

HINDON NEIGHBOURHOOD DEVELOPMENT PLAN

Draft Consultation Statement

Part 1 Background and Substance

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Chapter One: Introduction

Purpose

This Consultation Statement is in two parts. This is Part 1 (Background and Substance). Part 2 is a separate document and contains only the Appendices that are referred here in Part 1).

This Consultation Statement supports the Hindon Neighbourhood Development Plan (HNDP) and has been prepared to fulfil the legal requirements defined in Part 5, paragraphs 14 and 15 (2) of The Neighbourhood Planning (General) Regulations 2012.

A Consultation Statement is defined in paragraph 15 (2) as a document which:

- contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- explains how they were consulted
- summarises the main issues and concerns raised by the persons consulted
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan

An application to Wiltshire Council was made on the 25th June 2014 for the Designation of the Hindon Neighbourhood Area. The application was approved on the 5th November 2014 and Hindon Parish Council was named as the 'Qualifying Body' under whose aegis the Hindon Neighbourhood Development Plan is being produced.

Structure

Chapter Two details the engagement and public consultation undertaken by the HNDP Steering Group, from the date of approval of the designation in November 2014 through to and including 2018

Chapter Three records how the pre-submission consultations were publicised to ensure that residents in particular were aware of the draft Plan and the importance of completing Questionnaires and Feedback Forms.

Chapter Four, in essence the backbone of the Consultation Statement, gives an overview of the feedback submitted by residents and summarises Steering Committee responses to the key issues raised. It also highlights the principal changes to policies following consideration of comments received from statutory consultees, landowners and developers of the SHLAA sites, and other interested parties.

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Chapter Two: Consultations 2015 to 2018

Introduction

A Steering group was formed from local residents, and parish councilors. How to reach out effectively and efficiently to the 200+ households in the parish of Hindon alone, capture and sustain their interest and ultimately garner their support for the development proposals was and remains a challenge.

Fortunately, Hindon is a small closely knit village which also boasts an excellent local newspaper (The Newsletter) that is edited within the village and is delivered by volunteers monthly free to every home in the village. The Village also has a Community inspired and owned shop. The 'The Newsletter' and the Shop are both excellent vehicles for the communication of village events including the notices concerning the Hindon Neighbourhood Development Plan.

The Village website www.hindonvillage.org is operated by the Parish Council and is used to publish matters of interest in the village including information about the Neighbourhood Plan.

The next part of this chapter sets out details of the public events the HNDP Steering Group and Parish Council have hosted.

Public events 2015 to 2018

Table 1 June 12th and 13th 2015 NP Presentation event at Village Hall

12 th & 13 th June 2015 Village Hall		attendees 119
Publicity	Letterbox leaflet delivery to all households in Hindon ; posters placed around the village; in the Community shop front & sandwich boards; notice placed in Hindon Newsletter.	
Presentations	Two Open Consultation Meetings on 12 th and 13 th of June at the Village Hall, introducing the Steering group and an open discussion about the aims and objectives of the plan. Questionnaires were handed out for everyone to complete.	
Activities	The Parish Council outlined the process, explained that the Wiltshire Core Strategy called for additional housing in the Tisbury area and that Hindon will be expected to take it's share. There were three areas of land possibly available (SHLAA sites) for development. Questionnaires were handed out at the meeting seeking residents views on Housing, Transport, Local Employment, Environment & Local amenities	
Consultation evidence	• Appendix 1A - A5 leaflet & Newsletter article. • Appendix 1B – photos of posters around the village. • Appendix 1c photos of hall display. • Appendix 2 is the questionnaire.	

	• Appendix 2A Pie chart of Housing results. • Appendix 3A Summary of questionnaire results. • Appendix 3B Steering Group minute re June meetings
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119 residents attended the two meetings, the first meeting was on Friday evening, and the second on Saturday morning. Questionnaires were handed out at the meeting and made available at the Community Shop, The Lamb, and the Angel Inn pubs for those people who were not able to attend. The Questionnaire asked specific questions about the number and sizes of houses and also local amenities. Doctors Surgery, Community Shop, Community Hall, School and also a section on Environment.

136 residents from a total adult population of approximately 390 adults, (30%) returned Questionnaires with a strong majority (85%) recommending 2/3 bedroom houses and 84% of people saying that affordable and housing for the elderly should be provided. In terms of Amenities voted strongly for Larger Village Shop, Doctors Surgery and Village Hall.

