

Hindon Neighbourhood Plan - Heritage Assessment of Sites

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Hindon Neighbourhood Plan - Heritage Assessment of Sites

This heritage assessment addresses four sites being considered for new housing in Hindon, and two further sites also under consideration as site allocations. Hindon village and its landscape setting was visited on 7th March 2018 and included the sites under consideration.

Hindon lies within the Cranborne Chase and West Wiltshire Area of Outstanding natural Beauty. It contains a planned medieval settlement which is a conservation area, designated in 1969, and over 80% of its historic buildings have 'listed' status.

Site summaries and recommendations

Chicklade Road (Site S158)

The size of the site as proposed is considered to be disproportionate to the size and scale of the historic settlement and would have a suburbanising impact. Provided about half the site remains as undeveloped land with the developed area for housing and a relocated doctor's surgery being that part which immediately adjoins the existing settlement, such development should avoid harm to the relevant heritage assets ie the conservation area, listed buildings on the B3089 between its junction with the High Street and its junction with Chicklade road and Southridge House, and be acceptable in principle. This is subject to:

- Achieving a design, roof-scape and layout reflecting the distinctive built form and character of the conservation area. A tight-knit medium to high density housing development may be considered appropriate. The design of the new doctor's 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.
- Ensuring that the visual impact of development in the important long distance views of Hindon from the south side of the valley does not cause harm. Roofs in particular, including those of the new surgery may be visible in these views and verified visualisations would be required to ensure they harmonise with and respect the historic roof-scape, and have minimum visual impact.
- Respect for the established views from the Wessex Ridgeway long distance footpath of the rural edge of the historic settlement, including those of the village church and its spire.
- Sensitive landscaping treatment on the periphery to minimise visual impact, including the roads approaching the village and the northern edge of the development area.

Recommendation

Include only about half the site for development with the remainder left as undeveloped land, and include design criteria to ensure that new development fully respects the rural setting and distinctive historic character of Hindon.

Angel Lane East (Site S22) and Angel Lane West (Site 3157)

The historic setting of the conservation area on its southern edge includes these sites. The settlement edge and that of the conservation area is clearly defined by the medieval burgage plots and historic settlement boundary. Established important views from the historic settlement across these open field sites would be lost if developed, as would views from the sites looking towards the conservation area and the backs of historic buildings on High Street. Development of these site would harm the heritage assets.

The rural appearance and distinct character of the gateway approach to the conservation area on Angel Lane, of open undeveloped countryside followed by a distinct 'sense of arrival' in the historic village at the Angel Lane/High Street junction, would also be harmed.

Recommendation

Development of these sites for housing and a relocated GP surgery would harm the setting of the conservation area, the established village gateway entrance on Angel Lane and important established views, including those of the backs of important historic buildings on High Street. Harm to these heritage assets would not be acceptable and neither site should be considered appropriate for development.

Hawking Down (SHLAA site)

The open countryside character of the site makes an important contribution to the rural setting of the conservation area in visual terms. Due to its elevated location on the valley side it has importance in views of and over the village roof-scape, providing an open undeveloped green 'backdrop' setting to the historic settlement. Development of such a large site for housing and a relocated GP surgery would substantially harm the important long distance views of the conservation area, particularly from the south, including from the Stops Hill/Chalk Lane area, by introducing uncharacteristic built form on the prominent valley side. This would harm the setting of the historic settlement and visually compete with important historic features such as the church spire. Such harm would be exacerbated by the visual impact of lighting and other features associated with modern housing development, including increased traffic levels in the conservation area.

Recommendation

The important long distance views and setting of the conservation area would be substantially harmed by development of this site for housing and a relocated GP surgery. It is both physically and visually isolated from the settlement, including the conservation area, and is considered unsuitable for development.

Site NE of High St (Land adjacent to Southridge House and the Rear of Lion House)

Due to the high value of the historic environment, the site is considered to be only suitable for a very small scale of development, possibly two or three small residential units, served from the existing access drive to Southridge House. Detached housing would be visually and physically out of character with the parkland setting of Southridge House and the burgage plots, and it would need to be ensured that design and layout is small scale with an identifiable grouping of linked structures, reflecting rural character.

