take in Table 2 (renumbered as required) amended to show rounded percentages instead of numbers of dwellings and also to delete the entry “Affordable Dwellings: flats” with the dwellings required added to the entry “Affordable Housing” in view of the representation from Wiltshire Council noting that 2/3 bed flats would be unsuitable for letting.]’

13.4 Then add a sub-heading ‘Search for Sites’ followed by some of the content from Section 8 beginning at the middle of the fourth paragraph “Feedback from the 2018 Regulation 14 Consultation...” and ending three quarters of the way down page 19 at “.....approach based on suitability, availability and achievability” but amending the reference to “SG” as ‘Steering Group’ and in the paragraph referencing AECOM, delete “two further studies: (1)”. Add a reference to Figure 2 (now to be renumbered as Figure 1) at the end of the paragraph ending “would be split for the purposes of the study into Areas”; after this reference take in the content on page 25 (including the Maps as referenced) other than the final paragraph (about Table 1). For clarity delete Figures 1 & 3 (the latter is un-numbered but on page 24).

13.5 Then add a sub-heading ‘Site Assessment and Selection’ followed by the final paragraph from page 25 with “LVSCA/AECOM identifier,” deleted; follow this with the content on page 21 commencing “The process which the Steering Group followed...” and including the “Process stages” tabulation. Then take in Table 1 amended as follows:

13.5.1 Limit “Area Ref” to LVSCA reference numbers only (as per Figure 2 included above).

	<p>13.5.2 Delete the column “Possible number of dwellings Deliverable/not deliverable”.</p> <p>13.5.3 Amend the “Key for overall Assessment Rating” on page 31 to show: Blue = ‘Selected for Plan’, Red = ‘Not selected’.</p> <p>13.5.4 Ensure page number references for “Key for colour codes for LVSCA column” are accurate for the final Plan.</p> <p>13.6 Amend and correct page number and footnote references as required.</p>	
14	<p>14.1 Reword Policy 3 as follows: ‘Approximately 4.1 hectares (10.13 acres) of land off Chicklade Road (as shown in the adjacent Figure 2) is allocated as follows: Site 1(i) is allocated for a mixed use development providing a Doctors’ Surgery with associated parking to the eastern end and approximately 25 dwellings to the western end. Site 1(ii) is allocated for public open space but may incorporate at the southern edge the balance of the Doctors’ Surgery site (if required) and the balance of the approximately 25 dwellings that cannot satisfactorily be accommodated within Site 1(i). Development will be subject to the following requirements: a) Development proposals and the housing capacity of the site must be informed by a suitable Landscape and Visual Impact Assessment attentive to the location within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. b) The development footprint must allow adequate set back from corridors used by Annex II bat species. A possible arrangement for an Ecology Corridor is shown on an indicative layout included within the Chicklade Road Development Brief (Appendix 2) but the final layout and the housing capacity of the site should be evidenced through adequate survey and meet relevant Wiltshire Council principles for mitigation to ensure no adverse effects on the Chilmark Quarries SAC. c) No development should commence until a suitable nutrient neutrality strategy has been agreed in writing by the Local Planning Authority. The strategy will need to calculate the nutrient budget for the proposed development and ensure the agreed permanent offsetting measures are in place and functioning prior to first occupation. d) The development proposals will address and follow the guidance provided in the Development Brief included as Appendix 2 to this Plan. e) A serviced plot of approximately 0.3 hectares will be reserved for the relocation of the enhanced Hindon Doctors’ Surgery. If the housing and Surgery developments are not to proceed together, a masterplan should be prepared showing the intended interrelationship between the 3 uses of the site – public open space, housing and Doctors’ Surgery – and between these and the existing road and footpath networks. f) A strategic landscaping scheme for the whole site will be agreed in writing by the Local Planning Authority that appropriately mitigates the impact of the development on the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and the adjacent Wessex Ridgeway Long Distance Trail.</p>	For clarity and to meet Basic Conditions 1, 2 & 3

