

# West Lavington Neighbourhood Plan (First Review) 2017-2036



**Draft  
April 2023**

West  
Lavington  
Parish  
Council

**Our Place: Our Plan**  
A Plan for West Lavington and Littleton Panell

# West Lavington Neighbourhood Plan (First Review) 2017-2036

## *Our Place: Our Plan A Plan for West Lavington and Littleton Panell*

### Draft - April 2023

The First Review of the West Lavington Neighbourhood Plan produced as a Modification Proposal in accordance with the Neighbourhood Planning Regulations 2012

The Neighbourhood Plan Steering Group for the First Review on behalf of West Lavington Parish Council:

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The Parish Council received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK

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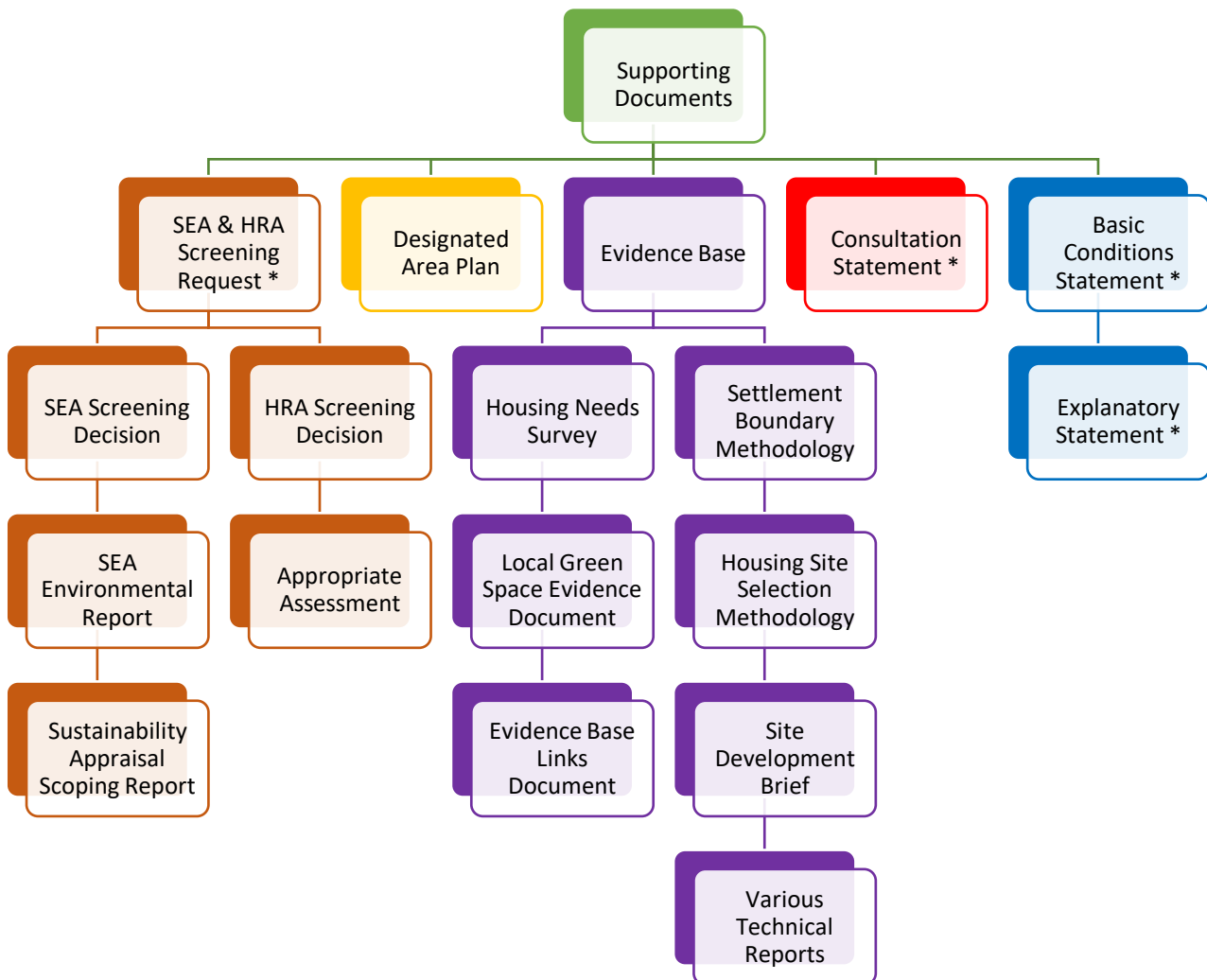
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# West Lavington Neighbourhood Plan (First Review) 2017-2036

## The Neighbourhood Plan (First Review) \* Annexe 1 - Character Appraisal \*



*Note - the documents marked \* have been updated or are new documents as part of the First Review to take account of the Modification Proposal; the other documents which supported the original version of the Neighbourhood Plan remain valid and do not need to be updated*

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# Foreword

On behalf of West Lavington Parish Council, welcome to the First Review of the Neighbourhood Plan for our Parish area. The West Lavington Neighbourhood Plan which was ‘Made’ in June 2019 set out the vision, objectives and policies to ensure that West Lavington and Littleton Panell maintained their uniqueness over the period 2017 to 2026. It was always intended that the policies would be reviewed periodically to monitor the cumulative effects of the policies and, if necessary, we would look to make changes to keep them up to date and relevant.

The First Review of the Neighbourhood Plan now looks to extend the plan period from 2026 through to 2036, which requires various matters to be updated and the First Review adds a Character Appraisal for the two villages into the Neighbourhood Plan as an Annexe.

The First Review of the West Lavington Neighbourhood Plan in legal terms is produced as a ‘Modification Proposal’ in accordance with the Neighbourhood Planning Regulations 2012. What that means is it modifies and updates the existing Neighbourhood Plan.

The Neighbourhood Plan will continue to seek to protect and enhance the natural and built environment of the two villages and the wider parish which forms the character of where we live.

The original Neighbourhood Plan was drawn up by a Steering Group made up of Parish Councillors and local residents, working under the guidance of West Lavington Parish Council which is the designated body for the plan area and provided the funding and support to enable the plan to go ahead. The First Review of the Neighbourhood Plan has been drawn up by a new Steering Group made up of Parish Councillors and local residents.

The existing Neighbourhood Plan sets down a series of planning policies which form part of Wiltshire’s wider statutory development plan, meaning that planning applications in West Lavington and Littleton Panell must be determined in accordance with the Neighbourhood Plan.

We are now asking for your input on the Draft of the First Review.

The Neighbourhood Plan First Review will need to go through an Independent Examination. The Independent Examiner will have to decide whether another local referendum is required. We expect that because the changes being made in the First Review are not substantial that another local referendum is unlikely to be required.

I thank you for taking the time to consider the First Review of the Neighbourhood Plan.

Councillor Richard Gamble  
Chair of the Neighbourhood Plan Steering Group





# Acknowledgements

West Lavington Parish Council would like to extend their thanks to all those who have been involved with the formation of the Neighbourhood Plan. In undergoing this process, we have seen, at first-hand, the passion that our community has for our villages and how they develop over the coming years.

A steering group drawn from the Parish Council and local residents spent many hours producing the existing Neighbourhood Plan and a new steering group made up of councillors and local residents has spent many hours developing the First Review. West Lavington Parish Council extend their particular thanks to all the past and present members of the steering groups for their considerable efforts in developing the original Neighbourhood Plan and the First Review.



The Steering Group and Parish Council would like to acknowledge the support and assistance provided by officers of Wiltshire Council; and DLUHC grant funding support provided by Locality and Groundwork UK.



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# Part 1

## The Neighbourhood Plan

(This Section Forms Part of the Statutory Development Plan)



# Introduction

1. The Localism Act 2011 introduced a new type of Community Led Plan. Communities now have the right to produce a Neighbourhood Plan, setting out policies on the development and use of land. Developing a Neighbourhood Plan is a way for communities to play a greater role in determining the future of their area. Neighbourhood Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. Neighbourhood Plan policies must be in general conformity with the strategic policies of the development plan. They must also have regard to national policy.
2. The West Lavington Neighbourhood Plan forms part of the statutory development plan once made. This means that Wiltshire Council will determine planning applications within the Parish of West Lavington in accordance with the development plan which includes this Neighbourhood Plan unless material planning considerations indicate otherwise (see [section 38\(6\)<sup>1</sup>](#) of the Planning and Compulsory Purchase Act 2004).
3. This Neighbourhood Plan is a true Community Led Plan. The original Neighbourhood Plan and this First Review has been prepared by the Parish Council through a Steering Group made up of Parish Councillors and local residents. It has been informed by public consultation with the local community. The options for the Plan and the Plan itself have been shaped by the results of the previous public consultation to ensure that the Neighbourhood Plan accurately reflects the aspirations of the community.
4. A Neighbourhood Plan is a planning document and is about the use and development of land. Neighbourhood planning gives communities more control over the future of their area by giving local people the chance to have their say on what happens where they live. The proposals are founded on the principles of localism, which means more involvement by planning authorities, local people, businesses, house builders and developers rather than central government. The neighbourhood planning process has to be led by the town or parish council where one is established.
5. Neighbourhood planning provides an opportunity to change attitudes towards development through positive engagement by local communities. This should mean that through new processes such as neighbourhood planning, communities can benefit from new development.
6. A Neighbourhood Plan can establish general planning policies for the development and use of land in a particular area. Plans can include local priorities, planning policies, proposals for improving an area or providing new facilities or infrastructure and allocation of key sites for development. The First Review of the West Lavington Neighbourhood Plan in legal terms is produced as a 'Modification Proposal' in accordance with the Neighbourhood Planning Regulations 2012<sup>2</sup>. What that means is it modifies and updates the existing Neighbourhood Plan. The First Review of the Neighbourhood Plan now looks to extend the plan period from 2026 through to 2036, which requires various matters to be updated and



<sup>1</sup> <http://www.legislation.gov.uk/ukpga/2004/5/section/38>

<sup>2</sup> <https://www.legislation.gov.uk/uksi/2012/637/contents>

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the First Review adds a Character Appraisal for the two villages into the Neighbourhood Plan as an Annexe.

7. Neighbourhood planning is a tool to promote sustainable growth and will not be able to prevent development in an area. Neighbourhood plans can only include proposals for an equal (or greater) amount of growth than is set out in the local authority's development plan. They must also accord with national planning policy.

### **Sustainability Appraisal (SA); Strategic Environmental Assessment (SEA); and Habitats Regulations Assessment (HRA) Incorporating Appropriate Assessment (AA)**

8. Every Neighbourhood Plan needs to consider the need for a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for the Neighbourhood Plan. SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SA where it is undertaken for a Neighbourhood Plan seeks to maximise the Neighbourhood Plan's contribution to sustainable development. The early stages of the original Neighbourhood Plan production were informed by an SA Scoping Report.



9. A Neighbourhood Plan must also comply with the Habitat Regulations which aim to protect and improve Europe's most important habitats and species. An HRA incorporating an Appropriate Assessment and SEA were carried out for the original Neighbourhood Plan. It was considered that the West Lavington Neighbourhood Plan documents had considered the environmental effects. The First Review of the Neighbourhood Plan does not materially alter the policies and proposals in the Neighbourhood Plan such that the previous conclusions of the HRA incorporating an Appropriate Assessment and SEA would no longer remain valid.

### **National Planning Policy Framework (NPPF)**

10. Throughout this Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF)<sup>3</sup>. The NPPF sets out the government's planning policies for England and how these are expected to be applied. It is supplemented by Planning Practice Guidance<sup>4</sup>.
11. The NPPF provides a framework to produce locally distinctive Neighbourhood Plans which reflect the needs and aspirations of the community. The NPPF is clear that the planning system remains plan led. As set out in paragraph 2 of the NPPF, Section 38(6) of the Planning and Compulsory Purchase Act 2004 remains unchanged and requires that planning

<sup>3</sup> <https://www.gov.uk/guidance/national-planning-policy-framework>

<sup>4</sup> The Government published a revised NPPF in July 2021, following previous updates in 2019 and 2018 which replaced the original 2012 version. As the original West Lavington Neighbourhood Plan was submitted during 2018; in accordance with the prescribed transitional arrangements the original Neighbourhood Plan was examined by the Independent Examiner against the 2012 version of the NPPF. The First Review of the Neighbourhood Plan will be examined against the 2021 version. As such references to the NPPF in the First Review Neighbourhood Plan refer to the 2021 version of the NPPF

applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan is explained later in this Neighbourhood Plan.

12. At the heart of the NPPF is a presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
  - a. an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - b. a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - c. an environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
13. The West Lavington Neighbourhood Plan contributes towards the achievement of sustainable development. More detail on the ways in which this Plan addresses sustainable development is included within the Basic Conditions Statement that accompanies the Plan.

### Planning Practice Guidance

14. The Planning Practice Guidance<sup>5</sup> sets out the government's advice on how to undertake neighbourhood planning within England. This is set out in detail within Section 41 of Planning Practice Guidance.



15. Planning Practice Guidance highlights that: *“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”*

<sup>5</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>



**Structure of Neighbourhood Plan**

16. The Neighbourhood Plan includes five themed sections: Built Environment; Housing; Economy; Community Facilities; and Natural Environment.



17. These are all issues that are important to the community and within each section policies are included to guide the development and use of land. Each Policy contains an introduction and explanatory text followed by the Policy itself in coloured text.

18. Following the themed sections, the Neighbourhood Plan contains an implementation and delivery section. It is important that Neighbourhood Plans are deliverable and this section includes the key projects arising from the Neighbourhood Plan and details of how they will be delivered.

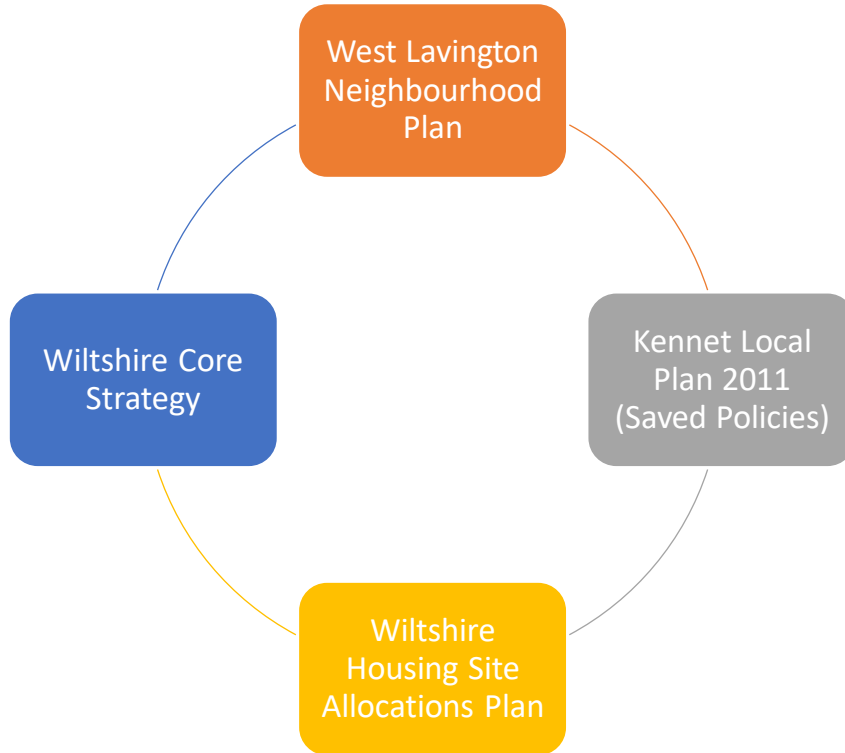


19. The final section includes a list of non-land use planning issues that the community raised as being important. The Parish Council has not ignored these important issues, but as this is a statutory planning document it cannot include non-land use planning issues. This section is included in the Neighbourhood Plan to demonstrate to the community that all of their concerns have been taken into account and will be addressed by the Parish Council outside of the Neighbourhood Plan process.