Table 2 11th February 2017 Drop In day at the Village Hall

11th February 2017 – Village Hall		attendees 108
Publicity	Letterbox delivery to all Hindon addresses. Notice in “The Newsletter” display boards around the Village with posters. Leaflets in Community Shop, Village Notice Board	
Purpose	To show progress to date and initial proposals for housing	
Activities	Drop in Open day with 5 display boards. Each attendee was logged in and given a feed-back form with Questions and an opportunity to make comments	
Consultation evidence	• Appendix 4 Newsletter advert, leaflet & posters • Appendix 5 Feedback forms. • Appendix 6 Leaflet delivered to all Hindon addresses. • Appendix 7 Display boards. • Appendix 8 Attendance Photos	

Table 3 18th February 2017 Drop in day at Hindon Fellowship Club

18th February 2017 – The Fellowship Club		attendees 70
Publicity	Letterbox delivery to all Hindon addresses. Notice in “The Newsletter” display boards around the Village with posters. Leaflets in Community Shop, Village Notice Board	
Purpose	To show progress to date and initial proposals for housing	
Activities	Drop in Open day with 5 display boards. Each attendee was logged in and given a feed back form with Questions and an opportunity to make comments.	
Consultation evidence	Please see Consultation evidence from 11 th February meeting above.	

These two Drop in Open Days were held on successive weekends, first at the Village Hall, located at the bottom of the village, and again at the Hindon Fellowship Club, a social club where a lot of residents who live at the top

village use. Visitors were directed along a series of display Boards that detailed the work done to date and showed the first (initial) proposals from the HNDP Steering Group of a possible settlement boundary change and suggested the numbers and types of housing on two potential development sites, SHLAA S158 (Chicklade Road) and SHLAA S22 (Angel Lane).

Residents Feedback from Plan Outline Proposals - Feb 11 & 18 2017

Comments received on Feedback forms to outline proposals put to the village on the 11th & 18th February 2017.

Appendix 10 shows the numerical data collated from the Feedback Forms handed out at the public Drop In Days held on the 11th & 18th February 2017..

Introduction

The drop- in sessions were well attended with 179 visitors all who were logged in as they arrived and provided with a Feedback form. 134 (75%) returned completed forms, either on the night or left at the community shop, and 80% included Comments, some extensive, as well as answering the questions.

Whilst the scores for the individual questions indicate a general degree of approval for the Outline Proposals, there is also substantial disapproval for some elements, for example, suggested changes to the Settlement Boundary, the number and types of housing and the balance of housing between the two sites.

Not every Question was answered by all, question 4 was particularly challenging in that it sought the degree of acceptance about the Proposal. The percentage of people scoring 2 or less (out of possible 5) for questions 4c ('is the allocation for Chicklade Road appropriate?') and 4d ('is the allocation for Angel Lane appropriate?') was 16.42%, and 26.86% respectively. A full analysis of the number of replies and the scores for each question is at Appendices 8 and 9.

The following summarises the written comments from the Feedback Form

The Feed Back forms following the Drop in Sessions raised a wide variety of topics. Even comments which were not directly relevant to the proposals were considered because there are issues which are germane and are certainly of great significance to the respondents. This assessment will attempt to cover the main issues raised and is supported by a brief synopsis of these points.

The returns reflect strongly held views regarding current and potential increases in traffic and its control, parking and pedestrian safety. There are very mixed views as to the number of additional houses required and types and sizes of units to be built and who they are to accommodate. There is concern that as yet there has been no detailed assessment of actual housing needs to establish what relevant new build is required and how this should be allocated. if this is not effectively controlled it may change the character and cohesion of Hindon.

Inevitably there were individual opinions in some responses, particularly where views and access and social issues are concerned. However, on balance, there is an understanding of the need for change and a deep concern for housing the elderly and the young and for the provision of satisfactory facilities and opportunities within the village boundaries.