	<p>g) As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.</p> <p>h) As the southern part of the site is predicted to be at risk of groundwater flooding and high groundwater levels may impact on infiltration techniques, a site drainage strategy should be agreed in writing by the Local Planning Authority.</p> <p>i) The range of housing to be provided should accord with the latest evidence on local housing need; in particular 40% of the housing should be affordable in compliance with Wiltshire Council Core Policy 43. When the legal agreement is concluded for affordable housing this should include provision for the first allocation of the affordable homes to be prioritised to eligible people (in accordance with Wiltshire Council's Allocations Policy) who have a local connection to the Neighbourhood Area. Any additional allocations may then be cascaded to those with a connection to the immediately adjoining Parishes or other areas of Wiltshire.</p> <p>14.2 Move Maps 9 & 10 (and delete the content of the current Appendix 1) to accompany the Development Brief (Appendix 2) and amend the Brief as follows:</p> <p>14.2.1 Ensure a consistent format throughout; the numbering approach should allow for ease of referencing elements of the Brief.</p> <p>14.2.2 Under "1. Landscape":</p> <p>14.2.2.1 Rewrite the second bullet point as: 'Given the requirement to conserve and enhance the landscape and scenic beauty in this AONB (as indicated in the NPPF) development proposals must be landscape led.'</p> <p>14.2.2.2 Add an additional point: 'Proposals must be informed by Wiltshire Council's Historic Landscape Characterisation Project 2016' [add a footnote reference].</p> <p>14.2.2.3 Rewrite the third bullet point as: 'The impact of proposals on the landscape setting of Hindon village must be assessed by a suitable methodology and the application of its findings must be demonstrated. The assessment will be informed by the "Landscape Parameters" diagram attached to this Brief, derived from the LVSCA carried out in conjunction with this Plan [add a footnote reference].'</p> <p>14.2.2.4 Since the fifth bullet point acknowledges that there may be impacts on key views that can be mitigated, delete bullet point four and add to the fifth bullet point a cross reference (accurate for the final version of the Plan) to the key view maps.</p> <p>14.2.2.5 In bullet point six amend the opening sentence to:</p>	
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	<p>'The Wessex Ridgeway Trail crosses the site at its western edge and then runs along most of the northern boundary'.</p> <p>14.2.3 At the heading "2. Design Brief":</p> <p>14.2.3.1 To avoid confusion amend the title to 'Design and Layout'.</p> <p>14.2.3.2 In the first paragraph replace "outside the building line" with 'the edge of the development' and replace "the tree planting in the High Street" with 'the wider character of Hindon'.</p> <p>14.2.3.3 In the second paragraph replace the semicolon at the end with a full stop.</p> <p>14.2.3.4 In the third paragraph replace "as detailed in the various environmental and Bat surveys" with ', in compliance with the detail to be provided through appropriate survey,'.</p> <p>14.2.3.5 In the fourth paragraph replace "access being provided" with 'appropriate pedestrian connection being assured'.</p> <p>14.2.3.6 Replace the fifth paragraph with: 'As suggested in the Heritage Assessment conducted in conjunction with this Plan, the design, roof-scape and layout should reflect the distinctive built form and character at the heart of Hindon, which is a Conservation Area. This would indicate a tight-knit, medium to high density housing development. The design of the new doctors' surgery should consist of clearly articulated form(s), including those of the roofs to reflect traditional built form and layout, such as a courtyard arrangement. An indicative layout (with notes) has been drawn up and is attached to this Brief; whilst the number of dwellings may not be an accurate representation of the landscape-constrained capacity of the site, the drawing does indicate a type of layout that would reflect the built form of Hindon. On the higher, northern edge of the site the rooflines will need particular attention with additional tree planting incorporated to break up the mass/form of the development.'</p> <p>14.2.3.7 Add an additional point: 'Special design attention will be required for the B3089 village gateway to the east of the site and impact on the existing residences to the west.'</p> <p>14.2.3.8 In the sixth paragraph replace "surface" with 'SuDS' and add a second sentence: 'As noted in Plan Policy 3, a suitable nutrient neutrality strategy will be required.'</p>	