# The Development Plan

20. The current 'Development Plan' (excluding Minerals and Waste) for West Lavington is currently made up of four elements as follows:



*Note - For Minerals and Waste the 'Development Plan' includes the Wiltshire Minerals Core Strategy; the Wiltshire Waste Core Strategy; Wiltshire Minerals Development Control Policies DPD; Wiltshire Waste Development Control Policies DPD; Wiltshire Waste Site Allocations Local Plan; Wiltshire Aggregate Minerals Site Allocations Local Plan; and the Saved Policies of the Wiltshire Minerals Local Plan 2001.*

## Relationship to Wiltshire Core Strategy

21. The Wiltshire Core Strategy was adopted in January 2015. The Core Strategy defines the spatial vision for the area, includes a number of objectives to achieve the vision and sets out the development strategy to meet these objectives. The document includes strategic planning policies to guide and control the overall scale, type and location of development including the allocation of strategic sites. It indicates the number of homes to be built by 2026.



## Relationship to Kennet Local Plan 2011

22. The Kennet Local Plan 2011, adopted in June 2004 was in part replaced by the Wiltshire Core Strategy. In common with all Local Plans that were in place in 2008, it was necessary to decide which policies were to be 'saved'. As such certain policies ceased to have effect in 2008, other policies were superseded by the adoption of the Wiltshire Core Strategy.

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The remaining saved policies are used for development management purposes. The remaining Kennet Local Plan 2011 (Saved Policies) were not replaced by the Wiltshire Housing Site Allocations Plan.

### The Wiltshire Housing Site Allocations Plan

23. Wiltshire Council adopted the Wiltshire Housing Site Allocations Plan in February 2020. The Wiltshire Housing Site Allocations Plan allocated a number of housing allocations across the County, it did not allocate any sites in West Lavington.



### The Emerging Wiltshire Local Plan Review and The Emerging Gypsy and Travellers DPD

24. The proposed scope of the Gypsy and Travellers DPD is to allocate land for travellers in sustainable locations meeting identified permanent and temporary accommodation needs up to 2036 (since revised to 2038). The purpose of the Local Plan Review will be to assess the future levels of need for new homes (including market, affordable and specialist housing) and employment land over the period 2016-2036 (since revised to 2020-2038) and to provide an appropriate basis for housing, employment land and infrastructure provision over that period.
25. It will involve considering if the existing adopted development strategy remains relevant, identifying new site allocations relating to housing and employment together with supporting services and infrastructure.
26. It will not be the purpose of the Local Plan Review to change or remove strategic objectives or policies that remain in accordance with national policy and support the delivery of sustainable development. Consultation to date on the Local Plan Review has related to the plan period of 2016-2036, including identifying housing figures for individual settlements. In the update to the Local Development Scheme in December 2022, Wiltshire Council has decided to amend the plan period for the Local Plan Review to 2020-2038. It will reflect this in the Publication version of the Local Plan Review anticipated to take place in Q3 of 2023. At this point in time the First Review of the Neighbourhood Plan has chosen a date of 2036 to accord with the housing figures for the individual settlements published and consulted upon to date in the emerging Local Plan Review.

### Designation of West Lavington Parish as a Neighbourhood Planning Area

27. A formal application was made by West Lavington Parish Council in February 2013 as a 'relevant body' under Section 61G of the Town and Country Planning Act 1990 (as amended) for the designation of a neighbourhood area in order to develop a neighbourhood plan. The area of the Neighbourhood Plan is based upon the parish boundary, which was seen as appropriate as this area is recognised as the distinct community of West Lavington and Littleton Panell. The request was that the Parish Council be recognised as a



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Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012.

28. Wiltshire Council publicised this application to produce a Neighbourhood Plan for the required 6-week period during April and May 2013. Wiltshire Council designated the Parish of West Lavington as a neighbourhood area on 17 July 2013.

### Consultation with the Local Community

29. Since the designation of West Lavington as a neighbourhood area, various elements of consultation were undertaken regarding the future planning of the Parish. Details of the consultation undertaken on the original Neighbourhood Plan and on this First Review to date are set out in the Consultation Statement that accompanies this Plan.



## Other Planning Documents

30. In addition to the Development Plan there are also a number of other planning documents which cover West Lavington and Littleton Panell. The **West Lavington and Littleton Panell Conservation Area Statement** was adopted in January 2003 by the former Kennet District Council. The purpose of that document, albeit now somewhat dated, was to identify and record those special qualities of West Lavington and Littleton Panell that make up their architectural and historic character. This Neighbourhood Plan First Review draws upon this Statement as part of its Character Appraisal.



31. The **West Lavington and Littleton Panell Village Design Statement** was adopted by the former Kennet District Council as Supplementary Planning Guidance in September 2004. This document is now dated in some respects, for example in relation to aspects of green space and setting where the Neighbourhood Plan reflects a new approach. However, the document still provides useful information on aspects such as building form and materials. This Neighbourhood Plan First Review draws upon this Design Statement as part of its Character Appraisal.

## Background on West Lavington

32. Taken together the two villages of West Lavington and Littleton Panell form the Parish of West Lavington, which sits astride the A360 north/south corridor linking Devizes with the south of the county. The parish, much of the built-up area of which is a Conservation Area and covering approximately 2,395 hectares with a population of approximately 1,500, sits on the northern escarpment of Salisbury Plain. Substantial parts of the parish area are open



farmland within the MoD Salisbury Plain Training Area, which itself has large areas of rare chalkland and Sites of Special Scientific Interest.

33. Crossing the parish along the length of the Salisbury Plain escarpment is the B3098 ‘corridor’ linking the villages of Erlestoke, Great Cheverell, Little Cheverell, Market Lavington and Easterton, before linking further east to Urchfont and the more easterly trunk route of the A345.

34. To the east, the adjacent Market Lavington is identified in the Core Strategy as a ‘Local Service Centre’, and whilst West Lavington has an old village hall, a primary school, a private boarding/day school, a small shop (and another small outlet in Littleton Panell), a Post Office, a doctors surgery, and a pub, the ‘Local Service Centre’ has a variety of shops, a pub, primary and secondary schools, small businesses, a modern community centre, pharmacy and doctors’ surgery. The two ‘Lavingtons’ are separated by green field and woodland. The Plan establishes a locally distinctive policy framework that retains substantial tracts of open space within the parish, whilst maintaining the essential independent character of the two ‘Lavingtons’. West Lavington also has a pre-school and Littleton Panell has a vineyard and a scrapyard.



35. The rural villages of West Lavington and Littleton Panell are collectively described in the Core Strategy as a ‘Large Village’, their boundary now being blurred to form virtually one continuous community. Both villages can trace their histories back to the late Neolithic or early Bronze Age, were mentioned in the Domesday Book, and have a well-documented social history, including the influence of principal agricultural landowners and their tenanted workers.

36. In 2001 the total population of the Parish of West Lavington was 1,281 of which 1,030 people lived in 442 households which occupied 473 dwellings. The remaining 251 people lived in communal establishments (about 90% being Dauntsey’s School). By 2011 the population had risen to 1,502, but an even larger proportion, 351, lived in communal establishments. The household population had risen by 121 people to 1,151, derived from an increase in households to 497 and dwellings up to 518. The 2011 Census data for West Lavington indicates that 61.2% of households in the parish were owner-occupying, 18.3% were renting from social landlords, 14.1% were privately renting and 5.6% of households were living rent free. Data from the 2021 Census is not yet available at the Parish level.

37. There has been an increase in the numbers of those of retirement age (29 over the decade). This is more modest than might have been expected. By contrast, the overall growth of dwellings (45) and households (55) in the period has been greater than may have been anticipated from casual observation of development in the area.



38. The majority of the dwelling stock is in single household accommodation of detached, semi-detached or terraced houses with only a small number of multiple dwellings (mainly for older people) or mobile homes. The predominant tenure is owner occupied with a significant number of social housing units, primarily from previous local authority property. Growth in the “other rented” sector over the period has been appreciable.

39. The 2011 Census recorded ninety one social homes in the parish. These properties represent 18.3% of the total housing in West Lavington, which is higher than the Wiltshire

affordable housing average of 14.7%. The turnover of social housing in the two villages is low, from the third quarter 2016/17 to the end of the second quarter 2017/18 only 2 properties were re-let. West Lavington has a large proportion of privately owned homes (61.2% of the total parish stock), however the turnover of these is also low. Data from the 2021 Census is not yet available at the Parish level.

40. These figures provide context for considering the potential for future growth in the area over the coming years that is to be considered in the Plan. Demand for property is generally high and prices have reflected this falling only to a limited degree during the recent recession. Many houses are sold quite quickly since the village is generally perceived as an attractive place to live with good access, shops, pub, bus routes and a selection of schools with a good reputation.

41. Most recent development has been small scale, on infill plots or of replacement dwellings. One significant site involving the development of a farmyard area has yielded some eleven houses. Development has also taken place at Wheatsheaf Mews and on the former Stagepost site. This contributed a £12,372 section 106 planning obligation contribution to the Parish Council used to fund play equipment in Robert’s playground. Recent development has been at the higher end of the market and there is perceived to be a dearth of new houses for young families or for the elderly to downsize and remain in the village.



42. The village has a Conservation Area designation over much of its built-up area and this fact, combined with the nature of the built fabric and the landscape settings, mean that there are significant environmental restrictions on finding sites that might be suitable for future development. Surveys of the village have shown that large areas of the perimeter are very open to view and could not be built upon without dramatically changing the setting of the village. Sites within or close to the built-up area, where open views are not an issue are more restricted.

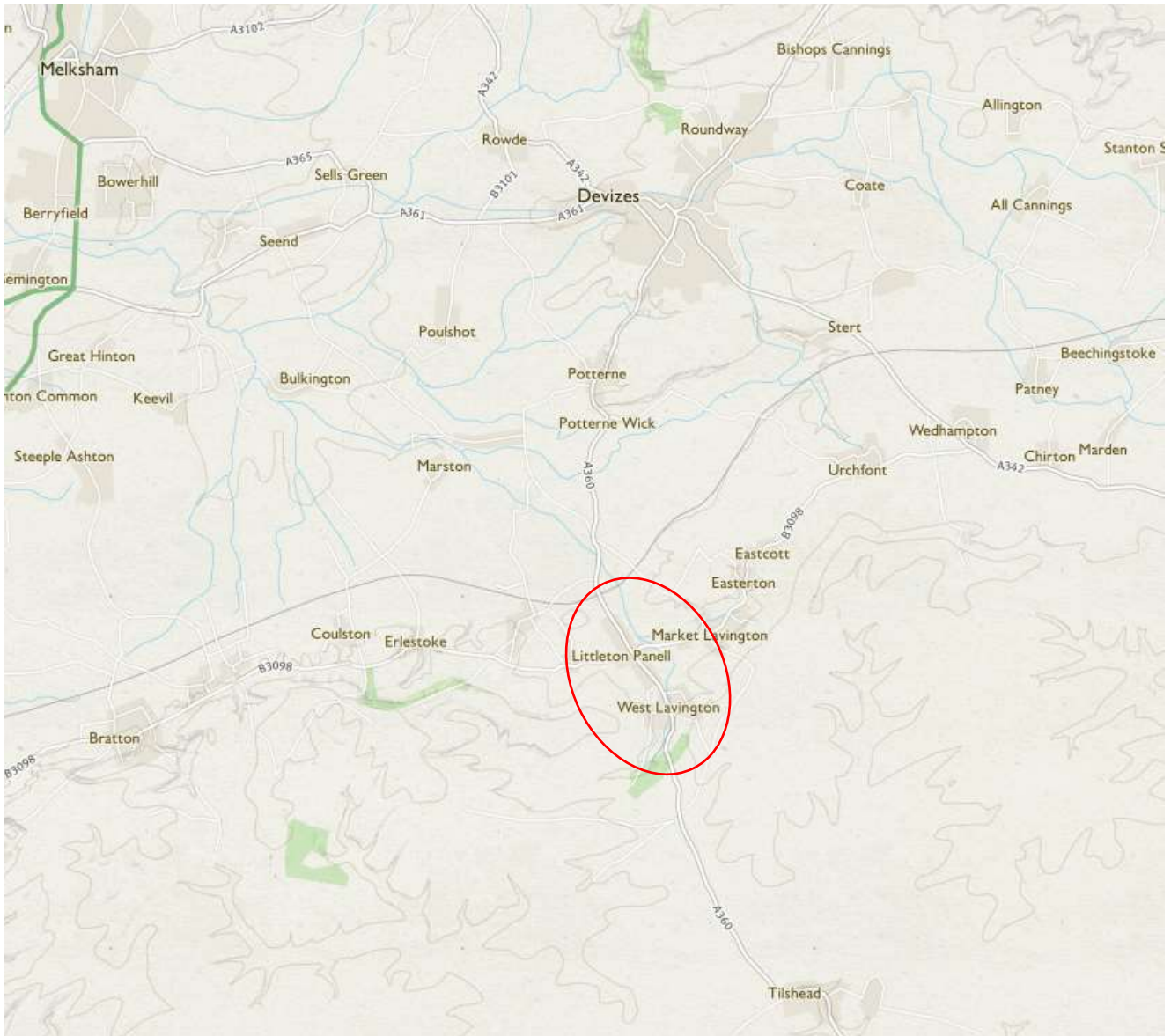
## Role in Wiltshire

43. West Lavington and Littleton Panell are designated as one of six ‘Large Villages’ in the Devizes Community Area in the Wiltshire Core Strategy. Devizes is designated as a ‘Market Town’ and Market Lavington is designated as a ‘Local Service Centre’. In addition, there are six ‘Small Villages’ in the Community Area.

44. Over the Wiltshire Core Strategy plan period (2006 to 2026), approximately 2,500 new homes will be provided in the overall Devizes Community Area, of which about 2,010 should occur at Devizes. Approximately 490 homes will be provided in the rest of the Community Area. Growth in the Devizes Community Area outside of Devizes itself is to be focussed principally in Market Lavington as the designated ‘Local Service Centre’, with more limited levels of housing development than in the ‘Large Villages’ including West Lavington.



45. The emerging Wiltshire Local Plan Review consulted upon to date<sup>6</sup>, identified a baseline indicative housing requirement 2016-2036 for West Lavington/Littleton Panell of 50 dwellings. This is based upon an annualised housing requirement of 2.5 dwellings. West Lavington is intended to remain a 'Large Village', the distribution strategy however moves to Housing Market Areas (HMA) rather than Community Areas. West Lavington is part of the Chippenham HMA which is proposed to have an overall housing requirement of 20,395 new homes for 2016-2036.