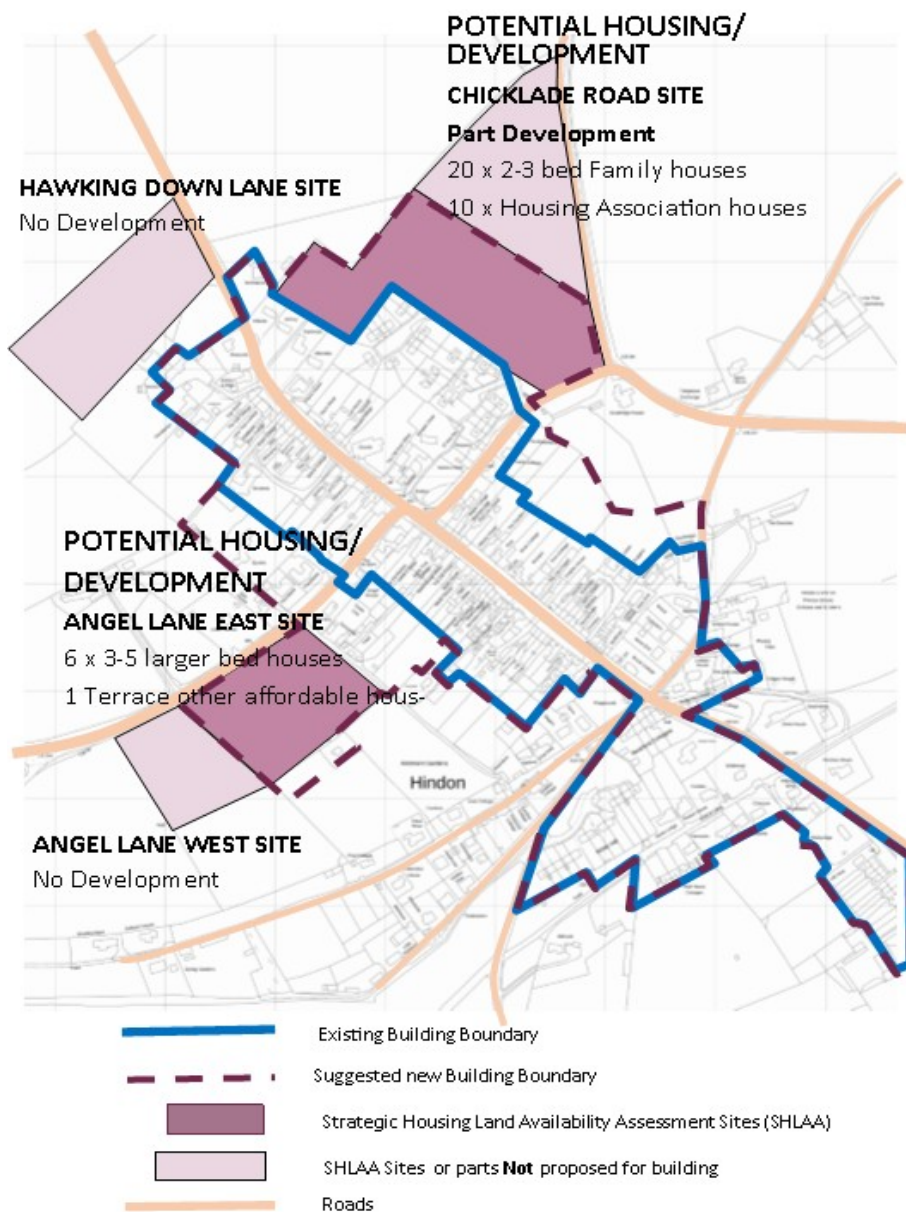
Chicklade Road and Angel Lane sites were considered under specific headings but there was a view that the latter is very visible and will change the character of the village. In general, the other proposed boundary changes raised limited but strongly expressed views, *'by moving this boundary you are inviting land/garden owners to develop their land, infill development will become a major problem'*. The most contentious proposal was the dotted boundary east of the High Street where the effect on adjacent properties and access via School Lane was raised by a number of people.

A few thought that the boundaries should include Pincher's Down and the Dene and whilst others thought there should be no change whatsoever. There were some who felt that infilling causes congestion or that the proposed building should be spread over three sites to make the village more compact.

Settlement Boundary Map

¹ Feed back form 4

INITIAL BOUNDARY ALTERATION PROPOSAL



Chicklade Road Site

Conflicting questions were raised about the number of houses: would proposals fulfil the needs, should the site carry all the development for the village or is too much being proposed here, ²*there is far too many houses planned for the Chicklade Road development...creating one big massive estate*, or is it acceptable if there is the right number? The mix of houses was also raised and there is a view that suggests that this site is developed first. Inevitably and understandably there were concerns the effect on nearby properties, ³*The only upside to living*

² feedback form 22

³ feedback form 48

there (East Street) is the open views which will disappear entirely if this goes ahead'. There is a view that there should be no Housing Association houses above the footpath.

Access is an issue and will need careful planning. One suggestion is through East Street and others suggest new roads, even a by-pass via Hawking Down.

Angel Lane Site

The views regarding the Angel Land site were almost all negative, most are based primarily on concerns over drainage, ⁴*'Angel Lane site will surely cause more flooding in the Dene'*, springs and access. Two strongly object and another said development was intrusive and had poor access. Brownfield development only was proposed and the balance of house sizes was also questioned.

Traffic and Parking

Whilst it is accepted that traffic and parking are outwith the scope of Neighbourhood Development Plan there is no getting away from the fact that they are major concerns for most respondents who fear that the present poor situation can only get worse during the many months of development and the subsequent increase in the village population. They are already aware of the effect of the Tisbury development on Hindon Lane, Stops Hill and the High Street and any plan that does not take these issues into account might expect to meet significant local opposition.

Housing

The need for so many, if any, new houses was queried, ⁵*'total number of houses is excessive for the development of the village if it is to retain it's essential character'*. There was concern over the selection of potential residents and the effect on the character of the village of unrestricted tenancies, perhaps to refugees, and the sale of houses as second homes. Whatever else the developers need proper and decisive direction and the timescale must be clear.