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	<p>14.2.3.9 In the seventh paragraph replace “undergrounded” with ‘underground’.</p> <p>14.2.3.10 In the eighth paragraph add ‘Please refer to the Hindon Village Design Statement 2013’ after the second sentence (with a footnote reference), and provide a source reference for the AONB Good Practice Note.</p> <p>14.2.3.11 After the eighth paragraph add: ‘Parking provision will be in accordance with Wiltshire Council’s Adopted Parking Strategy [add a footnote reference] and include for electric vehicle charging points. The site layout should address the need to ensure that parking is not visually obtrusive.’</p> <p>14.2.4 Under the heading “3. Ecology”:</p> <p>14.2.4.1 In the third paragraph replace the first sentence with ‘As noted in Plan Policy 3, a suitable nutrient neutrality strategy will be required’ and in the last sentence replace “this has” with ‘these have’.</p> <p>14.2.4.2 Add as a final paragraph: ‘In keeping with the policy direction of the Environment Bill 2020, proposals should provide for a net gain in biodiversity.’</p> <p>14.2.5 At the heading “4. Energy”:</p> <p>14.2.5.1 Retitle this sub-section as ‘Energy and communications’ for clarity.</p> <p>14.2.5.2 In the second (single sentence) paragraph replace “to” with ‘must’.</p> <p>14.2.5.3 In the fourth paragraph replace “New applications should aim to maximise rooftop design to” with ‘Wherever possible roofs should be designed to’ and replace “also” with ‘and’.</p> <p>14.2.5.4 In the sixth paragraph replace “to” with ‘should’, insert ‘all’ between “within” and “new” and delete “housing”.</p> <p>14.2.6 Under the heading “5. Heritage Matters”:</p> <p>14.2.6.1 Provide a website source reference for the Heritage Assessment.</p> <p>14.2.6.2 In the second paragraph replace “This” with ‘In relation to the Chicklade Road site, the Assessment notes that whilst the’; add a full stop before “the report” and capitalise “the”; replace “recommends” with ‘notes’ and replace “should” with ‘must’.</p> <p>14.2.6.3 Add an additional point:</p>	
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	<p>'As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.'</p> <p>14.2.7 At the heading "6. Transport Impact and Road Safety":</p> <p>14.2.7.1 Bold the heading.</p> <p>14.2.7.2 In the first paragraph start the second sentence with a capital letter and in the third sentence remove the brackets.</p> <p>14.2.7.3 In the second paragraph replace "A" with 'As a'.</p> <p>14.2.7.4 In the fourth paragraph replace "create" with 'assure'.</p> <p>14.3 The text adjacent to Figure 4, now to be renumbered as Figure 2, can be deleted as the Policy text references the single Appendix now applicable.</p>	
15	<p>15.1 In relation to Policy 4:</p> <p>15.1.1 Amend the title to omit site references (8(b) and 9(i)) as these are cross-referenced to the map in the opening sentence. There is also the need to ensure a numbering approach consistent with other Policies that allows for ease of referencing Policy elements.</p> <p>15.1.2 Rewrite the opening sentence and the related bullet point of the Policy as follows: 'Land of approximately 0.4 hectares off the western end of Chalk Lane and as identified on the adjacent Figure 3 (0.2 hectares at Hillcrest Paddock, site 8(b), and 0.2 hectares at Hillcrest Triangle, site 9(i)) is allocated for the erection of approximately 5 dwellings.' As a result of this rewrite, the first bullet point should be deleted.</p> <p>15.1.3 Then insert 'The development of these sites will be subject to the following requirements:' and add the following five points (appropriately renumbering subsequent bullet points, as amended below): 'a) Development proposals and the housing capacity of the site must be informed by a suitable Landscape and Visual Impact Assessment attentive to the location within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. b) Any planning application for development at either Hillcrest Paddock and/or Hillcrest Triangle must be accompanied and informed by sufficient ecological survey, including for Annex II bats. The scheme layout and housing capacity must be informed by the results of the aforementioned survey, and the development footprint must allow for adequate set back from corridors used by Annex II bat species. Any forthcoming application must meet relevant Wiltshire Council principles for mitigation to ensure no adverse effects on the Chilmark Quarries SAC.</p>	For clarity and to meet Basic Conditions 1, 2 & 3