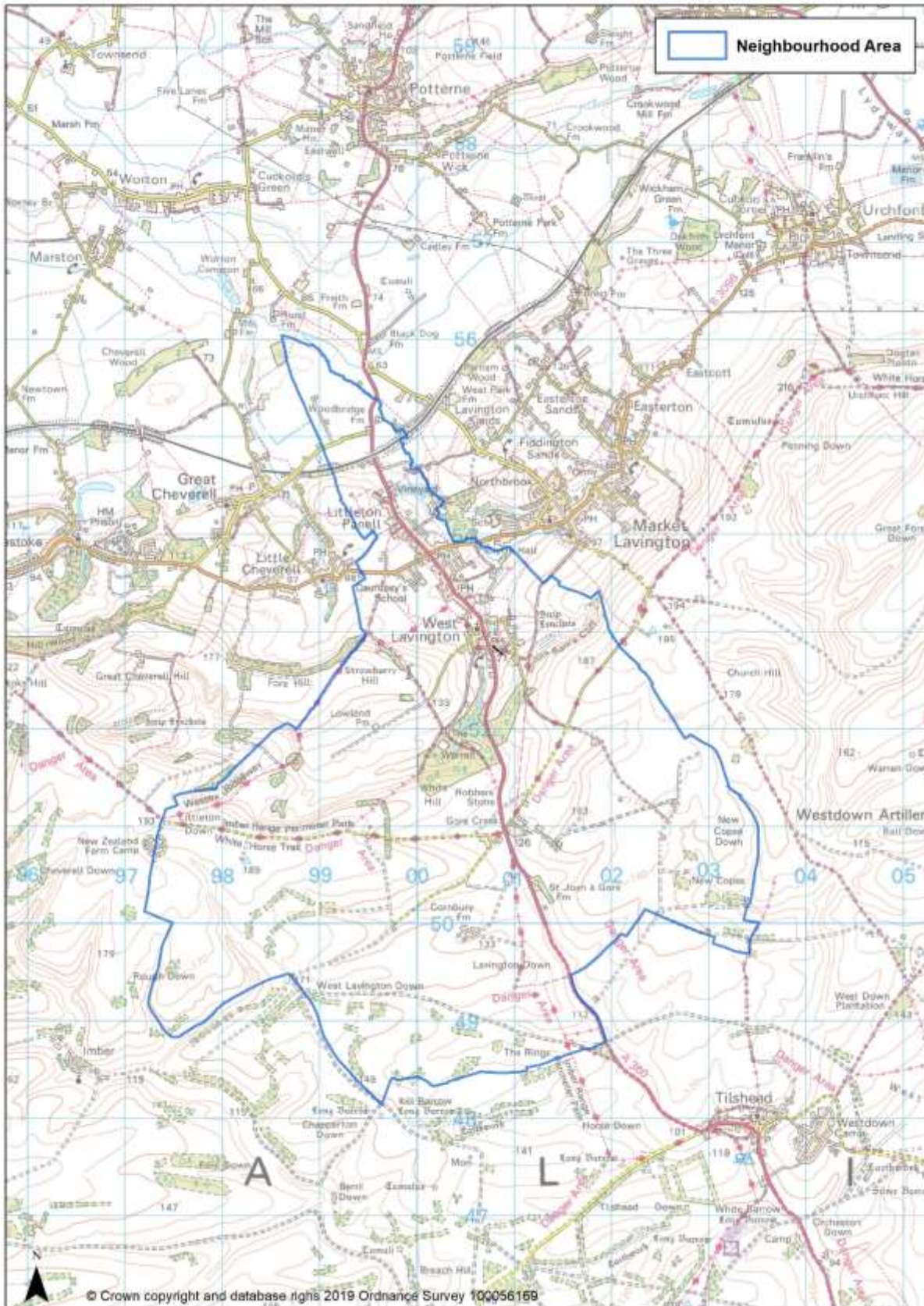
Map 1 - Location of West Lavington and Littleton Panell © Crown Copyright

<sup>6</sup> <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation#Empowering%20Rural%20Communities>



# The Neighbourhood Plan Area

46. The plan below identifies the designated Neighbourhood Area:



Map 2 - West Lavington Designated Neighbourhood Plan Area © Crown Copyright



# Vision

47. The Vision for 'Our Place' was developed at the very beginning of our process to underpin everything that has gone into making 'Our Plan'. It is the 'why, who, what and how' in one sentence. The following vision was developed for the original West Lavington Neighbourhood Plan, it was not considered necessary to revisit this in the First Review. The vision therefore remains:

**To provide a planning framework and policies that will stimulate appropriate development for the community, especially for both young families and older residents, and to enhance the local economy, community facilities and services whilst also conserving the village and countryside environment.**

# Objectives

48. The following objectives have been set out for the West Lavington Neighbourhood Plan. Five possible objectives were consulted on in the early stages of the plan preparation process in November 2015. Following feedback arising from this early public consultation the Neighbourhood Plan Steering Group developed the following detailed objectives. It was not considered necessary to revisit these in the First Review. The objectives therefore remain:

## **(A) Promote the sustainable growth of West Lavington and Littleton Panell**

- Review the village fabric and boundary to identify appropriate scale site(s) for new housing and any other development or recreational activities to be phased throughout the plan period
- Prepare policies and actions that can support the economic development of the parish through stimulating the development of business, commercial opportunities and jobs including the improvement of broadband services

## **(B) Protect and enhance West Lavington's natural and built environment**

- Enhance the appearance and historic character of the village, including the Conservation Area
- Ensure that new development respects the character and appearance of the streetscene
- Identify policies and proposals to conserve and enhance the environment of the village and the parish countryside including improved landscaping, access to open spaces, footpath routes, quality of watercourses and the encouragement of green infrastructure and initiatives

- Review and take account of other planning policies, including those in the Village Design Statement

**(C) Protect and develop the community of West Lavington**

- Provide a policy framework to support the refurbishment of the village hall and recreation ground complex into a community ‘hub’ for the village
- Set out measures to encourage the growth of community facilities and support networks across the parish and businesses
- Continue to improve the facilities on offer to support the local community

**(D) Promote transport and communication improvements**

- Promote measures to improve transport and communications to serve the villages including bus services, community transport, school transport, access to rail services, speed regulation and parking provision
- Improve the pedestrian and cycling environment

## Policy Delivery of Objectives

49. The following table demonstrates how the policies set out in the Neighbourhood Plan meet the objectives contained within the previous chapter. The policies that have been developed seek to address at least one of the objectives.

	Objective A	Objective B	Objective C	Objective D
<b>Built Environment</b>				
BE1 - Settlement Boundary	✓	✓	✓	
BE2 - Design of New Development/Local Distinctiveness	✓	✓	✓	✓
BE3 - Views and Vistas	✓	✓	✓	✓
BE4 - Boundary Treatment, Trees and Public Realm	✓	✓	✓	✓
BE5 - Highway Impact	✓	✓	✓	✓
BE6 - Protection of Heritage Assets		✓	✓	
<b>Housing</b>				
H1 - Site Allocation	✓	✓	✓	✓
<b>Economy</b>				
E1 - Retention of Employment Land and Buildings	✓		✓	✓
<b>Community Facilities</b>				
CF1 - Community Facilities	✓	✓	✓	✓
CF2 - Educational Facilities	✓	✓	✓	✓
<b>Natural Environment</b>				
NE1 - Designation of Local Green Space		✓	✓	
NE2 - Setting of West Lavington Parish		✓	✓	

# Built Environment



# Built Environment

## 1. Background

1.1 The parish of West Lavington is located in the centre of Wiltshire and lies on the north edge of Salisbury Plain. It contains the two villages of West Lavington and Littleton Panell which form an overall single built settlement. The settlement is on the A360 road between Devizes and Salisbury, about 6 miles south of Devizes and about 19 miles north of Salisbury. Lavington Lane and Cheverell Road separate Littleton Panell from West Lavington.



1.2 Together, the shape of the two villages is, to a large degree, linear, stretching for over one and a half miles along the A360. Many of the dwellings lie directly alongside this road, although there are a few lanes and minor roads which lead off but which do not link up to any other roads outside the village. Unlike a nuclear village which appears to radiate outward from a centre, such as a village green, there is no sense of a “heart” of the village. There is, therefore, perhaps a lack of familiarity in the relationships between the various settlements within the village, such as might be experienced in villages where there is a focal point.

1.3 One of the obvious advantages of village life is access to the countryside, but in this respect the opportunities are in some degree limited as the two villages lie within a mile of the escarpment of [Salisbury Plain](#)<sup>7</sup> to the south and to land belonging to the Ministry of Defence. Since this is mostly closed to the public, stretching for three or four miles to the East and West, there is a sense of being hemmed in by this restriction.



The only access on foot is by means of the busy and dangerous A360. Anyone who comes to live in the area does so knowing that such limitations exist. It is important that access to the countryside should, in other directions, be preserved along with the present limited access to the military land. The objection is not so much to the military activity which, after all, has been going on for a hundred years, but to any further restriction.

1.4 Both West Lavington and Littleton Panell now include buildings from many periods and in many styles<sup>8</sup>. New development has been particularly significant since the Second World War, individual houses infilling the old building lines, and new estates. The appearance and social dimension of these post war developments, and any future new estates, will be significant in determining the future personality of the two villages.



<sup>7</sup> <https://www.westlavington.org.uk/our-community/salisbury-plain/>

<sup>8</sup> The history of West Lavington and Littleton Panell is described in more detail on the Parish website at <https://www.westlavington.org.uk/local-history/>



1.5 The neighbouring village of Market Lavington lies nearby to the east. It is important therefore to prevent the coalescence between West Lavington and Market Lavington. Local residents take a pride in the independence of their village. Although there are bound to be shared activities between the two villages, such as the Lavington Gardening Club, it is unlikely that most inhabitants of either village would wish to lose their particular identity.



1.6 An unusual feature of West Lavington and Littleton Panell is the presence of a large independent school (Dauntsey's School), a co-educational independent boarding and day school for 11-18 year olds set in an estate of more than 150 acres. The [school](https://www.dauntseys.org/)<sup>9</sup> educates around 870<sup>10</sup> pupils, broadly a third of which are boarders. Therefore, for part of the year, a significant proportion of the school community are resident in the community. With the demise of labour associated with agriculture, this does offer the major source of employment within the village. In addition, the school makes many of its facilities available to people in the village and a harmonious relationship between the two has grown over the years. Nevertheless, it is yet one more way in which West Lavington/Littleton Panell is not a 'typical' village.



1.7 The Parish covers an area of approximately 2,395ha. This is a relatively small area with a population of approximately 1,502 at the 2011 census. The ONS mid-year population estimate for mid-2020 is 1,502 having risen to 1,524 in mid-2018 but having declined slightly since. Much of West Lavington and Littleton Panell are covered by the Conservation Area.

1.8 West Lavington lies on the spring line below the north scarp slope of Salisbury Plain. It is predominantly on the Upper Greensand, with an outcrop of Lower Chalk in the south-east of the village. Loam overlays Greensand in the grounds of West Lavington Manor. Chalk and flint quarried on the Plain, as well as Greensand stone, are found in the construction of traditional buildings and in early road building around the village.



1.9 Water issues from several springs near the foot of the scarp and flows north through the southern part of the village in the Semington Brook to a broad wooded valley to the east where it passes over the weirs of two former water mills to join a tributary from Market Lavington and into the Avon Valley. From a low point where the brook passes out of the Manor grounds the village of West Lavington is situated on ground rising towards Strawberry Hill in the west and along High Street to the north. The high point of the Conservation Area is near its boundary on the Cheverell Road. The contiguous High Streets of the villages run north-south along an east facing slope of the valley overlooking the brook. A turn west in the slope leading down into the clay vale defines the northern end of Littleton Panell.

<sup>9</sup> <https://www.dauntseys.org/>

<sup>10</sup> The March 2023 figure is 871 pupils

## 2. Settlement Boundary

2.1 Core Policies 1 and 2 of the Wiltshire Core Strategy support in principle proposals for sustainable development within the existing settlement boundaries. A settlement boundary is identified in order to prevent unconstrained growth. Core Policy 2 allows settlement boundaries to be amended either through the Wiltshire Housing Site Allocations Plan or Neighbourhood Plans. Subsequently, the Housing Site Allocations Plan chose not to amend settlement boundaries. The original West Lavington Neighbourhood Plan identified a settlement boundary for the two villages. There have been no planning decisions taken subsequently that necessitates the First Review to amend the settlement boundary; as such it is rolled forward without any amendments or alterations.



2.2 The settlement boundary of West Lavington and Littleton Panell serves a specific purpose in that it is intended to contain the growth of the settlement and enable development to take place in a coherent manner, maintaining the structure and form of the existing settlement geography. In addition, the boundary will protect the landscape setting of the villages.

2.3 Information pertaining to the settlement boundary established in this Neighbourhood Plan is contained in background evidence to the Neighbourhood Plan, in a document entitled ‘Settlement Boundary Methodology’ dated April 2018 that accompanied the original Neighbourhood Plan. The methodology was drawn from principles established by Wiltshire Council in the consultation documents that formed part of the suite relating to the Wiltshire Housing Site Allocations Plan. The settlement boundary designated in Policy BE1 allows for the allocation of land made in this Neighbourhood Plan. It also excludes the historic core part of West Lavington, which has been excluded from the settlement boundary in successive plans over many years.