It would be important to ensure that the length of new access drive is minimised to avoid intruding on the parkland setting of Southridge House. Planting could assist in screening a driveway, domestic lighting etc within the setting of the heritage asset.

Recommendation

The site may have potential for a small-scale scheme of two or three small units only. A design brief for the site should be prepared to ensure that sufficiently high quality of design is achieved, reducing any harm to the heritage assets.

Site SW of High St (Land behind High Steps and Merlin House)

Development of these highly significant burgage plots would cause substantial harm to these heritage assets. It may also set a precedent for further such development that would incrementally erode and harm their significance and the character of this part of the conservation area. It would also compromise the setting of the important listed buildings on High Street.

Recommendation

Including the site in the settlement boundary would cause substantial harm to the heritage assets and should not be considered.

Sources:

Historic England Advice Note 3 – The Historic Environment & Site Allocations in Local Plans: 2015
Hindon Conservation Area Appraisal and Management Plan: February 2009

Hindon Village Design Statement 2013
The Historic Landscape Characterisation data 2017 - Hindon Parish
Wiltshire Council Historic Environment Record, 2018

Appendix1: Hindon Neighbourhood Plan Heritage Assessments

The methodology is based on Historic England Advice Note 3 - The Historic Environment & Site Allocations in Local Plans 2015

Chicklade Road (Site S158)	Heritage Assessment
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Step 1: Identify which heritage assets are affected by the potential site allocation	<u>Hindon Conservation Area:</u> The conservation area has high significance as a surviving set-piece of medieval town planning, focussed on the linear form of the High Street with distinctive burgage plots on each side of the street. Its setting is affected due to the close proximity of the site to the conservation area boundary and the topography of the village which allows for important views across the The Dene valley and over the rooftops, looking towards the site. <u>Historic buildings on B3089:</u> Grade II listed buildings approximately 70 metres south west of the site on the west side of the road group with 'positive' buildings opposite them, as identified in the Hindon Conservation Area Appraisal 2009. They signify the entry to the historic core both visually and physically. C20 housing lies between them and the edge of the site. <u>Southridge House:</u> The house and its surrounding garden are on the opposite side of the site under consideration, on the B3089. It appears that the house has been substantially altered and extended, some works being recent. It is not listed, but is considered to have historic and architectural significance as an 'undesigned heritage asset' The Historic Landscape Characterisation data (2017) for Hindon Parish describes the building as <i>"the grand Southridge House and its associated landscaped grounds. This character shows on all available historic maps and seems to have changed little recently. This manor house is probably of late post medieval date."</i> Its grounds are classified as an 'Ornamental Park Landscape' in the data. Further research will be required to confirm the manor house status of the building as referred to in the Historic Environment Record because local researchers have confirmed Hindon has never been a manor.
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Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)

- the significance of the HA (including contribution made by its setting, its physical surroundings, experience of the asset and its associations (cultural, intellectual etc)
- relationship of the site to the HA (distance/inter-visibility/impact of noise, dust, vibration etc)
- is additional assessment required due to lack of information etc?
- For many HAs a site may make v little or no contribution to significance

Hindon Conservation Area:

The site is currently open farm land, contributing to the clear definition of the built village edge and the open countryside setting beyond. Between it and the conservation area is low rise twentieth century housing.

Historic buildings on the B3089:

The buildings have high significance with grade II listed status. Developing the site has no direct impact on the setting of these buildings due to the existing C20 housing which lies between them and the site.

Southridge House:

The historic house has significance which needs to be further assessed. It currently benefits from an open undeveloped countryside setting to the north, which combined with its grounds positively contributes to its stand-alone and open setting, and its significance.