Housing for the elderly has been the most consistent point raised, followed closely by the needs of the young, ⁶*'2 bedroom housing for the young and the elderly are a priority'*. There were suggestions ranging from a Care Home with respite accommodation to sheltered housing and for bungalows with wheel chair access. Whilst manning special facilities may be beyond the capacity of the village it is clear that housing for the elderly must be a significant planning factor in any development,

There were mixed views about social and housing for young and starter homes. There was a thought that the elderly should have priority, ⁷*'also elderly need bungalows maybe 2-4..'*. Certainly smaller houses with small gardens which are cheap to buy or rent are thought to be a requirement. Terrace housing and nothing above two storeys were also recommended.

There is strong support for the re-development of East Street and for the need for self-build plots in any development. Whilst there is good support to build in the vernacular and even more wanted well built, eco

⁴ feedback form 24A

⁵ feedback form 40

⁶ feedback form 26

⁷ feedback form 15

efficient houses that are not pastiche, ⁸'housing designs for the 21st century....and some individual not all homogenous...materials sympathetic to the village'.

Surprisingly there was little support for larger housing, which might be expected to provide balance in the community, except to retain larger families and a significant body of opinion said there should be no open market property at all. ⁹'larger open market housing not essential as large houses in the village already have a job to be sold'.

Amenities

The most important amenity suggested was the provision of outdoor facilities for older children. The need for a larger surgery and village shop were also mentioned as important. Views on the Village Hall were divided between those who thought that the Church and/or the Fellowship Club were adequate and others who considered a new Hall, possibly encompassing the surgery and shop, would be assets. The present Hall could be sold or made a Reading/Coffee room.

Several suggested the value of industrial/business sites to provide local employment; yet few seemed to recognise the developments along the Wylfe towards the A 303.

Improved transport links were well supported and there were interesting suggestions that there should be a Community energy project and that the Churchyard should be extended. There were also a number of respondents who were concerned about how flora and fauna might be affected by the development.

Footpaths and Pedestrian Access

The points under this heading have been partially covered elsewhere but it is clear that pedestrian, wheelchair and cycle access within the village is considered very important and that this should apply to new sites.

Allocation of Housing

Allocation of Housing has been mentioned where relevant elsewhere but there is clearly a strong feeling that housing should be allocated to Hindon families, not those with problems from elsewhere.

Table 4 22nd July 2017 NP Display at Flower Show

22nd July 2017 – Village Flower Show –Neighbourhood Planning Display attendees 35 Neighbourhood Plan Display at The Flower Show on the 22nd July 2017

⁸ feedback form 13

⁹ feedback form 14A

Publicity	Advertised in the July edition of The Newsletter, the Community Shop. Potential Green Spaces Questionnaire with maps.
Purpose	To show progress to date and initial proposals for housing
Activities	Neighbourhood Planning Display at the Annual Flower show. Display Boards showed progress to date and a Map of Green Spaces and Green Infrastructure
Consultation evidence	Appendix 9 Photos of display at flower show and green spaces map..

Support for the Plan Outline Proposals

The following points cover the views expressed at both of the February sessions as well as the above.

- Strong support for Chicklade Road site over Angel Lane or the other 2 SHLAA sites
- Disapproval of suggested private plot boundary changes
- Affordable housing for young and elderly
- Need for new larger surgery
- Facilities for older teenagers

Recurring topics

- Traffic problems already exist and could be exasperated with any new development
- Parking in High Street

Table 5 20th January 2018 Drop In day at the Fellowship Club

20 th January 2018 – Fellowship Club 10.30-4.30		attendees 94
Publicity	Letterbox delivery to all Hindon addresses. Notice in “The Newsletter” display boards around the Village with posters. Leaflets in Community Shop, Village Notice Board and house to house drop of leaflet to East Street, Whitehill, Hill Terrace, The Down and Chalk Lane residents.	
Purpose	To show progress to date incorporating views expressed from previous Public sessions on site selection and proposed boundary alterations and 2 alternative ideas for Chicklade Road site.	
Activities	Drop in Open day with 6 display boards each from Steering Group CG Fry. Each attendee was logged in and given a feed-back form with Questions and an encouraged to ask questions and make comments	
Consultation evidence	• Appendix 10 Feedback form results. • Appendix 11 Letterbox delivery leaflet, Newsletter Notice & posters see Appendix 12A, Display Boards. • Appendix 12B Display Boards C G Fry • Appendix 13 Feedback Form • Appendix 14 Photo's of Drop In session • Appendix 15A, B & C Response Analysis	

Introduction to the drop in session 20th January 2018

This Drop in Open Day was held at the Hindon Fellowship Club, a social club where a lot of residents who live, being close to the Chicklade Road site. Visitors were directed along a series of display Boards that detailed the work done to date adapting the initial proposals put forward in February 2017 incorporating just 1 SHLAA S158 (Chicklade Road) site and a reduced number of private plots for “windfall” housing and adapting the settlement boundary accordingly. The CG Fry boards gave alternative layouts for the Chicklade Road site with 2 possible locations for a re-located Surgery and possible Community Hall, as well indicating 2 ideas for possible layouts of new housing and open spaces.