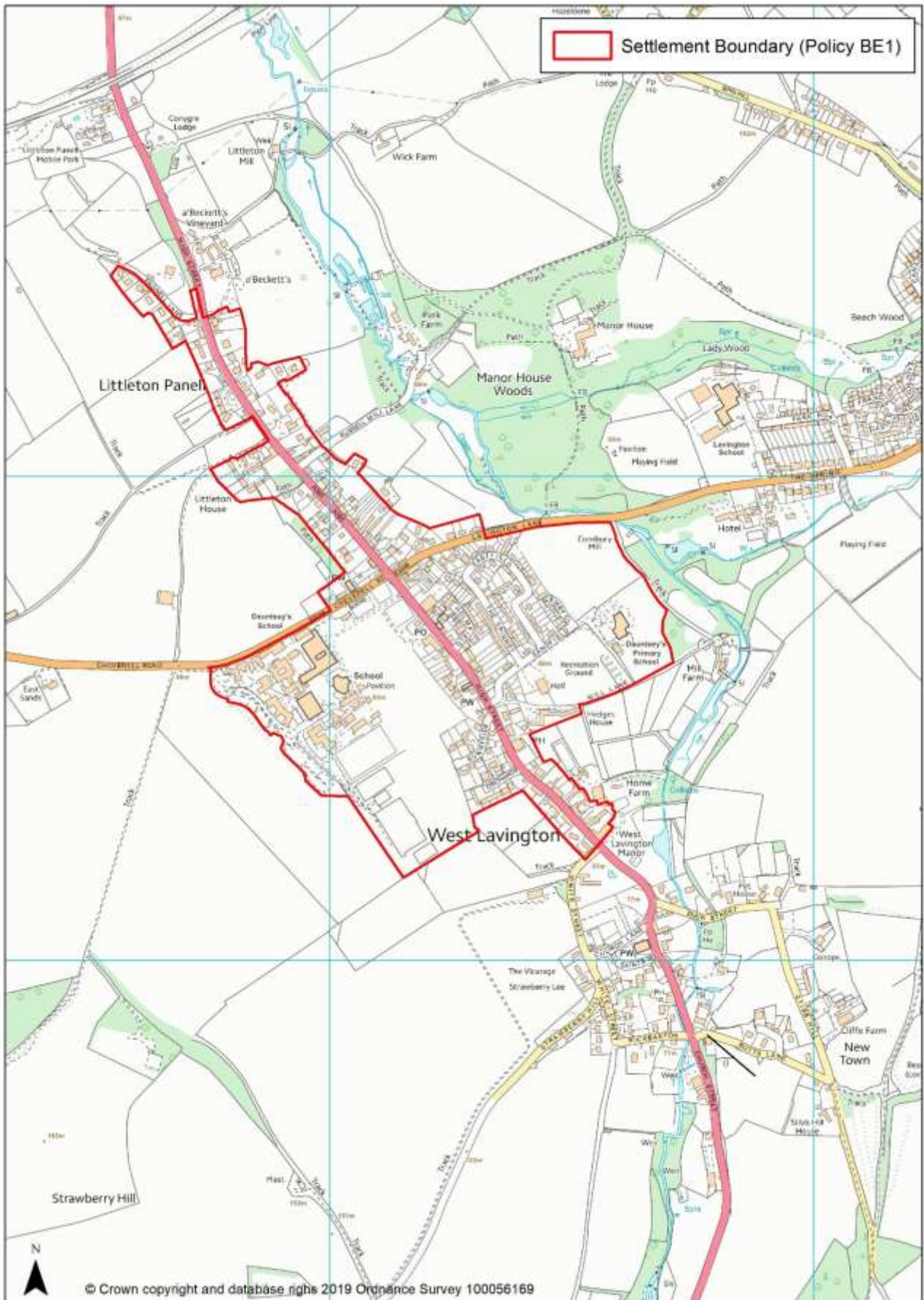


2.4 Land outside the settlement boundary comprises countryside, where development will be carefully managed in accordance with a combination of Wiltshire Core Strategy Core Policies 1 and 2, by ‘exception’ the Policies referred to in paragraph 4.25 of the Wiltshire Core Strategy and by the provisions of the National Planning Policy Framework (NPPF), which provides for sustainable development in rural areas.

### Policy BE1 - Settlement Boundary

The settlement boundary of West Lavington and Littleton Panell within which development will be supported subject to it respecting local character, residential amenity and highway safety, is shown on Map 3.





Map 3 - Settlement Boundary © Crown Copyright



### 3. Design of New Development and Local Distinctiveness

3.1 The Neighbourhood Plan aims to ensure that any new development or change to buildings should respond to local character and the history and identity of local surroundings. Maintaining local distinctiveness includes ensuring that the form of a vernacular building is respected. This includes architectural detailing and the nature of the locally available construction materials. The southern boundary of the Neighbourhood Area is the top of the escarpment of Salisbury Plain. The Semington Brook forms the eastern boundary below West Lavington Manor. The northern boundary is formed by the mainline railway and the western boundary by the fields that separate the two villages from Little Cheverell. The boundaries of the Neighbourhood Area are shown on Map 2.

3.2 West Lavington originated as a spring line village using the resources of the Semington Brook that rises from the chalk of Salisbury Plain to the south. In form, it was a nuclear village, centring more or less on All Saints Church, with a 'tail' following the road north towards Devizes where it later joined the ancient settlement of Littleton Panell.



3.3 Largely as a result of the post-war developments, the centre of the two villages now focuses more or less on the crossroads where the B3098 crosses the A360. Unlike the older centre near All Saints Church, this newer fulcrum does not have an intrinsic character reflecting its centrality. Together, the shape of the two villages is, to a large degree, linear, stretching for over one and a half miles along the A360. Many of the dwellings lie directly alongside this road, although there are a few lanes and minor roads which lead off but which do not link up to any other roads outside the village. Unlike a nuclear village which appears to radiate outward from a centre, such as a village green, there is no sense of an obvious centre to the overall combined two villages. There is, therefore, perhaps a lack of familiarity in the relationships between the various settlements within the village, such as might be experienced in villages where there is a focal point.

3.4 There are few buildings in West Lavington or Littleton Panell taller than two storeys with the notable exceptions of the tower of All Saints Church, completed in the late 13th or early 14th century, and the grander old houses (including Hunts House, Dial House, Parsonage House, the Old Vicarage, West Lavington Manor, Littleton Lodge and A'Becketts). Traditional dwellings are almost all two-storey but several single-storey dwellings have been built.

3.5 Although many properties are detached, pairs of semi-detached houses are quite common in the two villages dating from Victorian, Edwardian, inter-war and post war times. Several were built by the council after the Second World War, notably in Sandfield, Eastfield and White Street. There are also many examples of short terraces of 4 or 5 houses. One of which is Dauntsey Court, a prominent and particularly attractive terrace of former almshouses dating from 1831. Short terraces and semi-detached dwellings are also common in modern developments.

3.6 The character of the older parts of the High Street through both villages is generally of buildings facing the road from each side. Some 20th century buildings set back from the road do not follow the traditional pattern and detract from this special character.

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3.7 The predominant building material in the two villages is brick although the use of stone is not uncommon, particularly in some of the older and larger buildings. Chalk blocks are evident in the Old Manor, close to the church, and were probably once more common but, being soft, have eroded away. The church itself is built of a variety of stone, both free-stone and ashlar, from various periods. West Lavington Manor, Dauntsey House, Pyt House and Hunts House are also largely stone built.

3.8 Traditional brick building used the local mellow-red bricks produced in Market Lavington and other local brickworks until the mid-20th century. There are a handful of properties in the two villages that still retain thatched roofs. Despite being few in numbers, these buildings add a particular charm to the village scene. Other buildings are roofed in slate or tiles. As a general rule, older buildings are roofed with slates while some old and most new buildings are tiled. The Policy seeks the use of ‘harmonious materials’ which involves mellow-red brick; stone; slate; pantile; or thatch. Care needs to be taken to avoid hard engineering bricks with a semi-gloss finish as these do not weather in the same way as traditional materials. Further detail on building forms and materials is set out in the West Lavington and Littleton Panell Village Design Statement.



3.9 The boundaries to properties in the villages involve all types of materials, including hedges, iron railings, brick and stone walls, post and rail or close-boarded wooden fencing, wire or a combination of these.

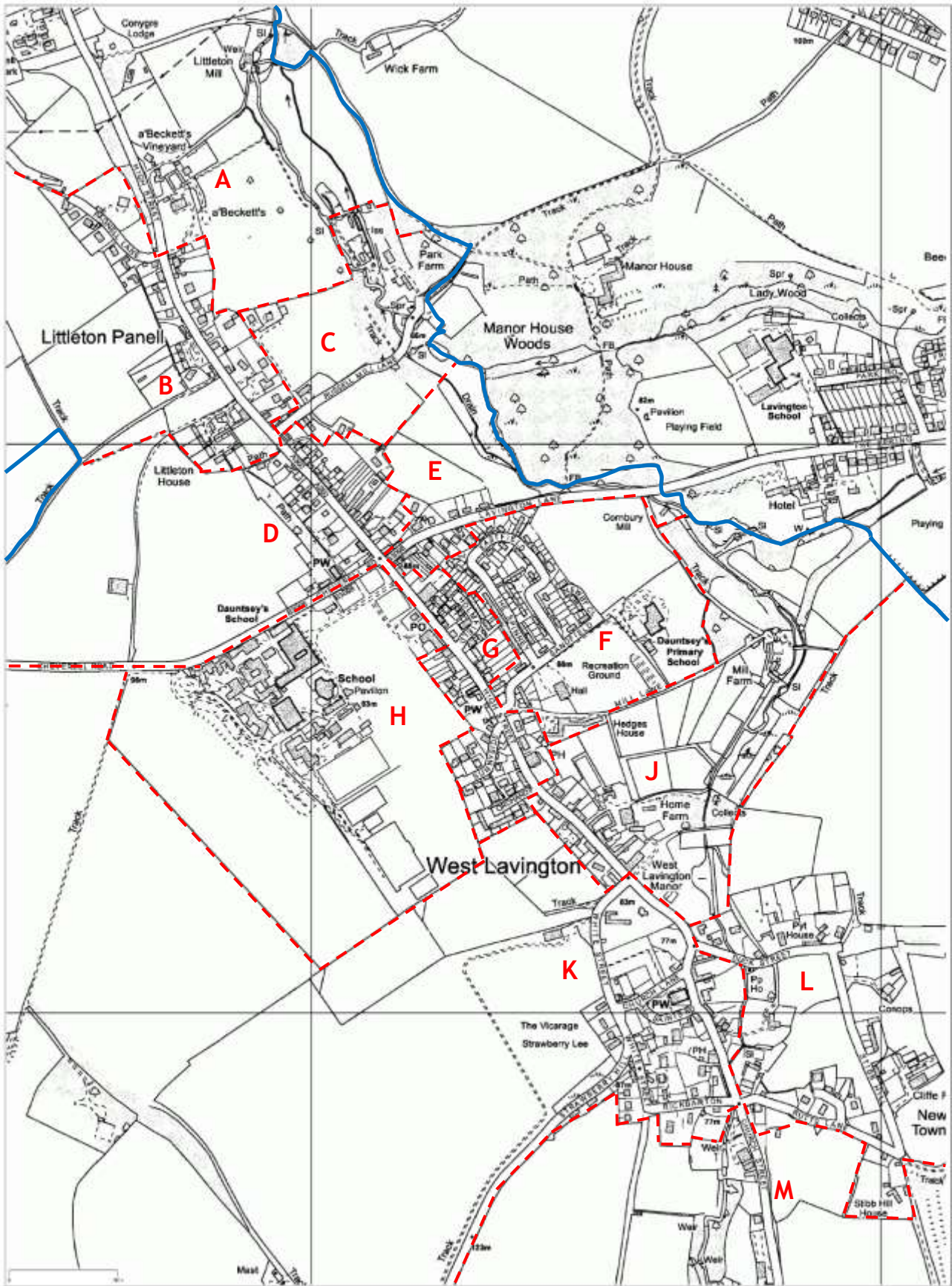
3.10 The Neighbourhood Plan builds upon the previous West Lavington and Littleton Panell Village Design Statement, which consultation has shown local residents still consider it to have relevance notwithstanding its dated nature. The First Review of the Neighbourhood Plan adds a Character Appraisal for the two villages into the Neighbourhood Plan as an Annexe.



3.11 This Character Appraisal looks to build upon the Village Design Statement and identify the particular features and characteristics that contribute to its significance as a place. In particular this Appraisal includes a description of the various architectural styles, forms and features that underline the major phases in the development of the village as well as the important boundaries, open spaces and views/vistas within the village, which together make a substantial contribution to the character and appearance of the village.

3.12 The Character Appraisal is an integral part of the Neighbourhood Plan and in particular amplifies Policy BE2 - Design of New Development and Local Distinctiveness. It will be used to inform the consideration and management of development proposals to ensure that they are sympathetic to the overall village. The two villages and wider parish can be divided into 12 broad character areas. These broad character areas are illustrated on Map 4 below and are the described in detail in the respective Character Area Profiles in the Character Appraisal.





West Lavington Neighbourhood Plan Area Boundary

Map 4 - Broad Character Areas in the Character Appraisal © Crown Copyright

- 3.13 How the two villages look and feel remain significant to the local community. Therefore, this Plan embraces the expressed need to maintain and enhance the traditional character of the two villages and their environs. In many parts of the two villages respecting the traditional building line is an important feature of the character and appearance of the streetscene. Along many parts of the High Street the traditional building line is development adjacent to the road, providing a clear sense of enclosure. In these parts of the two villages development should respect this traditional siting.
- 3.14 All new development should therefore respect the local character of the area, ensuring that the building height, size and choice of external materials complement the existing fabric and do not obscure important views into and out of the village. The West Lavington and Littleton Panell Conservation Area Statement identifies features which make up the significant character and appearance of the conservation area. This includes significant trees; significant green spaces; landscape views; and native hedgerows. The plans and text within the Conservation Area Statement, which are included within Appendix 2 of the Neighbourhood Plan for ease, provide additional information on the architecture of the conservation area, including the distinctive building materials. The Character Appraisal looks to build upon the Conservation Area Statement and identify what makes the respective parts of the two villages have their distinctive character and appearance.
- 3.15 A high quality public realm made up of well-designed streets, pavements and other publicly accessible areas, together with the boundary treatments to local properties and front gardens, make a positive contribution to how West Lavington and Littleton Panell looks. Within the two villages the public realm is seen by local people as being an important element of the overall urban design of the settlement. A high-quality public realm contributes to a high quality of life which can help to maintain healthy living, prevent anti-social behaviour and encourage high standards of property maintenance. The public realm of the two villages reflects its rural village character and the evolution of the villages over time. In many areas the public realm is informal in style, this could be eroded through the use of strict adherence to modern engineering or highway standards.

## Policy BE2 - Design of New Development and Local Distinctiveness

All new development should demonstrate good quality design that reinforces local distinctiveness and complements the fabric of the existing built-up area, uses good quality harmonious materials and respects views around the village with reference to the height, scale and density of new buildings.

All new development proposals should have regard to the characteristics, features and design guidelines set out in the Character Appraisal in Annexe 1.

New development, where supported by other development plan policies must be integrated into the street scene and landscape through design and the incorporation of suitable green buffers and planting including trees.

Proposals should not result in the loss of the important open areas identified on Maps 26 to 38 in the Character Appraisal in Annexe 1. Proposals that would adversely affect gaps and spaces between buildings which make a positive contribution to the character and appearance of the streetscene will not be supported.

Development which would adversely affect the important topographical features; the character of lanes or the road gateways into the village identified on Maps 26 to 38 in the Character Appraisal in Annexe 1 will not be supported.

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Residential extensions; extensions to other buildings; and outbuildings will be supported where they:

- are subordinate to the original building in terms of scale/size and positioning/design;
- are constructed of materials which reflect the materials of the original building or those found in the surrounding area;
- do not result in the loss of existing boundary features;
- make a positive contribution to the streetscene; and
- do not adversely affect the inter-relationship between the front of the original building and the public realm.

### **Policy BE3 - Views and Vistas**

Proposals should not result in the loss of the following important public views and vistas as illustrated on Map 5.

Proposals which actively enhances or promotes the important views and vistas will be supported. The important views and vistas are illustrated on Map 5 and are explained in detail in the character area profiles in the Character Appraisal in Annexe 1.

### **Policy BE4 - Boundary Treatment, Trees and Public Realm**

Development proposals which negatively impact boundary treatments, landscaping or trees which make a positive contribution to the public realm will not be supported. Any new development will be expected to demonstrate, where relevant, how it will contribute to high quality streets, pavements and other publicly accessible areas (the public realm) within West Lavington and Littleton Panell.