Step 3: Identify what impact the allocation might have on that significance • location & siting of the development – proximity, extent, position, topography, relationship, understanding, key views • form & appearance of the development – prominence, scale & massing, materials, movement • other affects – noise, odour, vibration, lighting, changes to general character, access & use, landscape, context, permanence, cumulative impact, ownership, viability, community use • secondary effects – traffic increase, including through historic centre	<u>Hindon Conservation Area:</u> As currently proposed, the size of the site appears disproportionately large in relation to the extent and scale of the village and the designated conservation area. It could have a suburbanising effect due to the size of the area proposed for development, harming the approaches to the conservation area, its rural setting and key views. This potential impact is exacerbated by the elevated position of the site on the valley side, which, subject to massing and design, may allow views of new development from the other side of the valley, looking across the rooftops of the historic area. Night time lighting from the new development could also cause potential harm, and the inevitable increase in traffic at the Chicklade Road/High Street junction would cause some harm to the tranquil character of the conservation area. <u>Historic buildings on the B3089:</u> The properties are currently close to the rural edge of the village, and this setting which positively contributes to their significance would change with further large scale development on Chicklade Road. <u>Southridge House:</u> Subject to massing and design, the development could have a harmful impact on the open and rural setting of the undesignated heritage asset.
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Step 4: Opportunities to maximise enhancement and avoid harm <u>Enhancement</u> • public access & interpretation • increasing understanding thro research and recording • repair/regeneration of HAs • removal from heritage at risk register • better revealing of significance – new viewpoints & access routes, use of appropriate materials, public realm improvements, shop front design <u>Avoid harm</u> • identify suitable alternative sites • amend site boundary, amount & type of development • relocate development within the site • identify design requirements – open space, landscaping, protection of key views, density, layout, building heights • address infrastructure issues – traffic management etc	<u>Hindon Conservation Area:</u> Arrival at the village on Chicklade Road is signified by non-descript C20 housing which fails to harmonise with its historic character. Placing new development to the north east of these houses provides an opportunity to screen them in the important ‘arrival’ views, and visually replace them with architecture that enhances. It is also recognised that there are important views of the village, including the church spire, from the Wessex Ridgeway long distance footpath which runs along the north west edge of the site. By design these views could be both maintained and enhanced. The large scale of development area proposed is considered to cause harm to local character and a significant reduction should be sought. Developing a smaller area of medium/high density housing and relocated GP surgery with a layout and form that respects local historic character should be encouraged. This could include sensitive ‘buffer’ landscape zones to the roadside and Wessex Ridgeway long distance footpath. Long distance views of the development will focus on the skyline changes, so the roof-scape would need to be carefully designed to avoid causing harm to such views by harmonising and blending successfully with the existing village roof-scape. <u>Historic buildings on the B3089:</u> As described above, the same considerations apply to the setting of the historic buildings. <u>Southridge House:</u> A substantial landscaped ‘buffer’ zone on Chicklade Road could assist in avoiding harm to the existing rural setting of the heritage asset.
Angel Lane East (Site S22) and Angel Lane West (Site 3157)	Heritage Assessment

Step 1: Identify which heritage assets are affected by the potential site allocation	<u>Hindon Conservation Area:</u> The conservation area has high significance as a surviving set-piece of medieval town planning, focussed on the linear form of High Street with distinctive burgage plots on each side. These plots on the south west side of High Street run through to Back Lane which both historically and physically clearly defines the extent of the south west boundary of the conservation area. The high significance of the burgage plots in terms of the surviving contribution they make to the original planned medieval settlement and present-day character is emphasised throughout the Hindon Conservation Area Appraisal, and identified as the first of its 'key characteristics.' The importance of the burgage plots and Back Lane are specifically described in Character Area 4 in the appraisal document (Gardens to the rear of west side of High Street). The high value of the far-reaching rural views looking west from Back Lane and those looking east to the backs of the historic buildings on High Street is also clearly identified. It is considered that the development of either or both these sites would have a significantly detrimental impact on the settings of the conservation area and the listed buildings on the south side of High Street together with their burgage plots.
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Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) - the significance of the HA (including contribution made by its setting, its physical surroundings, experience of the asset and its associations (cultural, intellectual etc) - relationship of the site to the HA (distance/inter-visibility/impact of noise, dust, vibration etc) - is additional assessment required due to lack of information etc? - for many HAs a site may make v little or no contribution to significance	As described above, the high significance of the burgage plots and Back Lane is enhanced by the existing surviving open and undeveloped open countryside character of the two sites to the south. Furthermore, entering the village and conservation area along Angel Lane, the historic buildings at the junction with High Street, including the Angel Inn act as a 'gateway' to the village from the rural area, as identified in the conservation area appraisal. This important characteristic survives despite limited but some well-screened modern development intervening before the junction. Further large-scale modern housing development along the lane would inevitably introduce an urbanising effect and damage the historic village gateway characteristic.
Step 3: Identify what impact the allocation might have on that significance - location & siting of the development – proximity, extent, position, topography, relationship, understanding, key views - form & appearance of the development – prominence, scale & massing, materials, movement - other affects – noise, odour, vibration, lighting, changes to general character, access & use, landscape, context, permanence, cumulative impact, ownership, viability, community use - secondary effects – traffic increase, including through historic centre	<u>Hindon Conservation Area:</u> Allocating either or both these sites would cause substantial harm to the setting of this part of the conservation area and its highly significant surviving historic plan form. It would also harm important established historic key views into and out of the area and introduce 'alien' features including domestic lighting at night time. Increased traffic levels would particularly impact on the junction of Angel Lane and High Street in the conservation area.