94 villagers attended which is 25% of the adult population of Hindon. Many attending were couples with every visitor being handed a Feedback Form, some of which were completed as couples, and the majority as individuals, resulting in 94 completed forms being analysed. Such a “survey” can never reflect the views of all inhabitants, but it is still a reasonable representation with respondents covering all areas of the village and a wide variety of topics.

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 CG Fry who took an option on the Chicklade Road site over 3 years ago from the owners.

The Steering group had display boards explaining the current state of development of the Neighbourhood Development Plan (NDP) following on from similar sessions in June 2015 and February 2017, and CG Fry had alternative outline display boards for the Chicklade Road site for open discussion. In some replies there was a misunderstanding regarding the role of C.G.Fry, who have an “Agreement” with the land owner, an Option to purchase the Chicklade Road site. The Steering group/Parish Council are not involved in this “Agreement” in any way. All visitors were handed Feed-back forms for them to complete once they had viewed the display boards and discussed them with those in attendance. It was a most useful day with positive as well as some critical comments, all of which will be considered by the Steering group

Numerical analysis – The Feedback form is at Appendix xx

The Feedback forms were split between some Yes/No questions and ‘open’ questions for responders to make their own comments. Not all Questions were answered by everyone.

DEVELOPMENT

Do you agree the Chicklade Road site is the best for development?

YES	70	NO	6
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Do you prefer a Flexible approach to the number of houses using 30-35 as the base

YES	38	NO	35
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SETTLEMENT BOUNDARY

Do you agree with the proposed boundary changes?

YES	52	NO	21
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CG FRY BOARDS

Do Fry’s concept illustrations meet the objective?

YES	64	NO	8
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Where should the Surgery be located?

Bottom of site	57	Top of site	12
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Comments received on feedback forms

These comments and points raised by villagers have been broken down into separate subject headings and cover all the points made together with action or answers being taken by the Steering group. Not all subjects can be included in the final Neighbourhood Development Plan as set in the rules for the production of NDPs, but where they are outside this remit, the Steering Group will still be taking action to pursue those topics in other ways through ancillary papers or statements, discussions with Wiltshire Council, the developers and other bodies as relevant.

Development Sites

Feedback Comment

Several people expressed concern as to how the selection had been made from an original 4 sites down to the one proposed as being the most suitable, thus limiting the ability to fully comment on this topic. (The display boards made clear that an initial appraisal of all 4 sites was available but nobody asked to see it.)

Steering Group Response

At the original meeting in June 2015 a map was displayed showing the 4 sites available on which the village made their comments. This was followed up in the 2 Open Days in February 2017 with a revised plan showing 2 potential sites and possible “windfall” sites in back gardens. These were supported by Site Assessment forms based on an analysis of each with the following reasons:

ANGEL LANE WEST SITE (S3157) This site, to the west of the site S22 above the allotments, has poor links with the heart of the village with no pavements or existing paths connecting into the village. It is also situated on the brow of a hill and is highly visible on approaches from the south and west.

HIGH STREET NORTH (S3520) This site is situated on the northern boundary by Home Farm and approached by the road leading to Hawking Down. This road has a narrow pinch point with high banks on either side with poor vehicle and pedestrian access into the village. It is also on higher ground and any development would be [visually](#) intrusive from the south and west.

ANGEL LANE EAST (S22) This site has better pedestrian access into the heart of the village and has hedges on all sides, but is nonetheless visually intrusive for traffic coming from the west along the Mere Road and in particular from Sheepcote Lane and East Knoyle direction.

CHICKLADE ROAD SITE (S158) This site has the best existing pedestrian access into the village and is far less visually intrusive from all directions apart from the north, but views from this direction are at present looking directly down to the East Street houses, the road and parked cars.

The response from the village to the February 2017 sessions was agreement for the exclusion of the first 2 potential sites above, but also that the Angel Lane East site should not be used for the reasons given due to the potential drainage and flooding risks in the Dene that development on this site might produce.