Important boundaries in the form of walls and hedges are illustrated on the character profile Maps 26 to 38 in the Character Appraisal in Annexe 1.

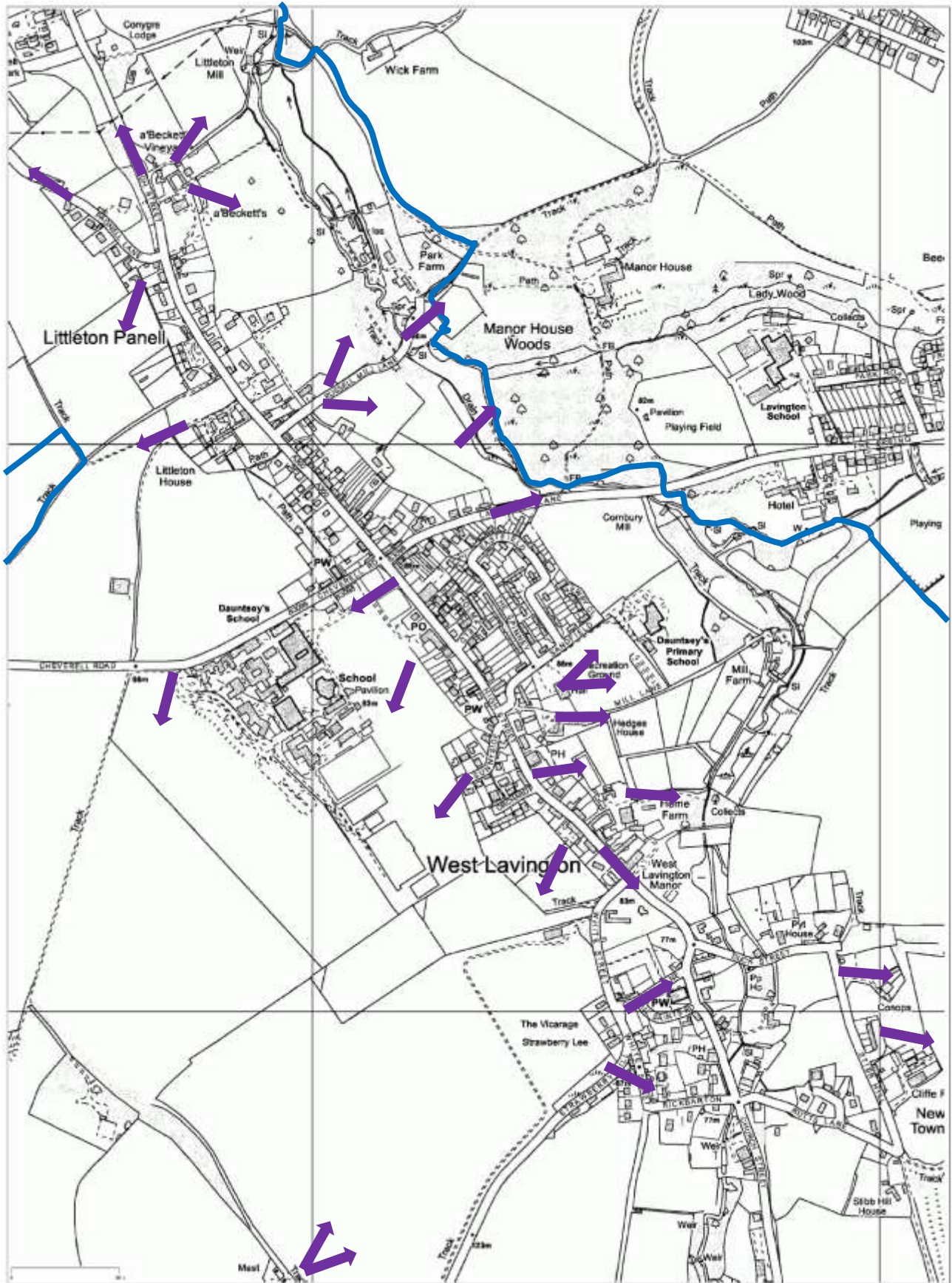
Important trees or groups of trees are illustrated on the character profile Maps 26 to 38 in the Character Appraisal in Annexe 1.

Proposals which deliver opportunities for enhancement of the built environment public realm in the following areas will be supported subject to compliance with other development plan policies:

- Scrap Yard (Old Station Road, Littleton Panell)
- Hedges House (Mill Lane, West Lavington)
- Car Sales Forecourt (High Street, West Lavington)
- Southern Gateway Farm Buildings (South of 46 Church Street, West Lavington)

These areas for enhancement are illustrated on the character profile Maps 26 to 38 in the Character Appraisal in Annexe 1.





West Lavington Neighbourhood Plan Area Boundary



Important Views and Vistas

Map 5 - Important Views and Vistas © Crown Copyright

Our Place: Our Plan - A Plan for West Lavington and Littleton Panell

## 4. Highway Impact

4.1 Traffic has been identified as a major issue of concern to the parish residents in consultation that has been undertaken. It is the volume, speed and size of traffic that are the primary concerns; the safety of pedestrians and cyclists, air pollution and noise pollution are also issues. The impact of traffic on life in West Lavington and Littleton Panell cannot be overstated.

4.2 The A360 links Devizes with the A303 and Salisbury. For much of the 18 miles between West Lavington and Salisbury it is a good road passing through only Tilshead and Shrewton. It seems to attract heavy and light vehicles, which would be better using the recommended route of the A342/A345 which is signed from Devizes.



4.3 Unfortunately, traffic management is not an issue over which the Parish Council have direct control. Most of the traffic originates outside the parish. As a consequence, traffic management cannot be addressed by this Neighbourhood Plan.

4.4 There are a number of specific traffic issues in the villages:

- The descent from Salisbury Plain is through thick woodland and a shaded sunken “hollow-way”, with frequent bends. The carriageway is narrow and quite steep;
- In many areas of the two villages the road narrows to only 4.2m in places, with the footway narrowing to only about 0.20m outside 65 High Street. Elsewhere there is no footway for example in front of the Church, past Old Bridge Inn to Rickbarton;
- The staggered crossroads of the B3098 is a barrier to pedestrians trying to cross the road, the proximity of this to the entrance to Dauntsey’s School exacerbates the problem; and
- The railway bridge is a pinch-point, at 4m wide, the railway arch is not wide enough for two large vehicles to pass. The road bends slightly under the arch and vision is limited. In addition, the railway arch is low requiring high vehicles to use a diversion via Great Cheverell and Little Cheverell along very narrow roads.

4.5 It is an objective of the Neighbourhood Plan to deliver improvements to the pedestrian environment through new development. In particular the allocated housing site offers the opportunity to introduce a safe crossing on Lavington Lane which will benefit pedestrians accessing the services and facilities in the adjacent settlement of Market Lavington. This route is used extensively by children accessing the school in Market Lavington and by boarders moving between [Dauntsey School](https://www.dauntseys.org/)<sup>11</sup> and the boarding house at Dauntsey Manor. It is also used by parents walking their children to and from [Dauntsey Academy Primary School](http://www.daps.wilts.sch.uk/)<sup>12</sup> and [Lavington Pre-school](https://lavingtonpreschool.weebly.com/)<sup>13</sup>.



<sup>11</sup> <https://www.dauntseys.org/>

<sup>12</sup> <http://www.daps.wilts.sch.uk/>

<sup>13</sup> <https://lavingtonpreschool.weebly.com/>



- 4.6 Elsewhere around the two villages the village character is in part distinctive due to the absence of footways on the roads, this character needs to be retained whilst looking to safeguard pedestrians through the reduction in traffic speeds. The safety of pedestrians on the B3098 between West Lavington and Market Lavington needs to be improved. It remains the aim of the local community to secure the reduction in speed limit on this road from 40mph to 30mph to compliment the new safe crossing facilitated by the housing allocation. The village is crossed by two significant routes, the A360 running north-south and the B3098 running east-west. These two routes cross at West Lavington Crossroads. Counts of vehicles taken in 2011, there being no significant change detected in counts since, are set out in the table below:



Route/Time	8-9 am peak hour	5-6 pm	7am-8pm off peak
<b>A360 Northbound</b>	138 vehicles	275	> 100
<b>A360 Southbound</b>	210 (peak 7-8 am)	123	> 70
<b>B3098 Westbound</b>	117	100	> 40
<b>B3098 Eastbound</b>	85	123	> 40

- 4.7 Approximately 6% of the vehicles on the A360 and 4.5% on the B3098 were HGVs. There is mixed opinion in local discussions as to whether on-street parking on the A360 is an effective traffic calming measure or an impediment to traffic flow. The availability of on-street parking at the Costcutters shop is an important contributor to the viability of that business. At some points on the High Street in Littleton Panell, residents have no other option but to park on the main road. Parking in Sandfield can be problematic when children are being delivered to or collected from the Primary School and the Pre-School.

- 4.8 The statistics for car and van availability reveals that West Lavington Neighbourhood Plan Area has a consistently higher proportion of households with a larger number of cars or vans than elsewhere in the region or in England generally. The percentage of households owning 3 or more cars is significantly higher in the Plan Area than elsewhere, average 15.5% of all households, whereas the Wiltshire figure is 11% and the England figure is 7.4%.



- 4.9 There are varied public transport connections serving Littleton Panell and West Lavington with bus stops on the West Lavington crossroads at the junction of the B3098 and A360 as well as bus stops further south on the A360 opposite the Bridge Inn and opposite Hooks Court. Various [buses](#)<sup>14</sup> alight at those stops including services to Devizes and Salisbury. The nearest train stations are located at Pewsey, Chippenham, Westbury, Salisbury and Trowbridge. These provide onward connections to the wider Southwest railway network. A project is underway to consider the feasibility of a new Devizes Gateway Railway Station on the rail line that goes through Littleton Panell.

<sup>14</sup> Bus timetables are available at <https://www.connectingwiltshire.co.uk/>

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4.10 The Parish of West Lavington is well served with [footpaths, bridleways and byways](#)<sup>15</sup>. They criss-cross through the settlements and connect the settlements with the surrounding countryside and the adjoining villages of Little Cheverell and Market Lavington.

4.11 Access to and from any development would be governed by the design standards set out by Wiltshire Council as the Highway Authority. These standards set out the requirements for highway infrastructure for new development in terms of access and internal layout.

4.12 It is common for families to now have a requirement for several cars for parents and older children. Similarly, refuse/recycling bins now occupy a significant amount of space and need to be both accessible but screened. Some recent developments have provided inadequate space for parking and refuse bins which has resulted in a substantial clutter of cars and bins that spoil the character of the area and can be unsafe for pedestrians. The purpose of this Policy is to improve safety and maintain the character of the area.



4.13 The Wiltshire Core Strategy Core Policy 64 addresses residential parking standards, it refers to the standards set out in the Wiltshire Local Transport Plan 2011 - 2026 Car Parking Strategy as being those to be used. Those standards for new dwellings are:

New Dwellings				
1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Visitors
				0.2 unallocated spaces

4.14 The Neighbourhood Plan uses these standards as the basis against which to judge whether adequate on-site parking provision has been provided for new dwellings and other forms of development as appropriate.

### Policy BE5 - Highway Impact

Development should incorporate adequate on-site provision for parking. The parking standards for residential development is as follows:

- 1 Bedroom Dwelling - 1 Car Parking Space
- 2 Bedroom Dwelling - 2 Car Parking Spaces
- 3 Bedroom Dwelling - 2 Car Parking Spaces
- 4 Bedroom Dwelling or larger - 3 Car Parking Spaces
- Additional Visitor Parking - 0.2 unallocated Car Parking Spaces per Dwelling

Additional visitor parking will only be required on proposals involving 5 or more new dwellings. Development proposals which would result in the displacement of parking provision to on-street will not be supported.

<sup>15</sup> A definitive list of Rights of Way is available via an interactive map that can be viewed on the Wiltshire Council website mapping system which can be found at <http://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=43d5a86a545046b2b59fd7dd49d89d22>

New development should incorporate adequate onsite provision for storage and collection of refuse bins. Refuse collection storage should be screened and easily accessible to the collection point.

## 5. Protection of Heritage Assets

- 5.1 There are 49 [Listed Buildings](#)<sup>16</sup> within the Parish of West Lavington; 47 Grade II Listed Buildings, one Grade II\* Listed Building and one Grade I Listed Building:

### Grade I

Church of [All Saints](#)<sup>17</sup>, All Saints Road, West Lavington

### Grade II\*

Dial House, Church Street, West Lavington

### Grade II

Cornbury Farmhouse, West Lavington

Lodge to Market Lavington Manor House, A360, Littleton Panell

St Joan A Gore Farmhouse, A360, West Lavington

Gatepiers and Wall to Hunt's House, A360, West Lavington

Unidentified Monument in Churchyard, 9m North of Chancel, Church of All Saints

Ledd Monument in Churchyard, in Northwest Corner, Church of All Saints

The Parsonage (now called Parsonage House), All Saints Road, West Lavington

West Lavington Manor, Church Street, West Lavington

Arched Gateway in Garden Wall, South of Lavington Manor, Church Street, West Lavington

13, Church Street, West Lavington

The Old Post Office, 20, Church Street, West Lavington

Pyt House, Duck Street, West Lavington

Gate Piers to East Front of A'Becketts, High Street, Littleton Panell

63 and 65, High Street, West Lavington

52, High Street, West Lavington

Barn at Lowland Farm, West Lavington

Russell Mill House, Russell Mill Lane, Littleton Panell

Mill Farmhouse, West Lavington

Wall Forming Eastern Boundary to Garden Of West Lavington Manor, West Lavington

Gate Piers & Wing Walls to Driveway to Market Lavington Manor House, A360, Littleton Panell

St Joan A Gore Farm Cottage, A360, West Lavington

Holmers Monument in Churchyard, 3m North of Chancel, Church of All Saints

Group of 10 Monuments in Churchyard, South of South Aisle, Church of All Saints

Unidentified Monument in Churchyard, 13m West of West End, Church of All Saints

Three Unidentified Headstones in Group, 15m Northwest of North Aisle, Church of All Saints

7 and 9, Cheverell Road, West Lavington

Wall to West Lavington Manor, Church Street, West Lavington

The Old Vicarage, Church Street, West Lavington

Front Garden Walls and Gate Piers to Dial House, Church Street, West Lavington

The Old House, Duck Street, West Lavington

A'Becketts, High Street, Littleton Panell

Littleton House, High Street, Littleton Panell

Home Farmhouse, 61, High Street, West Lavington

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<sup>16</sup> More information on Listed Buildings along with a mapping or address search facility for Listed Buildings can be found at <https://historicengland.org.uk/> - note the property names cited are those on the statutory list which may not completely match the property name used today

<sup>17</sup> Information on the Whistler Window in the Church at <https://www.westlavington.org.uk/local-history/the-whistler-window/>



30, High Street, West Lavington  
69, High Street, West Lavington  
Farm Store at Cornbury Farm South of Farmhouse, West Lavington  
The Robbers' [Stone](#)<sup>18</sup>, A360, West Lavington  
Granary to North of Mill Farmhouse, West Lavington  
Gore Cross Old Farmhouse, A360, West Lavington  
Hunt's House, A360, West Lavington  
Group of 3 Monuments in Churchyard, Adjacent to South Aisle Wall, Church of All Saints  
Two Unidentified Monuments in Churchyard, 8m Northwest of North Aisle  
53, High Street, Littleton Panell  
78, High Street, Surgery, High Street, Littleton Panell  
Dauntsey's [School](#)<sup>19</sup>, High Street, West Lavington  
West Lavington War [Memorial](#)<sup>20</sup>, Churchyard of All Saint's Church  
The Old Manor, 9 All Saints Road, West Lavington

- 5.2 In addition, there are 3 [Scheduled Monuments](#)<sup>21</sup> (SAMs) within the Plan Area, as follows:
- Field system on West Lavington Down;
  - Field system and settlement north of Chapperton Down;
  - Chapperton Down Prehistoric and Romano-British Landscape



Map 6 - Listed Buildings and Scheduled Monuments in the Two Villages © Crown Copyright

<sup>18</sup> Information on The Robbers' Stone can be found at <https://www.westlavington.org.uk/local-history/the-robbers-stone/>

<sup>19</sup> <https://www.dauntseys.org/>

<sup>20</sup> Information on the War Memorial can be found at <https://www.westlavington.org.uk/local-history/war-memorial/>

<sup>21</sup> More information on Scheduled Monuments along with a mapping or address search facility for Scheduled Monuments can be found at <https://historicengland.org.uk/>





Map 7 - Listed Buildings and Scheduled Monuments in the South of the Plan Area © Crown Copyright

5.3 Other Listed Buildings and Scheduled Ancient Monuments exist in the surrounding parishes, some of which are close to the boundary of West Lavington. Archaeological features are also important to the Neighbourhood Plan Area. The most substantial evidence of medieval occupation has been recorded to the southwest of Rutts Lane where a number of ditches, pits and post holes containing pottery dated to the 12th and 13th century has been identified. To the east of Stibb Hill a significant quantity of similar pottery was also identified. West Lavington is believed to have contracted in the 14th century but expanded again subsequently. Evidence for the early occupation of the medieval parts of the village is still visible in aerial photographs (Source: Wiltshire Police Air Support Unit/Quentin Goggs, 2003).