Step 4: Opportunities to maximise enhancement and avoid harm <u>Enhancement</u> • public access & interpretation • increasing understanding thro research and recording • repair/regeneration of HAS • removal from heritage at risk register • better revealing of significance – new viewpoints & access routes, use of appropriate materials, public realm improvements, shop front design <u>Avoid harm</u> • identify suitable alternative sites • amend site boundary, amount & type of development • relocate development within the site • identify design requirements – open space, landscaping, protection of key views, density, layout, building heights • address infrastructure issues – traffic management etc	<u>Hindon Conservation Area:</u> The only enhancement opportunity to arise from development of these sites could be a public realm improvement scheme for the Angel Lane/High Street junction, but it is considered that the advantages would be outweighed by the harm caused. Harm to the conservation area can only be avoided by removing these sites from the proposals.
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Step 5: Determine if the site is appropriate in response to NPPF's tests of soundness - Objectively assessed development & infrastructure needs, consistent with achieving sustainable development (including conservation of the historic environment) - justified impacts on HAs, when considered against reasonable alternative sites and based on proportionate evidence - effective deliverability, maximising enhancement and minimising harm consistent with NPPF policy including need to conserve HAs in a manner appropriate to their significance	<u>Hindon Conservation Area:</u> As described above, it is considered that developing one or both these sites would cause harm to the significance of the conservation area and its setting. Such harm could be considered as 'substantial' as defined in the National Planning Policy Framework (NPPF).
Hawking Down (SHLAA site)	Heritage Assessment
Step 1: Identify which heritage assets are affected by the potential site allocation	<u>Hindon Conservation Area:</u> The site is physically isolated from the settlement, including the conservation area which is about 95m distant from the south east boundary of the site.

Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) - the significance of the HA (including contribution made by its setting, its physical surroundings, experience of the asset and its associations (cultural, intellectual etc) - relationship of the site to the HA (distance/inter-visibility/impact of noise, dust, vibration etc) - is additional assessment required due to lack of information etc? - For many HAs a site may make v little or no contribution to significance	<u>Hindon Conservation Area:</u> Due to its elevated location on the valley side the site makes an important contribution to the setting of the conservation area in visual terms. It forms part of the rural setting and has an important status in views of and over the village roof-scape, particularly from the south, providing an open undeveloped green ‘backdrop’ setting to the historic settlement. The “sloping topography of the settlement providing wider views of the valley setting” is one of the recognised key characteristics of the conservation area as identified in the appraisal document. This site makes an important contribution to this setting.
Step 3: Identify what impact the allocation might have on that significance - location & siting of the development – proximity, extent, position, topography, relationship, understanding, key views - form & appearance of the development – prominence, scale & massing, materials, movement - other affects – noise, odour, vibration, lighting, changes to general character, access & use, landscape, context, permanence, cumulative impact, ownership, viability, community use - secondary effects – traffic increase, including through historic centre	<u>Hindon Conservation Area:</u> Development of this large site would harm the important long distance views of the conservation area, particularly from the south (including from the Stops Hill/Chalk Lane area), by introducing built form on the prominent hillside, out of character with the historic settlement, detracting from and competing with important features such as the church spire. This harm would be exacerbated by the visual impact of lighting and an increase in traffic levels in the conservation area. There are also long established open public views looking across the site towards the conservation area from the Wessex Ridgeway footpath which would be substantially blocked by the intrusion of built form. Allocating the site would therefore have high impact on the significance of the conservation area, and should be avoided.