The Steering group have accepted these views and proposed that just the one site on Chicklade Road should be put forward for reasonable development

Windfall Sites

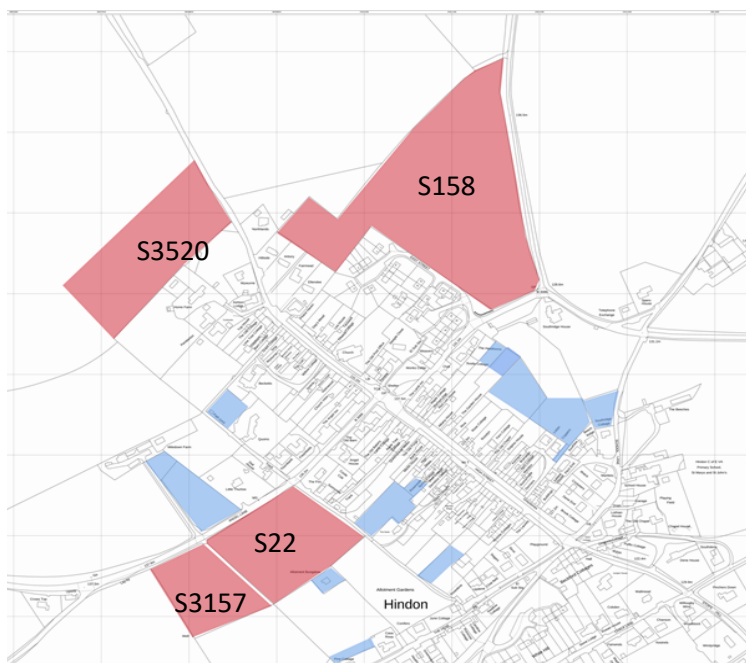
Feedback Comments

There had previously been views expressed that no ‘burgage’ plots alongside the allotments should be included and there were still one or two general comments about the use of windfall sites.

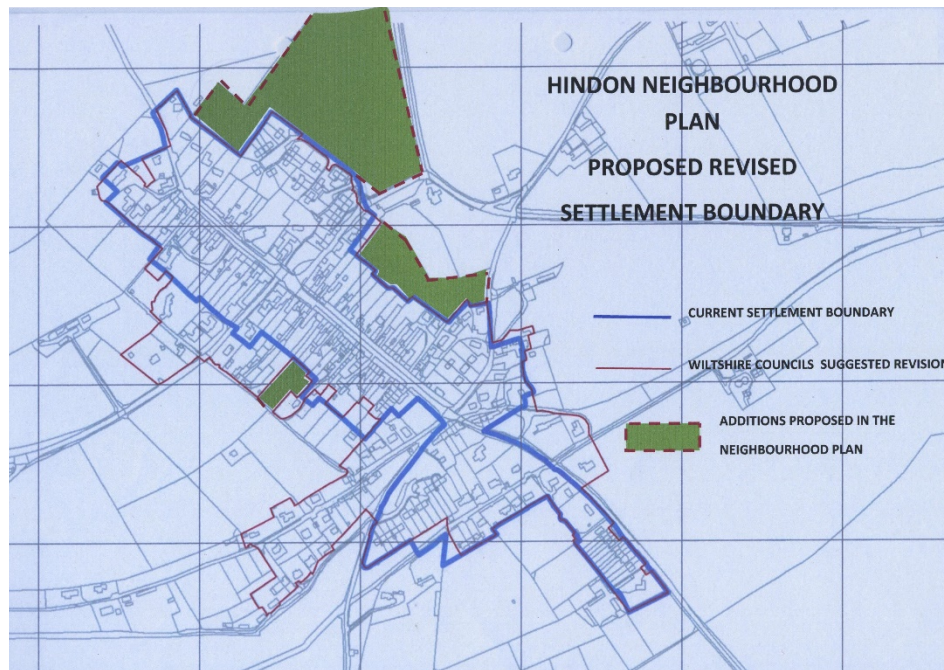
Steering Group Response

Boundary alterations are proposed to allow for a few houses to be built on smaller private properties so that the village could benefit from ad hoc building of suitable sized houses which currently are not possible due to the very tight settlement boundary. The precise revised boundary lines are still being considered and the views expressed will be taken into account. However the village as a whole would benefit considerably in the future if there could be a gradual increase in new house building over a period of time rather than once every 20-30 years in a major block.

June 2015 SHLAA sites and private plots



Jan 2018 Revised Settlement boundary proposals



HOUSING

Comments from Feedback Forms

The question about a 'Flexible' approach had not been sufficiently explained in the feed-back form, but overall there was a strong view that the number of houses should be restricted to 30-35 possibly up to a maximum of 40 houses.

Steering Group Response

The number of houses to be built could vary depending on how many "benefits" the village would require, such as the re-location and building of a larger surgery, better parking etc. In addition to a new surgery it had been suggested that a new Community Hall accommodating the Fellowship Club might be desirable, but this was deemed not to be required. Therefore, with primarily just the inclusion of a new surgery on the site together with adequate parking, the Steering group should be able to negotiate a total number of houses within or very close to the numbers many in the village would like to see. However it is not possible to specify a number within the Neighbourhood Plan so this will be up to negotiations with the developer.

Similarly, there were comments about the mix of housing to be included such as affordable housing for young first time buyers or rental, those working locally and accommodation for those wishing to down size. The Steering group are proposing that 40% of all housing should be affordable within the above mix, in line with Wiltshire Council's policy. The aim for the 60% open market housing would be for mainly 2/3 bedroom housing including some flats and a few 3-4 bedroom houses. This will be open for discussion with the developers because it cannot be specified within the NDP.