	<p>c) No development should commence until a suitable nutrient neutrality strategy has been agreed with the Local Planning Authority. The strategy will need to calculate the nutrient budget for the proposed development and ensure the agreed permanent offsetting measures are in place and functioning prior to first occupation.</p> <p>d) As both sites are predicted to be at risk of groundwater flooding and high groundwater levels may impact on infiltration techniques, a site drainage strategy should be agreed with the Local Planning Authority.</p> <p>e) As there is potential for buried archaeological remains the sites must be subject to a full heritage assessment and archaeological evaluation.'</p> <p>15.1.4 Add also: 'The development proposals will address and follow the guidance provided in the Development Brief included as Appendix 3 to this Plan.'</p> <p>15.1.5 Within the third bullet point replace "to as to" with 'so as to'.</p> <p>15.1.6 Delete the fifth bullet point and Appendix 3 as a site specific LVIA is now being required.</p> <p>15.1.7 In the sixth bullet point replace "Principle" with "Principal".</p> <p>15.1.8 Delete the seventh bullet point as it will be sufficient to include this detail within the accompanying Development Brief.</p> <p>15.1.9 Replace the eighth bullet point with: 'The boundaries to both sites should be planted or reinforced as appropriate with mixed, native hedgerows.'</p> <p>15.1.10 In the twelfth bullet point insert the closing bracket after "etc." and replace "to reflect" with 'should reflect'.</p> <p>15.1.11 Move the "Helps meet Objectives 1, 2 and 4" to outside the Policy box.</p> <p>15.2 The text adjacent to Figure 5, now to be renumbered as Figure 3, can be deleted as the Policy text references the single Appendix now applicable.</p> <p>15.3 In relation to the Development Brief included as Appendix 4:</p> <p>15.3.1 Renumber as Appendix 3 and remove the double titling leaving only 'Hillcrest Paddock and Hillcrest Triangle Development Brief'.</p> <p>15.3.2 Under the heading "Site Description":</p> <p>15.3.2.1 In bullet point 2 replace "of level land" with 'on level land'.</p> <p>15.3.2.2 In bullet point 6 insert 'with' between "fence" and "hedges".</p>	
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15.3.3 Under the heading “1. Landscape”:

15.3.3.1 Replace the second and third bullet points with: ‘Given the requirement to conserve and enhance the landscape and scenic beauty in this AONB (as indicated in the NPPF) development proposals must be landscape led. Proposals must be informed by Wiltshire Council’s Historic Landscape Characterisation Project 2016’ [add a footnote reference]. The impact of proposals on the landscape setting of Hindon village must be assessed by a suitable methodology and the application of its findings must be demonstrated. The assessment will be informed by the LVSCA carried out in conjunction with this Plan [add a footnote reference].’

15.3.3.2 In the fourth bullet point replace “tress” with ‘trees’.

15.3.4 At the heading “2. Design Brief”:

15.3.4.1 Reword the title as ‘2. Design and Layout’.

15.3.4.2 The third paragraph needs amendment to ensure that it is appropriate to these sites, as follows: ‘Pedestrian and cycle movements need to be considered in particular to the east to connect with the existing residential areas and the Primary School.’

15.3.4.3 In the sixth paragraph replace the hyphen in the second line with ‘and’; add the footnote reference for the Hindon Village Design Statement 2013.

15.3.4.4 Rewrite the seventh paragraph as: ‘Parking provision will be in accordance with Wiltshire Council’s Adopted Parking Strategy [add a footnote reference] and include electric vehicle charging points. The site layout should address the need to ensure that parking is not visually obtrusive.’

15.3.4.5 Delete the eighth paragraph.

15.3.4.6 Add in the full paragraph from the Chicklade Road Development Brief (section 4) that relates to the International Dark Sky Reserve which is equally applicable to other sites.

15.3.5 Under the heading “3. Ecology”:

15.3.5.1 Since developer interest in this site may not be the same as for the Chicklade Road site, the Development Brief should be self-contained, rather than cross refer to another Brief.

15.3.5.2 Reproduce in full the three “Ecology” paragraphs from the Chicklade Road Development Brief but in the third paragraph replace the first sentence with ‘As noted in Plan Policy 4, a suitable nutrient neutrality

	<p>strategy will be required' and in the last sentence replace "this has" with 'these have'.</p> <p>15.3.5.3 Add as a final paragraph: 'In keeping with the policy direction of the Environment Bill 2020, proposals should provide for a net gain in biodiversity.'</p> <p>15.3.6 At the heading "3. Heritage Matters":</p> <p>15.3.6.1 Amend the numbering in the title to 4.</p> <p>15.3.6.2 Add an additional point: 'As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.'</p> <p>15.3.7 At the heading "4. Transport Issues":</p> <p>15.3.7.1 Amend the numbering in the title to 5.</p> <p>15.3.7.2 Add to the first sentence: '; it should be noted that Chalk Lane is unadopted for part of its length toward Newtown Road.'</p>	
16	<p>16.1 In relation to Policy 5:</p> <p>16.1.1 Remove the reference in the title to "7(b)" since this reference is cross-referenced to the map in the opening sentence of the Policy. There is also the need to ensure a numbering approach consistent with other Policies that allows for ease of referencing Policy elements.</p> <p>16.1.2 Rewrite the opening sentence and the related bullet point of the Policy as: 'Approximately 0.3 hectares (0.7 acres) of land to the rear of Redhouse Farm, identified on the adjacent Figure 4 as 7(b), situated at the south-east end of the settlement boundary and presently a site of disused stabling and other agricultural buildings, is allocated for 1 family dwelling. The site is oversized for a single dwelling but the access to the site through Redhouse Farm constrains its use.'</p> <p>16.1.3 After "Development will be subject to the following requirements":</p> <p>16.1.3.1 Add the following five points: 'a) Development proposals and the location of the house within the site must be informed by a suitable Landscape and Visual Impact Assessment attentive to the location within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. b) Any planning application for development must be accompanied and informed by sufficient ecological survey, including for Annex II bats, and must meet relevant Wiltshire Council principles for mitigation to ensure no adverse effects on the Chilmark Quarries SAC. c) No development should commence until a suitable nutrient neutrality strategy has been agreed with the</p>	For clarity and to meet Basic Conditions 1, 2 & 3