5.4 The central part of West Lavington and Littleton Panell is also the subject of a statutory Conservation Area designation. The Conservation Area was originally designated for West Lavington in 1975 and minor boundary changes were brought into effect in 1989. The Conservation Area Statement records the origins of the two villages. It notes that the Domesday Book records two water mills at Littleton in 1086. In 1253 the King gave William Paynel seisin of Littleton until the early 14th century when it was conveyed to Lord Hastings of Abergavenny.

5.5 The West Lavington and Littleton Panell Conservation Area Statement was adopted in January 2003 by the former Kennet District Council. This is a character statement whose purpose is to identify and record those special qualities of West Lavington and Littleton Panell that make up their architectural and historic character. This Neighbourhood Plan draws upon this Statement as part of its evidence base. The West Lavington and Littleton

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Panell Village Design Statement was adopted by the former Kennet District Council as Supplementary Planning Guidance in September 2004.

- 5.6 There are records of part of the village of West Lavington having been abandoned after a major fire in 1689. The core part of the 17th century village grew up around springs at the foot of the hill in the area of Rutts Lane, Stibb Hill and Duck Street in the southeast, and All Saints Road, Church Lane and White Street in the northwest.



- 5.7 West Lavington was originally part of a large estate held by Queen Edith wife of Edward the Confessor, which included both the present day Lavington villages and was known as Laventone. When the Bishop of Salisbury became the chief tenant in the west village, it was referred to as Bishop's Lavetone. It first became known as West Lavington in the early 1600s to distinguish it from East Lavington now Market Lavington.

- 5.8 A number of green spaces are identified as contributing to the character of the Conservation Area in the Conservation Area Statement:

- The meadow to the north of Littleton House, fronting onto the High Street;
- The grounds and avenue east of Dauntsey's School;
- The green at the junction of Sandfields and High Street;
- The garden of Wyneshore House;
- The grounds of West Lavington Manor House;
- The churchyard of All Saints Parish Church; and
- The small green in front of Dial House at The Rutts Lane junction.

- 5.9 The Conservation Area is characterised by a number of attractive Listed Buildings as well as more modern development. The Conservation Area character in the High Street is linear, with more modern buildings infilling gaps and set behind the main frontage which is of earlier origins.

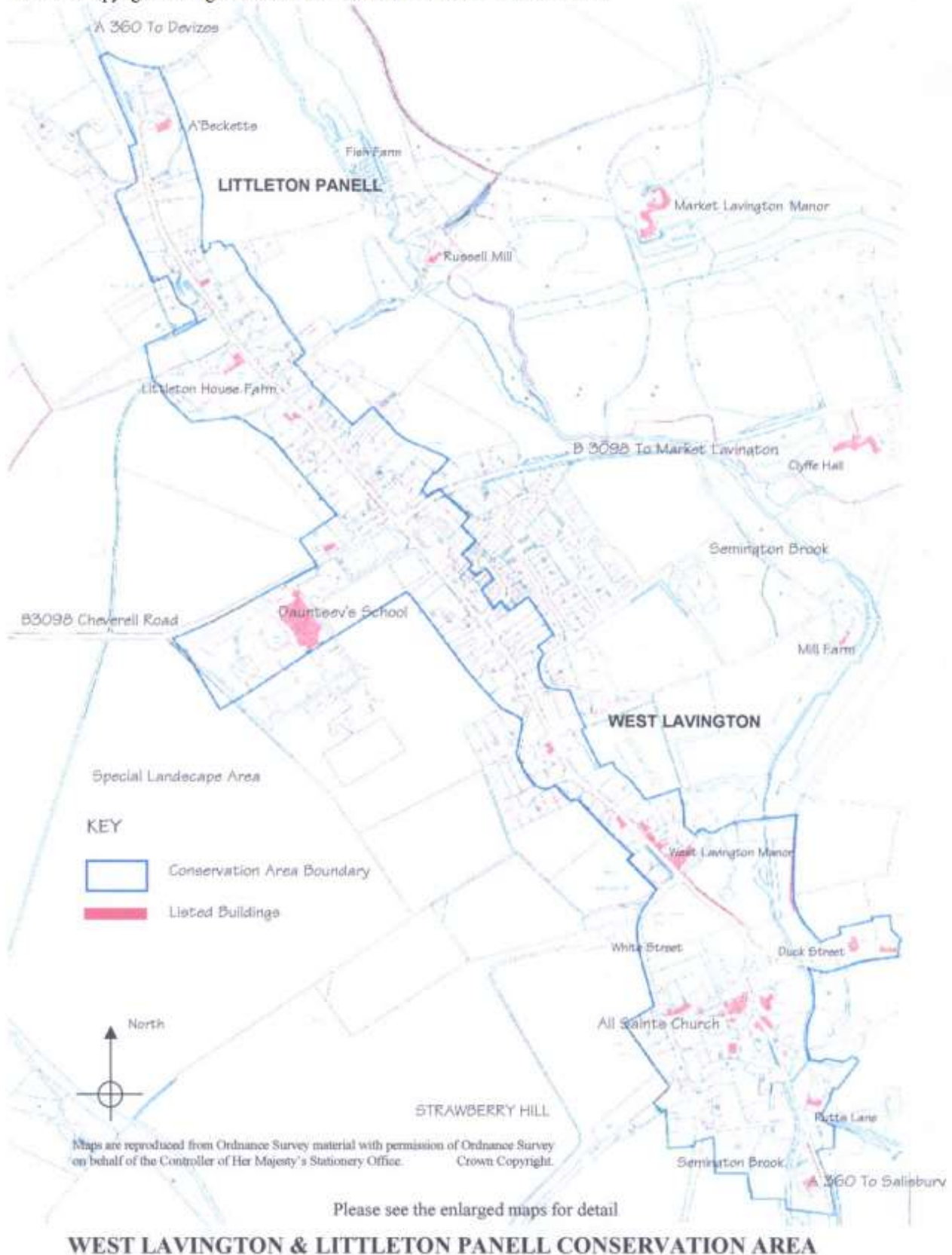
- 5.10 Littleton Panell is defined in the north by a wooded hillside rising out of the Avon Vale. The straight High Street is excavated out of the slope close to the top of an east facing valley side of meadows leading down to the wooded banks of the Semington brook. On the west side of the street the valley slope rises to a continuous rim, which is the boundary with relatively level open farmland that extends away to the west.



- 5.11 The High Street follows a fairly consistent contour along the valley slope southwards to meet West Lavington High Street. Buildings along the east side are level with the road and overlook the broad valley of the brook to the rear while those to the west side are set into the bank or on the slope among trees. East from the cross roads Lavington Lane plunges steeply down into the valley and crosses the brook at a low point near Cornbury Mill. The highest point in the Conservation area is on the Cheverell Road where it leaves the village to the west.



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Map 8 - West Lavington and Littleton Panell Conservation Area Boundary © Wiltshire Council

Note - The above map is the official plan taken from the Conservation Area Statement. A more detailed map illustrating the boundary on a clearer OS base map is included in Appendix 2 for ease of local residents to clarify whether or not they lie in the conservation area.

5.12 Heritage assets are buildings, monuments, sites, landscapes and townscapes which have historic or architectural significance; collectively they help make the historic environment. The protection of individual heritage assets is important not only to safeguard the significance of the asset itself but also to protect the wider historic environment.



5.13 Areas of special architectural or historic interest are designated as Conservation Areas to help preserve and enhance them for future generations. Once designated, there are restrictions on the nature of works within Conservation Areas that can be carried out to properties and trees without permission from the local planning authority. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. The effect of development proposals on the special character and significance of Conservation Areas should be given considerable weight when determining planning applications.

5.14 The West Lavington and Littleton Panell Conservation Area Statement contains a series of illustrations which detail features that make up the character and appearance of the conservation area. These illustrations help to identify the significance of the conservation area as a heritage asset. These illustrations are reproduced in Appendix 2.

5.15 The Conservation Area Statement identifies ‘significant unlisted buildings and walls’; these are considered to constitute Non-Designated Heritage Assets and are identified in the Character Appraisal in Annexe 1. In addition other buildings have been identified through the Character Appraisal process to be worthy of being identified as Non-Designated Heritage Assets. The term Heritage Assets includes both Designated and Non-Designated Heritage Assets.

5.16 The historic environment contributes to:

- a sense of place, by providing local distinctiveness in terms of building styles and materials and providing landmark features;
- the local economy, by attracting visitors to specific heritage assets;
- quality of life, by creating attractive places to live and work including the provision of accessible recreation space and opportunities for community involvement in restoration work; and
- an understanding of the history of the United Kingdom, by offering physical links to the past





## Policy BE6 - Heritage Assets

Proposals affecting designated and non-designated heritage assets and their settings including those with archaeological interest must comply fully with the requirements of National Planning Policy and the adopted development plan.

Having regard to the identified ‘significant unlisted buildings and walls’ shown in the West Lavington Conservation Area Character Statement, the Neighbourhood Plan designates the buildings and structures below as ‘Locally Important Buildings’ thereby being non-designated heritage assets identified on Maps 26 to 38, further details of them are detailed in the Character Appraisal included at Annexe 1:

### Littleton Panell

- a’Beckett’s Outbuildings for the Vineyard
- Nos.25 & 27 High Street
- Pagnell Cottage (junction of High Street and Pagnell Lane)
- The Lodge to a’Beckett’s (33 High Street)
- 38, 39, 44, 49, 54/60 & 77 High Street
- 1 Russell Mill Lane
- 5/7/9 Russell Mill Lane
- Russell Mill Cottage (Russell Mill Lane)
- Park Farm (Russell Mill Lane)
- 5 Cheverell Road
- St Joseph’s Catholic Church
- 1 Cheverell Road
- 80, 81/83/85, 96, 98 High Street
- 105, 109, 113/115, 117/119, 121, 123/125, 127, 133/135, 139/141 & 145 High Street



### West Lavington

- 4 to 14 Lavington Lane
- Cornbury Mill (Lavington Lane)
- 8/10, 11, 21, 24, 27/29, 31/33 & 32/34 High Street
- Baptist Chapel
- Churchill Arms Public House
- Buildings at Dauntsey’s School (Memorial Hall; the Cricket Pavilion; Headmaster’s House; Art Studios on High Street; and buildings along Cheverell Road known as Farmer & Hemens House and Jeanne House)
- 42, 44 & 46, 48 & 50, 53, 54, 55/57/59 High Street
- Hooks Court
- The Estate Buildings at the Manor
- The Parish Barn (White Street)
- 31/33 White Street
- Dauntsey Court (Almshouses)
- Dauntsey House
- 15/17, 16, 21/23, 26, 28/30/34 Church Street
- The Outbuilding Range by Rickbarton at Tumblewoods
- 23 & 32 Stibb Hill
- Russell Cottage (Stibb Hill)
- The Great War Memorial (on Salisbury Plain)



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# Housing



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# Housing

## 6. Background

6.1 Housing is at the very heart of the future of West Lavington and Littleton Panell. The original Neighbourhood Plan addressed how many homes should be built, where and when. The Site Allocation Methodology document explains in detail how the original Neighbourhood Plan came to the conclusions on the allocation of a site for residential development. The First Review of the Neighbourhood Plan needs to consider the housing requirement for the amended plan period going from ending in 2026 to 2036.

- 6.2 The number of homes that is being proposed in this Plan is drawn from a number of factors:
- Planning for ‘zero’ growth (i.e. no development) is not considered to be a viable option, as West Lavington is designated as a ‘Large Village’ in the Wiltshire Core Strategy and as such is identified as being suitable for some growth;
  - The outcome of consultation on the Neighbourhood Plan to date which has demonstrated support for some growth in the Parish;
  - ‘Need’ and ‘Demand’ are not necessarily the same, so an objective review of the evidence is required;
  - Wider need is evident from both national and county-wide assessments, which have been published previously in support of the Wiltshire Core Strategy;
  - Local demand can be assessed from historical growth patterns and responses to consultation;
  - An appreciation of the commercial viability of sites for a housing developer.