Step 4: Opportunities to maximise enhancement and avoid harm

Enhancement

- public access & interpretation
- increasing understanding thro research and recording
- repair/regeneration of HAs
- removal from heritage at risk register
- better revealing of significance – new viewpoints & access routes, use of appropriate materials, public realm improvements, shop front design

Avoid harm

- identify suitable alternative sites
- amend site boundary, amount & type of development
- relocate development within the site
- identify design requirements – open space, landscaping, protection of key views, density, layout, building heights
- address infrastructure issues – traffic management etc

Hindon Conservation Area:

No enhancement opportunities have been identified to assist/mitigate against harm caused to the conservation area by developing this site.

Step 5: Determine if the site is appropriate in response to NPPF's tests of soundness • Objectively assessed development & infrastructure needs, consistent with achieving sustainable development (including conservation of the historic environment) • justified impacts on HAs, when considered against reasonable alternative sites and based on proportionate evidence • effective deliverability, maximising enhancement and minimising harm consistent with NPPF policy including need to conserve HAs in a manner appropriate to their significance	<u>Hindon Conservation Area:</u> In such circumstances the harm caused by developing this site may be considered as 'substantial' in NPPF terms. Any considered planning benefits would not outweigh such harm
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Historic environment assessment of settlement boundary proposals

Site North East of High St	Heritage Assessment
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Step 1: Identify which heritage assets are affected by the potential site allocation	<u>Hindon Conservation Area:</u> The conservation area has high significance as a surviving set-piece of medieval town planning, focussed on the linear form of the High Street with distinctive burgage plots on each side of the street. The setting of the conservation area is affected due to the site immediately abutting its north east boundary. The site is currently open undeveloped land predominately of parkland character, in the grounds of Southridge House. It also includes rear portions of the gardens for two listed properties on High Street. The land rises gently up from the level of Southridge House, and is bordered in part to the south by a stone wall, and elsewhere by hedging and planting. <u>Historic buildings on High Street:</u> Gardens of the grade II listed buildings on High Street bordering the site are former burgage plots as previously identified in this assessment and their high significance has been previously recognised. The backs of the historic buildings themselves are of varied form and depth, but are generally set about 50 metres distant from the site boundary. <u>Southridge House:</u> The property is an undesignated heritage asset, possibly of medieval origins, with later alterations and additions. <u>Ornamental Park Landscape:</u> The grounds of Southridge House are defined as an ‘Ornamental Park Landscape’ in Wiltshire Council’s Historic Landscape Characterisation (2017) and HER Record HWI 10723. They extend south from the house which is itself positioned close to the Chicklade Road, as far as the boundary with the conservation area. <u>Area of Archaeological Potential:</u> Apart from the extreme north east corner, the site falls within an area of archaeological potential.
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Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) • the significance of the HA (including contribution made by its setting, its physical surroundings, experience of the asset and its associations (cultural, intellectual etc) • relationship of the site to the HA (distance/inter-visibility/impact of noise, dust, vibration etc) • is additional assessment required due to lack of information etc? • For many HAs a site may make v little or no contribution to significance	<u>Hindon Conservation Area:</u> The attractive parkland character of the site makes a positive contribution to the setting and significance of the conservation area. Historic buildings on High Street: Although some distance from the boundary, the backs of the historic buildings provide an important visual backdrop to the southern edge of the site. The gardens of those to the west have attractive stone garden walls about 2m high along the boundary with Southridge House, contributing to its setting. <u>Southridge House:</u> The building is currently considered to have low significance due to the perceived extent of alteration, but a detailed assessment of the building and further research may reveal a much higher level of historic and architectural significance. <u>Ornamental Park Landscape:</u> The value of this landscape has been recognised above. <u>Area of Archaeological potential:</u> Further research and on site investigation is required in order to assess the archaeological significance (suspected medieval).
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Step 3: Identify what impact the allocation might have on that significance