	<p>Local Planning Authority. The strategy will need to calculate the nutrient budget for the proposed development and ensure the agreed permanent offsetting measures are in place and functioning prior to first occupation.</p> <p>d) As the site is predicted to be at risk of groundwater flooding and high groundwater levels may impact on infiltration techniques, a site drainage strategy should be agreed with the Local Planning Authority.</p> <p>e) As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.'</p> <p>16.1.3.2 Add also: 'The development proposals will address and follow the guidance provided in the related Development Brief included as Appendix 4 to this Plan.'</p> <p>16.1.3.3 Delete the second bullet point and Appendix 5 as a site specific LVIA is now being required.</p> <p>16.1.3.4 Delete the third bullet point in view of the insertions above.</p> <p>16.1.3.5 Delete the fourth bullet point as there are no "current building lines".</p> <p>16.1.3.6 In the seventh bullet point replace "any" with 'The'.</p> <p>16.1.3.7 In the eighth bullet point replace "to reflect" with 'should reflect'.</p> <p>16.1.4 Move the "Helps meet Objectives 1 and 4" to outside the Policy box.</p> <p>16.2 The text below Figure 6, now to be renumbered as Figure 4, can be deleted as the Policy text references the single Appendix now applicable.</p> <p>16.3 In relation to the Development Brief included as Appendix 6:</p> <p>16.3.1 Renumber as Appendix 4 and remove the double titling.</p> <p>16.3.2 Under the heading "Site Description", in the first bullet point replace "southern eastern" with 'south-eastern'.</p> <p>16.3.3 Under the heading "1. Landscape" remove the second and third bullet points and replace with: "Given the requirement to conserve and enhance the landscape and scenic beauty in this AONB (as indicated in the NPPF) development proposals must be landscape led. Proposals must be informed by Wiltshire Council's Historic Landscape Characterisation Project 2016' [add a footnote reference]. The impact of proposal on the landscape setting of Hindon village must be assessed by a suitable methodology and the application of its findings must be demonstrated. The</p>	
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	<p>assessment will be informed by the LVSCA carried out in conjunction with this Plan [add a footnote reference].’</p> <p>16.3.4 At the heading “2. Design Brief”:</p> <p>16.3.4.1 Repword the title as ‘2. Design and Layout’.</p> <p>16.3.4.2 In the fourth paragraph add the footnote reference for the Village Design Statement.</p> <p>16.3.4.3 Replace the fifth paragraph with: ‘Parking provision will be in accordance with Wiltshire Council’s Adopted Parking Strategy [add a footnote reference] and include electric vehicle charging points. The site layout should address the need to ensure that parking is not visually obtrusive.’</p> <p>16.3.4.4 Delete the sixth paragraph.</p> <p>16.3.4.5 Add in the full paragraph from the Chicklade Road Development Brief (section 4) that relates to the International Dark Sky Reserve which is equally applicable to other sites.</p> <p>16.3.5 Under the heading “3. Ecology”:</p> <p>16.3.5.1 Since developer interest in this site may not be the same as for the Chicklade Road site, the Development Brief should be self-contained, rather than cross refer to another Brief.</p> <p>16.3.5.2 Reproduce in full the three “Ecology” paragraphs from the Chicklade Road Development Brief but in the third paragraph replace the first sentence with ‘As noted in Plan Policy 5, a suitable nutrient neutrality strategy will be required’ and in the last sentence replace “this has” with ‘these have’.</p> <p>16.3.5.3 Add as a final paragraph: ‘In keeping with the policy direction of the Environment Bill 2020, proposals should provide for a net gain in biodiversity.’</p> <p>16.3.6 Under the heading “4. Heritage Matters replace the existing sentence with: ‘As there is potential for buried archaeological remains the site must be subject to a full heritage assessment and archaeological evaluation.’</p> <p>16.3.7 Under the heading “5. Transport Issues” in the second sentence insert ‘that’ between “but” and “does not” and remove the gap in the middle of the text.</p>	
17	Move the section titled “4. Highway Issues” to be part of section 4.4 Hindon Village Today (page 14), edited as appropriate.	For clarity and to meet Basic Condition 1

18	Retitle the section shown as “5. Community Infrastructure Levy Payments” as ‘Community Issue: Priorities for the Community Infrastructure Levy (CIL) Funds to be passed to the Parish Council’. Amend paragraph 10.19 to remove “in attracting some funding from any CIL receipts” and replace with ‘for spending from the CIL receipts’.	For clarity and to meet Basic Condition 1
19	As a result of recommendations arising from considering the Policies above, the Appendices will now be: Appendix 1: Designated Local Green Spaces Appendix 2: Development Brief for the Chicklade Road site. Appendix 3: Development Brief for the Hillcrest Paddock and Hillcrest Triangle sites. Appendix 4: Development Brief for the Redhouse Farm site. Appendix 5: Contents of the Evidence Report. Abbreviations	For clarity and to meet Basic Condition 1