6.3 The Neighbourhood Plan must reflect both wider strategic pressures and local needs or demand whilst also restricting potential excessive and inappropriate development. Over the 10 years between the census of 2001 and that of 2011 the Parish has absorbed 55 additional households established in 45 more dwellings. Data from the 2021 Census is not yet available at the Parish level. The Table below illustrates the detail:

### West Lavington Parish - Population and Housing

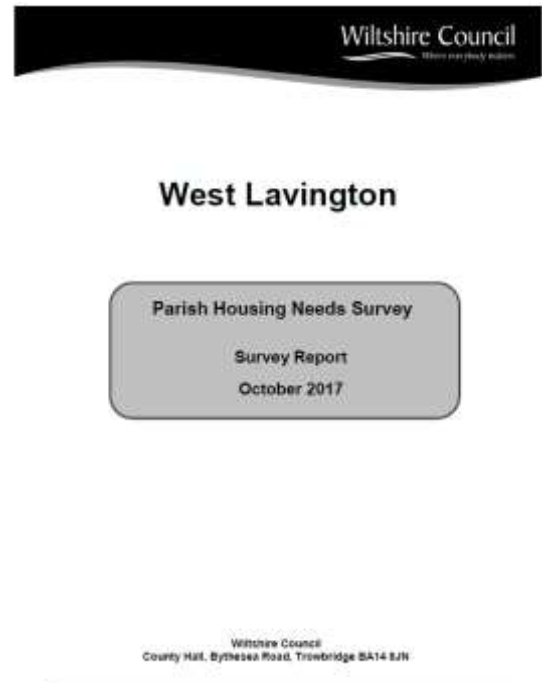
	2001	+ change	2011
<b>Total Population</b>	<b>1281</b>	<b>221</b>	<b>1502</b>
<i>Population in Communal Establishments</i>	251	100	351
<i>Population in Households</i>	1030	121	1151
<i>Population Aged under 15</i>	252	92	344
<i>Population Aged 16 to 64</i>	797	100	897
<i>Population Aged 65+</i>	232	29	261
<b>Total Dwellings</b>	<b>473</b>	<b>45</b>	<b>518</b>
<b>Total Households</b>	<b>442</b>	<b>55</b>	<b>497</b>
Household Tenure Owner Occupied	292	12	304
Household Tenure Social Rented (LA/HA)	84	7	91
Household Tenure Private Rented & Other	66	32	102

Source: [www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk)



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- 6.4 In September and October 2017 a Parish Housing Needs Survey was carried out. The aim of carrying out the survey was to investigate the affordable housing needs of local people (or those who need to live in the parish) in West Lavington parish.
- 'Housing need' can be defined as the need for an individual or household to obtain housing that is suitable to their circumstances.
  - It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
  - Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure either immediately or in the future.
- 6.5 A total of 537 questionnaires were distributed to the parish, everyone was asked to complete the first section of the form. If a household considered itself in need of, or likely to be in need of, affordable housing within the next five years, it was invited to complete the rest of the survey. There was a very good response rate of 36.1% with 194 replies received. The report is published alongside the Neighbourhood Plan. However, it describes the views only of the residents who returned the questionnaires and these views may not be representative of the wider population of West Lavington. The majority (74.0%) of respondents were owner-occupiers, while 18.8% of respondents were living in socially rented properties, 4.7% were renting from a private landlord or letting agency, 2.1% were living in accommodation tied to their employment, 0.5% were living in shared ownership properties, and none were living in a tenure described as 'other'. These results indicate a bias in the survey responses toward those living in owner-occupied homes and the survey has to be read on that basis.
- 6.6 Respondents were then in the Housing Needs Survey asked how many new homes they would support being built in the parish. A large majority of respondents (88.4%) were in support of some new housing in West Lavington. The 2011 Census recorded ninety one social homes in the parish. Data from the 2021 Census is not yet available at the Parish level. These properties represent 18.3% of the total housing in West Lavington, which is higher than the Wiltshire affordable housing average of 14.7. The social housing in West Lavington has a very low turnover rate with only a 2.2% re-let rate in the past year: from the third quarter 2016/17 to the end of the second quarter 2017/18, 2 social homes were re-let in the parish. It is also notable that, while West Lavington has a large proportion of privately owned homes (61.2% of the total parish stock), the turnover of these is also low. The Housing Needs Survey indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey. The recommendations describe a snapshot of the need for affordable housing at the time the survey. These results have been built into Policy H1.



## 7. New Housing and Housing Allocation

- 7.1 In the original Neighbourhood Plan, prior to assessing any individual sites, the community was first consulted in 2014, with a questionnaire distributed to every household in the parish. Without detailed explanations of need and demand set out then, this was an opportunity to

## West Lavington Neighbourhood Plan (First Review) - Draft

seek an initial 'baseline' view of the aspirations of the community for its future and to assess 'need' and 'demand'.

- 7.2 The response showed a substantial majority (70%) in favour of the original Neighbourhood Plan allocating land for more housing in order to support local facilities, such as retailers and schools, as well as the need to provide for those who needed housing in the area. Almost half of all respondents (46%) said there was a shortage of affordable housing.
- 7.3 There was sufficient support for lower levels of housing (around 20 to 40) but this tended to decline markedly above around 60. However, the Steering Group have had to balance this against the practicalities of developing suitable sites, the need to secure affordable housing and the past rate of growth of around 50 over the decade. Given these factors and the need for housing in the wider area it has been felt that future supply should be at least comparable to past trends.
- 7.4 The original Neighbourhood Plan undertook a comprehensive seven stage approach towards site selection as follows:



- 7.5 The site selection process is detailed in full in the accompanying document 'Housing Site Selection Methodology' which was published alongside the original Neighbourhood Plan. A total of 14 potential sites were analysed in detail. These sites were examined against the detailed criteria previously established. This assessment was undertaken as a two-stage process. This two-stage process resulted in a smaller number of eight sites for further consideration. This scoring process brought forward a 'Long List' of 8 best performing sites for further consideration.

7.6 Having identified the sites where development could be provided and acknowledging that developing them all would exceed the constraints set out within the Plan Purpose, the Steering Group then considered which of the short listed sites, if taken together, would provide the ideal mix of opportunity or whether one single site would suffice.

7.7 During the initial public consultation in November 2015, questionnaire feedback showed that there was widespread support for development on a number of sites, rather than just one. Indeed, 61% thought that development should be on two or three small sites with 22% saying that a mixture of the two solutions would be suitable - that is, a small site and a large site. However, almost half (46%) said that more affordable housing was needed.



7.8 It was then necessary for the Steering Group to determine the preferred site for a housing allocation. In addition to the outcome of the Site Assessment Methodology and the Public Consultation, the Steering Group had regard to a number of validation criteria to inform them in reaching the decision to identify Site 7 (West Lavington - Behind Lavington Lane/Sandfield/Newby Close) as the preferred housing allocation. As a housing allocation in the original Neighbourhood Plan Site 7 was renamed 'Land South of Lavington Lane, West Lavington' which better describes its location. A number of technical reports have also been undertaken to demonstrate the acceptability in planning terms of the site allocation. Those were published as supporting evidence alongside the original Neighbourhood Plan.

7.9 The housing allocation named 'Land South of Lavington Lane, West Lavington' was allocated in Policy H1 of the original Neighbourhood Plan for up to 50 dwellings. Outline planning permission for the allocated site was granted under 20/09350/OUT; reserved matters consent was subsequently granted under PL/2021/11899 and development has now commenced.



7.10 The Parish Housing Needs Survey from 2017 was analysed by Wiltshire Council to determine the need for affordable housing in West Lavington and Littleton Panell. The results indicate the following headlines:

Subsidised rented housing

- 5 x one bedroom homes (1 x with adaptations [walk in shower] and 1 x bungalow/ground floor accommodation)
- 1 x three bedroom home

Shared ownership / discount market homes

- 2 x two bedroom home

7.11 The results of the Parish Housing Needs Survey informed Policy H1. In order to meet the affordable housing need identified in the Parish Housing Needs Survey an overall housing allocation of at least 30 units was required, based on the 30% requirement of Core Policy 43 of the Wiltshire Core Strategy.



7.12 Over the Wiltshire Core Strategy plan period (2006 to 2026), approximately 2,500 new homes will be provided in the overall Devizes Community Area, of which about 2,010 should occur at Devizes. Approximately 490 homes will be provided in the rest of the Community Area. Growth in the Devizes Community Area outside of Devizes itself is to be focussed principally in Market Lavington as the designated ‘Local Service Centre’, with more limited levels of housing development than in the ‘Large Villages’ including West Lavington.



7.13 At the time of drafting the original Neighbourhood Plan, the latest position on housing supply against the Wiltshire Core Strategy requirement was indicated in the Wiltshire Housing Site Allocations Plan Pre-submission draft plan Topic Paper 3 Housing Land Supply (June 2017). That demonstrated that as at April 2017 that the Devizes Community Area Remainder which covers a number of parishes including West Lavington had an indicative housing requirement that needed to be met. That remaining requirement as at April 2017 could then be met through allocations in the Wiltshire Housing Site Allocations Plan and through Neighbourhood Plans including this Plan. It represented the housing land supply position at the time of drafting the original Neighbourhood Plan as follows:

Housing Already Provided (as at April 2017)				
	Indicative Requirement 2006-2026	Completions 2006-2017	Developable Commitments 2017-2026	Indicative Remaining Requirement
Devizes Community Area Remainder*	490	286	102	102

\* Note - The Devizes Community Area Remainder covers a larger number of villages than those within the parish of West Lavington (Local Service Centre - Market Lavington; Large Villages - Bromham, Potterne, Rowde, Urchfont, **West Lavington/Littleton Panell** and Worton; and Small Villages - All Cannings, Bishops Cannings, Easterton, Erlestoke, Great Cheverell and Marston)

7.14 At the time of drafting the original Neighbourhood Plan the Wiltshire Housing Site Allocations Plan was still undergoing preparation as was the [Market Lavington Neighbourhood Plan](#)<sup>22</sup> which was ‘made’ in May 2021 and allocated 58 dwellings. In addition, other Neighbourhood Plans were looking to allocate housing sites. The Wiltshire Housing Site Allocations Plan did not allocate any sites in the Devizes Community Area Remainder. Consequently, the steering group considered it prudent to allocate land for housing to contribute towards the indicative housing requirements prescribed in the Wiltshire Core Strategy. These housing requirements in the Core Strategy are a minimum and not a maximum. In addition, the Housing Needs Survey undertaken for the Parish demonstrated a local need for housing in West Lavington.

7.15 Wiltshire Core Strategy policies CP1 & CP2 provide the bases on which the housing site allocation will be progressed. The Wiltshire Core Strategy at paragraph 4.33 acknowledges: “Neighbourhood Plans should not be constrained by the specific housing requirements within the Core Strategy and additional growth may be appropriate and consistent with the Settlement Strategy (Core Policies 1 and 2)”. But further it is stated (paragraph 4.17):

<sup>22</sup> <https://www.marketlavingtonparishcouncil.gov.uk/neighbourhood-plan>

*“Proposals for improved local employment opportunities, housing growth (over and above that allowed by this Core Strategy) and/or new services and facilities outside the defined limits of development will not be supported unless they arise through community-led planning documents, such as neighbourhood plans, which are endorsed by the local community and accord with the provision of this plan”.*

7.16 The Housing Needs Survey report indicated that the response rate was good, however it was skewed towards a certain section of the community namely those that own their own homes. Any Housing Needs Survey must be taken as a snapshot in time and used in conjunction with other evidence of housing need. The conclusions of the survey clearly identifies the disparity between average earnings in Wiltshire and the house prices in West Lavington, and consequently that there is a need for some market housing. The survey explains that if an average two-bedroom property sold in West Lavington cost £198,400 then a household may require £29,760 as a deposit. Annual household income would have to be at least £48,183 for a single applicant or £56,213 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2016 was £21,817. It therefore makes the following conclusions:

- It would be unlikely that a household would be able to purchase a property in this parish without a large deposit, some equity in an existing property or a substantial income.
- First time buyers would generally struggle to meet the criteria necessary for obtaining their own home.
- In some cases intermediate housing (shared ownership or low cost market housing) would be a suitable option, whilst in other instances affordable rented accommodation would be appropriate.



7.17 At the time Wiltshire Housing Site Allocations Plan was produced, the housing figures were predominantly reflected at the Housing Market Area (HMA) level which at that time included the Devizes Community Area within the East Wiltshire HMA. For the Devizes Community Area Remainder it showed that supply in terms of completions and developable commitments totalled 409 dwellings against a requirement of 490 dwellings. Giving a shortfall of 81 dwellings.

7.18 The Wiltshire Housing Site Allocations Plan identified that the overall pattern of growth was in general conformity with the Wiltshire Core Strategy spatial strategy. However, compared to indicative levels, development in the East Wiltshire HMA was focussed slightly more on the Market Towns (+7.2%) and less on the rural settlements (-10.8%). This is a similar position in the Devizes Community Area, where supply in the urban area of Devizes exceeds the requirement, with the supply in the Devizes Community Area Remainder having a shortfall against the requirement. Overall across the whole Devizes Community Area, the completions and developable commitments totalled 2,522 dwellings against an overall requirement of 2,500 dwellings. This is shown in Table 4.9 from the Housing Site Allocations Plan below. As such there was no strategic requirement to allocate any additional housing sites in the Wiltshire Housing Site Allocations Plan for the Devizes Community Area.

Table 4.9 East Wiltshire HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
<b>Urban areas</b>					
Devizes	2,010	1,501	612	2,113	5.1%
Marlborough	680	397	304	701	3.1%
Tidworth and Ludgershall	1,750	767	1,177	1,944	11.1%
<b>TOTAL</b>	<b>4,440</b>	<b>2,665</b>	<b>2,093</b>	<b>4,758</b>	<b>7.2%</b>
<b>Rural areas</b>					
Devizes CA remainder	490	297	112	409	-16.5%
Marlborough CA remainder	240	157	52	209	-12.9%
Pewsey CA	600	416	192	608	1.3%
Tidworth CA remainder	170	89	23	112	-34.1%
<b>TOTAL</b>	<b>1,500</b>	<b>959</b>	<b>379</b>	<b>1,338</b>	<b>-10.8%</b>

7.19 The two villages have a number of services and facilities and the proposed site is less than 350m from the entrance to Lavington School, the secondary school in Market Lavington. The allocated site is just over 1km from the centre of Market Lavington, it therefore has good accessibility not only to the services and facilities in West Lavington and Littleton Panell but also to those in nearby Market Lavington. The Parish has grown by 45 dwellings over the period 2001 to 2011, this represented an increase of 9.51% in dwelling numbers on the 2001 baseline of 473 dwellings. The Neighbourhood Plan allocation of 50 additional dwellings represents a 9.65% increase in dwelling numbers on the 2011 baseline of 518 dwellings. This is not considered to be a disproportionate increase in housing numbers.



7.20 The NPPF in paragraph 79 seeks thriving rural communities, in looking to meet this the Wiltshire Core Strategy identified a minimum strategic requirement of 490 dwellings across the Devizes Community Area Remainder. This covers the Local Service Centre - Market Lavington; six Large Villages - Bromham, Potterne, Rowde, Urchfont, West Lavington/Littleton Panell and Worton; and six Small Villages - All Cannings, Bishops Cannings, Easterton, Erlestoke, Great Cheverell and Marston. The Core Strategy does not disaggregate this figure to individual settlements.



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7.21 Work is now underway on the Wiltshire Local Plan Review which will replace the Wiltshire Core Strategy. It will not be the purpose of the Local Plan Review to change or remove strategic objectives or policies that remain in accordance with national policy and support the delivery of sustainable development.



7.22 Consultation to date on the Local Plan Review has related to the plan period of 2016-2036, including identifying housing figures for individual settlements. In the update to the Local Development Scheme in December 2022, Wiltshire Council has decided to amend the plan period for the Local Plan Review to 2020-2038. It will reflect this in the Publication version of the Local Plan Review anticipated to take place in Q3 of 2023. At this point in time the First Review of the Neighbourhood Plan has chosen a date of 2036 to accord with the housing figures for the individual settlements published and consulted upon to date in the emerging Local Plan Review. In the emerging Local Plan Review, West Lavington/Littleton Panell is intended to remain identified as a 'Large Village'.