- location & siting of the development – proximity, extent, position, topography, relationship, understanding, key views
- form & appearance of the development – prominence, scale & massing, materials, movement
- other affects – noise, odour, vibration, lighting, changes to general character, access & use, landscape, context, permanence, cumulative impact, ownership, viability, community use
- secondary effects – traffic increase, including through historic centre

Hindon Conservation Area:

Developing the end sections of burgage plots is contrary to the high level of significance afforded to them in the conservation area appraisal. The plots are of lower significance on this side of High Street, and the concern may be overcome by design reflecting the 'secondary' status of built forms in the rear portions of the burgage plots.

Historic buildings on High Street:

As assessed above, only modest development that reflects the character of built form within the burgage plots should be considered if harm to significance of the listed buildings is to be avoided.

Southridge House:

Introducing a drive along the south boundary of the property to access development could harm the setting of the undesignated heritage asset. Such development would also introduce lighting and other paraphernalia associated with residential use which could also harm the current tranquil green setting of Southridge House.

Ornamental Park Landscape:

The necessary length of access drive together with any development itself would intrude on the parkland character. Any surfacing would need to respect the informal rural character.

It appears that subject to highways agreement, a further access to the south side of the site from High Street may be provided from an existing private drive serving modern housing. This access is identified as a key view in the conservation area appraisal. If any highway restrictions could be overcome it would be important to ensure that the view along the existing access is maintained and not compromised by built form.

Area of Archaeological potential:

Development of the site could destroy archaeological evidence unless a watching brief or similar recording method were to be agreed. Further research and on site investigation is required in order to assess the archaeological significance (suspected medieval).

Step 4: Opportunities to maximise enhancement and avoid harm <u>Enhancement</u> • public access & interpretation • increasing understanding thro research and recording • repair/regeneration of HAs • removal from heritage at risk register • better revealing of significance – new viewpoints & access routes, use of appropriate materials, public realm improvements, shop front design <u>Avoid harm</u> • identify suitable alternative sites • amend site boundary, amount & type of development • relocate development within the site • identify design requirements – open space, landscaping, protection of key views, density, layout, building heights • address infrastructure issues – traffic management etc	<u>Hindon Conservation Area:</u> Development of this site is unable to provide or contribute to any visual or physical enhancement of the conservation area. Harm would need to be avoided by application of suitable siting and design, and possibly mitigating the impact of a drive and lighting with appropriate screening/planting. <u>Historic buildings on High Street:</u> No enhancement opportunities, and potential harm to the burgage plots character would be expected to result from development. <u>Southview House:</u> The landscape setting of the historic building would be physically reduced in size, together with visual intrusion on its setting. Some improvement work to trees and/or their replacement within the development area may assist in mitigating these impacts. <u>Ornamental Park Landscape:</u> As above. <u>Area of Archaeological potential:</u> Development could provide the opportunity for an archaeological watching brief to provide further information on the medieval planned settlement.
Site South West of High St	Heritage Assessment

Step 1: Identify which heritage assets are affected by the potential site allocation	<u>Hindon Conservation Area:</u> The conservation area has high significance as a surviving set-piece of medieval town planning, focussed on the linear form of the High Street with distinctive burgage plots on each side of the street. The plots to the south of High Street are exceptionally long and have high significance. <u>Historic buildings on High Street:</u> Virtually all the buildings on the south side of High Street are listed. Their rear gardens in the former burgage plots extend as far as Back Lane. This surviving medieval plan form and character has high significance, as recognised in the conservation area appraisal and elsewhere in this document. <u>Area of Archaeological Potential:</u> The entire site lies within an area identified as having archaeological potential, focussed on the medieval settlement.
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Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)

- the significance of the HA (including contribution made by its setting, its physical surroundings, experience of the asset and its associations (cultural, intellectual etc)
- relationship of the site to the HA (distance/inter-visibility/impact of noise, dust, vibration etc)
- is additional assessment required due to lack of information etc?
- For many HAs a site may make v little or no contribution to significance

Hindon Conservation Area:

The site is located in the rear portion of burgage plots that abut Back Lane, a 'green' unmade track forming the historic edge of the medieval settlement. The character of the rear parts of the burgage plots comprises of open space/gardens with mature trees and small outbuildings. Although there are a few modestly scaled cottages at the rear of these plots, these should not be a precedent for further such development which would, if allowed, incrementally result in substantial harm to the setting of these heritage assets.