Style and materials will be addressed strongly in the NDP and follow guidance drawn from the Hindon Village Design Statement with strong encouragement for retaining the village character rather than an urban development, all elaborated in a development brief to be included in the NDP. The use of Eco Friendly buildings and higher standards of building will also be for discussion as part of the "benefits" expected.

DRAINAGE

Comments from Feedback forms

Surface water drainage was a major concern, both on the site and outside the boundary on neighbouring roads and downhill to the Dene.

Steering Group Response

On site water dispersion has already been considered by the potential developers and adequate drainage will be incorporated via soakaways or holding ponds.

Road flooding problems are the responsibility of Wiltshire Council Highways department and discussions will take place between them and the developers to improve access onto the site and to reduce existing problems.

Discussions will also be held between the developers and Wessex Water to ensure that rain and sewage connections are adequate for any increase in housing. However this is a subject which cannot be covered directly by the Neighbourhood Plan, but the Steering group will do its utmost to help insure that the problems are reduced as far as possible

TRAFFIC

Comments from Feedback forms

The increase in traffic along the B3089 and access onto the development site is of major concern with various possible solutions put forward.

Steering Group Response

As for drainage above this cannot form part of our NDP, but the plan can identify the issues that should be dealt with and, at planning application stage, the developers will almost certainly be required to deliver off-site actions to address the concerns. The concerns are shared fully by the Steering group who will do their utmost through ancillary discussions to make sure that solutions are found to a growing problem.

Meetings with local Landowners, Agents, Developers

A series of meetings were held with all local landowners, and agent in the case of SHLAA S158, to review their initial plans and intentions for possible development. From these initial discussions outline proposals were put to the village in Feb 2017 at which only 2 sites were progressed for further consideration, which after the February meeting was reduced to just the one site, S158.

A total of 11 meetings were held with CG Fry to progress outline proposals to meet the views expressed by both outside bodies and the village, leading to the Open Session on 20th January 2018 and the final Draft document. These series of meetings included 4 covering the possible new surgery to be included on the Chicklade Road site (S158) with the 2 partnership doctors, and representatives from the NHS and CCG.

In addition meetings were held with 8 small plot holders with a view to extending the built boundary to allow for possible "Windfall" developments over the duration of the Neighbourhood Development Plan, but as all of these were subsequently dropped due to views expressed by outside bodies including Natural England, Historic England and Wiltshire Council as well as comments made at the Open Sessions.

Table 6 Meetings with Landowners and Agents, Developers

Date	Site – landowner/agents/developers
16 th February 2015 – Village Hall	SHLAA S158 mtg Mr & Mrs White & Mr Lohfink of CG Fry (Developers)
2 nd March 2015 – Village Hall	CG Fry meeting on examples of work and background
5 th February 2016 – Village Hall	SHLAA S158 Meeting with Whites & Frys SHLAA S22 First meeting with Mrs Wilson & daughters (Landowners)
7 th March 2016 – Pine Cottage, The Dene	SHLAA S3157 meeting with Mr T. King (Landowner)
4 th November 2016 – Angel Inn	SHLAA S22 Meeting with Mrs Wilson & daughters (landowner)
5 th December 2016 - Village Hall	SHLAA S158 - Meeting with Fry's - David Lohfink, Mike Washbourne (Developer) Stephen & Mrs White (Landowner)
8th September 2017	CG Fry – Up-date on comments from Feb. Drop-in sessions – see

	Appendix 16
21 st September 2017	CG Fry submission of initial outline site development proposals
9 & 11 th October 2018	Doctor's brief to CG Fry and proposals for NHS
7 th November 2017	CG Fry, Hindon doctors and NHS funding possibilities for re-located surgery on Chicklade Road site.
7 th November 2017	C.G.Fry meeting - Hindon SG asking for more certainty of housing numbers to put to village at upcoming open day.
14 th December 2017	C.G Fry, Andy ward, DL. Andy presented scheme with Surgery, Fellowship club at Btm site, Surgery, Landlord aspirations
9 th January 2018	C.G. Fry presentation to Parish Council by invitation
1 st May 2018	CG Fry & Doctors with CCG funding meeting uo date

Meetings with local businesses and employers

Hindon has relatively few employers within the Parish boundary itself, who are; the two hotels/pubs, a local building company and supporting trades, the Doctors' surgery, Hindon C of E primary school, Hindon shop and Post Office, a furniture designer and manufacturer, a Stud Farm and stables and a small carpentry business. All the employers within the Parish were visited in October 2016 to establish their staff numbers and housing needs.