The Nook, a modern brick house is located immediately to the south east of the site. This is an isolated development with open undeveloped garden areas adjoining. Its siting conflicts with the concept of conserving the character and value of the medieval burgage plots and should not be considered as a precedent for similar such development on Back Lane.

Historic buildings on High Street:

Historically the listed buildings on High Street have some development immediately linked on to them, following the linear grain of the plots. But the remainder of the plots remained largely undeveloped, forming an open setting for the buildings. This historic pattern of development would be harmed if the site were to be developed, damaging the setting of the listed buildings.

Area of Archaeological Potential:

The significance of the medieval planned settlement indicates archaeological potential within the site.

Step 3: Identify what impact the allocation might have on that significance • location & siting of the development – proximity, extent, position, topography, relationship, understanding, key views • form & appearance of the development – prominence, scale & massing, materials, movement • other affects – noise, odour, vibration, lighting, changes to general character, access & use, landscape, context, permanence, cumulative impact, ownership, viability, community use • secondary effects – traffic increase, including through historic centre	<u>Hindon Conservation Area:</u> New housing on the site would introduce an urbanising effect on the character of this part of the conservation area. Built form, together with paraphernalia associated with housing (vehicle movement, access drives, fencing, lighting, washing lines etc) would harm the distinct existing open character setting, as identified in Character Area 4 of the conservation area appraisal (Gardens to the rear of west side of High Street). <u>Historic buildings on High Street:</u> The important historically established views from Back Lane of the rear of historic buildings on the High Street would also be compromised by new development, which would both visually and physically intrude on these views. The change to the burgage plots would cause harm to the historic setting of these significant buildings. <u>Area of Archaeological Potential:</u> Development of the site could destroy archaeological evidence unless a watching brief or similar recording method were to be agreed. Further research and on site investigation is required in order to assess the archaeological significance (suspected medieval).
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Step 4: Opportunities to maximise enhancement and avoid harm <u>Enhancement</u> • public access & interpretation • increasing understanding thro research and recording • repair/regeneration of HAs • removal from heritage at risk register • better revealing of significance – new viewpoints & access routes, use of appropriate materials, public realm improvements, shop front design <u>Avoid harm</u> • identify suitable alternative sites • amend site boundary, amount & type of development • relocate development within the site • identify design requirements – open space, landscaping, protection of key views, density, layout, building heights • address infrastructure issues – traffic management etc	<u>Hindon Conservation Area:</u> No opportunities resulting from development of these plots has been identified. Historic buildings on High Street: No opportunities resulting from development of these plots has been identified. <u>Area of Archaeological Potential:</u> Development of the site could give the opportunity for an archaeological watching brief and provide further knowledge and recording of the medieval settlement’s historic development.
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Step 5: Determine if the site is appropriate in response to NPPF's tests of soundness - Objectively assessed development & infrastructure needs, consistent with achieving sustainable development (including conservation of the historic environment) - justified impacts on HAs, when considered against reasonable alternative sites and based on proportionate evidence - effective deliverability, maximising enhancement and minimising harm - consistent with NPPF policy including need to conserve HAs in a manner appropriate to their significance	<u>Hindon Conservation Area:</u> In the historic context of the medieval settlement, development would not conserve the important burgrave plots which are of high significance. <u>Historic buildings on High Street:</u> The setting of the listed buildings would be compromised and thereby harmed by development, which is not sustainable. <u>Area of Archaeological Potential:</u> Development of the site could give the opportunity for an archaeological watching brief and provide further knowledge and recording of the medieval settlement's historic development.
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Appendix 2: Hindon Sites Maps

The map below shows: (i) Site NE of High St (Land adjacent to Southridge House and the Rear of Lion House) and (ii) the Site SW of High St (Land behind High Steps and Merlin House).

The map below shows the Hindon SHELAA sites (in red), as well as smaller sites available in Hindon (in blue):