Within two miles of Hindon there are 27 organisations in light industrial units at Berwick St Leonard on Fonthill estate property the majority of whom are small companies employing between 1-12 employees. However there are 4 larger organisations three of whom employ between 12-20 and one with a current payroll of 82. All of these 4 companies have said that they would welcome new housing on their doorstep as they have difficulty in recruiting staff due to the general lack of suitable priced housing in the vicinity. The largest of these companies moved to a purpose built unit having moved from Zeals 7 miles away and whose existing employees live as far afield as Warminster, Frome and Wincanton and would benefit from some being able to move closer as well as recruit staff with the carrot of local housing at various price levels from "affordable" to full market 3 or 4 bedroom houses.

Table 7 Meetings with local Businesses and Employers

Date	Business/Employer
1st November 2016 W/c 7 th November 2016	Fiona (Nectar) and Dan Elliott, & Chris Ayers (Fonthill Waters) at Berwick St Leonard. Discussions with The Lamb and The Angel inns, Matthew Burt, furniture designer and maker and PF Parsons, local builder all of Hindon
23 rd November 2016	Simon Fowler (Fonthill Estate) at Fonthill Bishop
11 January 2018	Email invitations to Nectar Distributors, Fonthill Estate Manager and Matthew Burt, Furniture manufacturers to attend Drop-in session on Saturday 20 th January 2018 to view progress and outline development proposals.

Chapter Three: Pre-submission (Reg 14) consultations Requirements

Part 5, Pre-submission consultation and publicity, paragraph 14 of The Neighbourhood Planning (General) Regulations 2012 states that before submitting a plan proposal to the local planning authority, a qualifying body must:

- publicise in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- details of the proposals for a neighbourhood development plan
- details of where and when the proposals for a neighbourhood development plan may be inspected
- details of how to make representations and
- the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicized
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood plan and

- send a copy of the proposals for a neighbourhood development plan to the local planning authority

Process

This table summarises the actions taken to publicise the Pre-submission draft Plan.

Table 8 How was the Pre-submission plan was publicized

Regulation 14 Pre-Submission public Consultation (Wednesday 27th June to Friday 17th August 2018)	
Publicity	Letterbox delivery to all Hindon addresses week of 25 th July of leaflet – see Appendix 17 Notice in the June edition of 'The Newsletter' Appendix 18
Purpose	To conform with Regulation 14 public consultation requirement
Activities	Hard copies of draft plan made available in The Lamb, The Angel, Community Shop, 2 day open session arranged
Consultation evidence	• Appendix 17 Letterbox delivery leaflet. • Appendix 18 Newsletter article. • Appendix 19, Consultation Response Form.. • Appendix 20 Poster. • Appendix 21 Notice in Salisbury Journal

List of Statutory bodies Consulted in conformance with Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) regulations 2012

Table 10 List of statutory Bodies consulted at Regulation 14 stage

Statutory consultees
Coal Board – (Wilts Council advise that the Coal Board does not require detail of Wilts Neighbourhood Plans) • East Knoyle Parish Council letter dated 22nd June 2018 • Chicklade Parish Council – letter dated the 22nd June 2018 • Fonthill Gifford Parish Council - letter dated the 22nd June 2018 • Fonthill Bishop Parish Council - letter dated the 22nd June 2018 • Natural England – email dated 26th June 2018 • English Heritage – email 26th June 2018 • Environment Agency – email dated 26th June 2018 • Highways England email dated 26th June 2018 • Home and Communities Agency - email dated 26th June 2018 • Network Rail Infrastructure Limited email dated 26th June 2018 • NHS England - email dated 26th June 2018

There is a further requirement under separate legislation to send copies of the SEA Scoping Report to:

- Natural England – email dated 26th June 2018
- English Heritage – email 26th June 2018
- Environment Agency – email dated 26th June 2018

The legislation requires a minimum of 5 weeks consultation is allowed for.

This Consultation statement is ongoing and will continue to be compiled as the Neighbourhood Plan process continues.

Chapter Four: Overview of feedback from Regulation 14 Consultations

Residents' comments

Text here referring to residents comments

Appendices include the information collated from the Questionnaires and Feedback Forms completed in respect of the public consultation held between Wednesday 27th June 2018 and Friday 17th August 2018 to consider the draft of the Hindon Neighbourhood Development Pre-submission Plan.

Key messages

Consultation during the planning process

Support for the Plan

Overall proposed policies

Recurring topics

Steering Group response to comments from Regulation 14 Consultation

Text here showing how the Steering Group responded to residents Comments to 'change' the plan

Feedback from Statutory Bodies

xx consultees, including statutory, landowners, developers and planning consultants, commented on Pre-submission drafts of the Plan. Appendices xxxxxxxx show that the majority of remarks relate to specific policies and the Plan response column details any subsequent amendments. The key changes to policies are summarised in the following section.

Steering Group response to Statutory Body feedback

In consideration of the comments received from the Regulation 14 public consultations, changes have been made to the following policies.

Draft June 2018

Draft June 2018