7.23 The Empowering Rural Communities [document](#)<sup>23</sup> published as part of the emerging Local Plan Review suggested housing targets for large villages. The position it set out for West Lavington/Littleton Panell at April 2019 was:

- Baseline indicative housing requirement 2016-2036 = 50 dwellings
- Completions (2016-19) & Commitments (1 April 2019) = 14 dwellings
- Residual Left to Find = 36 dwellings

7.24 The Parish Council in August 2022 sought formal confirmation from Wiltshire Council as to the indicative housing figure it should plan for the period 2016 to 2036. They confirmed that the indicative figure of 50 dwellings in the Regulation 18 Empowering Rural Communities document was that the Neighbourhood Plan should plan for. They also provided the updated position as well. Therefore, for West Lavington/Littleton Panell the latest position is:

- Baseline indicative housing requirement 2016-2036 = 50 dwellings
- Net Completions (2016-21) = 13 dwellings
- Commitments (1 April 2022) = 8 dwellings
- Neighbourhood Plan Allocation = 50 dwellings
- Residual Left to Find = (-21 dwellings)

7.25 Consequently, there is no strategic requirement for the First Review of the Neighbourhood Plan to look to allocate additional housing sites in order to meet the indicative housing figure for 2016 to 2036. In addition to the above supply figures additional windfall housing is likely to continue to come forward during the plan period.



7.26 As indicated earlier Wiltshire Council has decided to amend the plan period for the Local Plan Review to 2020-2038. As part of this it will need to reconsider housing

<sup>23</sup><https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation#Empowering%20Rural%20Communities>

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requirements. If it were to apply the same annualised housing figure for West Lavington/Littleton Panell then the position for 2020-2038 might be:

- Baseline indicative housing requirement 2020-2038 = 45 dwellings
- Net Completions (2021) = 1 dwelling
- Commitments (1 April 2022) = 8 dwellings
- Neighbourhood Plan Allocation = 50 dwellings
- Residual Left to Find = (-14 dwellings)

7.27 Therefore, even when the Local Plan Review amends the plan period, the Neighbourhood Plan First Review will still be in a position to provide housing in excess of the likely indicative housing requirement.

7.28 As the site allocation has not yet been developed out it remains as an allocation in the First Review of the Neighbourhood Plan. The site has a clearly defined site boundary which is a logical and rational development area. In addition, the community is also seeking the additional community benefit of provision of a new access, drop off point and car parking for Dauntsey Academy Primary School. Access to the site from Lavington Lane has attracted continuous community support throughout the Neighbourhood Plan process, allied to the community objective of addressing vehicular access and parking for Dauntsey Academy Primary School.

7.29 The original Neighbourhood Plan was accompanied by a Site Development Brief which provided a basis for discussions with Wiltshire Council, the developer and the community during the determination of the planning applications for the site.

### Policy H1 - Site Allocation

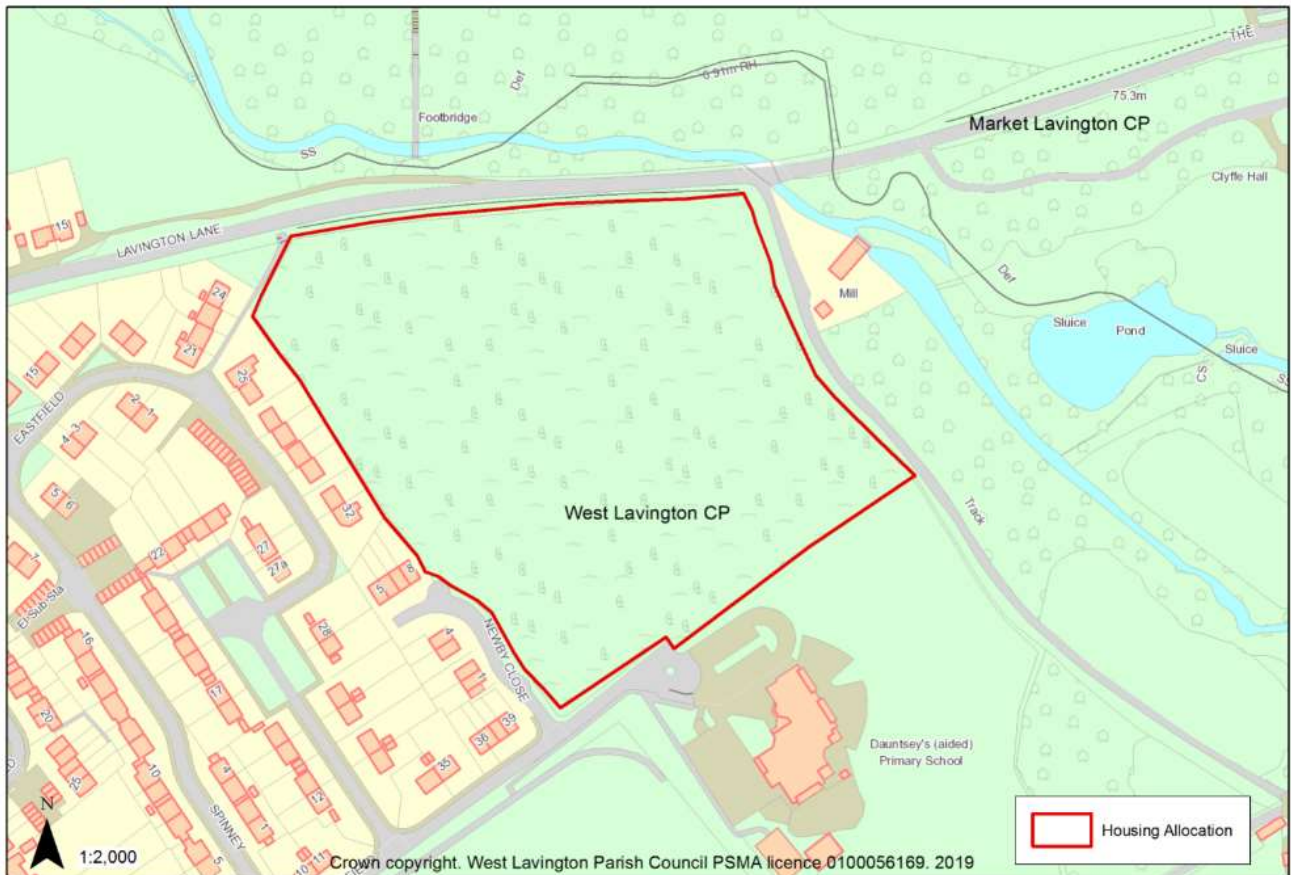
Land South of Lavington Lane, West Lavington, identified below, is allocated for up to 50 dwellings.

Proposals for the development of the site must be accompanied by a masterplan developed with the community, the Parish Council and the Local Planning Authority and demonstrate that the following principles have been taken into account:

- i) The proposal must demonstrate high quality design and make a positive contribution to local character and distinctiveness.
- ii) Landscaping - the layout to be landscape-led, demonstrating: respect for the site's setting, including Manor House Woods and the river corridor; the creation of landscape buffers along the northern part of the site, including to the ancient woodland and its eastern edge to the river corridor; conservation and where possible, enhancement of heritage assets.
- iii) Housing - Provide a mixed development of small/medium family houses and smaller accommodation for downsizing, including bungalow and other types of accommodation capable of providing for elderly and disabled people in an open, well-designed layout.
- iv) Parking - Provide off street parking to serve the new housing and to supplement provision at the Primary School.
- v) Lighting - demonstrate that there would be no increase in lux levels impacting on Manor House Woods and the Semington Brook corridor and that ambient light, particularly upward spill above the site, is managed in order to minimise impact on bats.
- vi) Flooding - the area has high groundwater and a Flood Risk Assessment and drainage strategy must be submitted. Runoff rates should reflect or improve upon existing greenfield rates.

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- vii) Movement and Site Access - provide for suitable vehicular access and egress arrangements, as well as pedestrian and cycling connectivity across the site and with the local footpath network. Provide a safe crossing opportunity across Lavington Lane.



Map 9 - Housing Site Allocation © Crown Copyright

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# Economy



# Economy

## 8. Background

8.1 Dauntsey's School is the largest employer, other employers include Dauntsey's Academy Primary School, the pre-school, 2 shops including a post office, a public house, a care home, a Doctors' Surgery, and multi-occupied office facilities in Littleton Panell, a vineyard and a scrap yard. Farming still employs a number of people locally.

8.2 Within the Plan Area, local surveys undertaken by the Neighbourhood Plan Steering Group confirm (at the time of survey) that the main [employers<sup>24</sup>](#) are:

- Dauntsey's School, employing approximately 340 staff (90 full time academic and 30 part time; 90 full time Bursarial staff and 39 part time)
- Dauntsey Academy Primary School (including pre-school) - 27 people
- Various retail units (a public house and 2 shops)
- Care home (Dauntsey House) - approximately 20 staff
- Wentrow Media - 45 people (in Littleton Panell)
- A'Beckett's Vineyard - variable
- NHS Surgery - approximately 10 staff (part-time/full-time)



8.3 A large range of self-employed businesses also flourish within homes, and there is keen interest in the future of Wiltshire Council's 'Wiltshire Online' programme, designed to deliver super-fast broadband to homes and businesses. Although there are a small number of employers in the Plan Area, this is better than comparable communities. Indeed, the stability offered by the larger employers (especially Dauntsey's School) provides a strong economic benefit to the community in the Plan Area.

8.4 ONS<sup>25</sup> figures are interesting in that employment locally in education is approximately 5% higher than the average for Wiltshire and England. In the case of public administration, defence and compulsory social security the sector employs approximately twice as many people of working age in the Lavingtons and Erlestoke Ward and in Wiltshire generally (12%) compared to in England (just under 6%) and the wholesale and retail trade; and repair of motor vehicles category (13%) is somewhat less than the Wiltshire and England average which are 15% & 16% of all working age population respectively.



<sup>24</sup> Details of some local businesses are available at <https://www.westlavington.org.uk/our-community/local-businesses/>; also details of local businesses are in the Parish Magazine at <https://www.westlavington.org.uk/Downloads/NewsAndViews.pdf>

<sup>25</sup> Office for National Statistics

- 8.5 With improvements in flexibility of working patterns and the post COVID-19 shift in working arrangements, it is likely that home-working will continue to increase particularly where employees are not required to work in a certain geographical location and can be connected via the internet. This suggests that good quality broadband connection will be critical to sustaining increased homeworking and without it is less likely to occur, or to be only a minor factor.

## 9. Retention of Employment Land and Buildings

- 9.1 The villages have considerable amounts of local employment in schools, care homes and other local businesses, many of the latter of which operate from the homes of individuals rather than dedicated commercial premises. It is felt that one of the greatest benefits to local business in the short term will be the introduction of Ultrafast Fibre Broadband that is not yet available. There does not, at present, appear to be any commercial pressure to identify any proposed area of land for new business units but equally we would not wish to see the loss of any existing employment premises to other uses.



- 9.2 Employment land relates to business use generally falls within Classes E, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987<sup>26</sup>. This involves:



- 9.3 The Parish Council acknowledges that the unnecessary long-term protection of sites allocated for employment should be avoided. However, where there is a reasonable prospect of a site being used for employment use alternative uses should be avoided to ensure the retention of employment sites and premises at accessible locations. Where a site is genuinely no longer suitable for employment use and there is no reasonable prospect of the site being used for employment purposes the Neighbourhood Plan will support change of use. The Parish Council would prefer a change of use to recreation, leisure or other purposes providing some ongoing local employment as this will result in the retention of jobs within the villages.

<sup>26</sup> <http://www.legislation.gov.uk/ukSI/1987/764/contents/made>

9.4 Since September 2020, the abolition of the former B1 use class and its assimilation into the wider new use Class E - Commercial, Business and Service Use, or part use allows the use of premises within this use class for a range of other uses without needing planning permission. Class E includes uses such as: shops; financial services; professional services (other than medical services); any other services which it is appropriate to provide in a commercial, business or service locality; indoor sport and recreation; medical services; non-residential creche, day centre or nursery. Policy E1 will apply in circumstances where planning permission is required.



9.5 Where an applicant contends that the site is no longer needed for employment use, they will be expected to demonstrate that the site has been marketed for employment use for a continuous period of at least six months and at a fair market price reflecting the employment use. Proposals will need to satisfy the criteria of both Policy E1 below and Core Policy 35 of the Wiltshire Core Strategy. In this policy reference to ‘reasonable period of time’ means six months as specified in Core Policy 35 of the Wiltshire Core Strategy.

### Policy E1 - Retention of Existing Employment Land and Buildings

Change of use of existing employment sites or premises to non-employment alternative uses will only be supported where the applicant has demonstrated that there is no reasonable prospect of the site or premises being used for employment uses. Applicants will be expected to demonstrate that the existing or allocated use is no longer viable and that the site has been marketed for a reasonable period of time for alternative employment uses.





# Community Facilities



# Community Facilities

## 10. Background

10.1 People in Wiltshire have a strong sense of community. According to the Place Survey based on data collected in 2008 by all local authorities, 85.9% were satisfied with the local area as a place to live (6.6% above the national average); 63.1% (4.9% above the national average) felt they belonged to the neighbourhood area; and 83% (7% higher than the national average) said that people from different backgrounds get on well together in the local area (again reflected in the 'What Matters to You' survey taken in 2012).

10.2 Data for health from the 2011 census indicates that, of a population of 1,502, there were 811 people in very good health living in West Lavington Parish in March 2011; 517 in good health, and 126 in fair health. 32 were in bad health and 10 in very bad health.

10.3 West Lavington and Littleton Panell are fortunate to host some excellent and essential [community facilities](#)<sup>27</sup>. These include a number of built facilities and a number of open spaces.



## 11. Community Facilities

11.1 The retention of community facilities is considered to be integral to ensuring that West Lavington and Littleton Panell remain a sustainable and balanced community. The retention of appropriate facilities to meet the needs of the local community is considered to be important to retain the identity of the two villages. In addition, the Neighbourhood Plan will support the extension or expansion of the existing community facilities in West Lavington and Littleton Panell subject to certain criteria. The temporary absence of a Post Office was voiced by many as a great loss to the villages, a post office has now returned to the Parish. The Bridge Inn has closed leaving only one public house remaining in the Parish.

11.2 A range of public and private facilities are available in the Parish for use by the community include the following:

### Places of Worship

All Saints' Church plus closed graveyard and burial ground  
St Joseph's Roman Catholic Church  
Ebenezer Baptist Chapel

### Health

Courtyard Surgery

### Facilities for children and young people

The George Baker Youth Club premises  
Playing field, including senior play equipment



<sup>27</sup> Details of community facilities can be found at <https://www.westlavington.org.uk/our-community/>

Youth Shelter  
BMX track  
Robert's (junior) Playground

Schools

Dauntsey Academy Primary School  
Lavington Pre-school  
Dauntsey's School

Pub

The Churchill Arms

Shops

Costcutters including Post Office  
Homestead Dairy (Including a Mobile Shop)

Other Facilities

Mobile Library  
Village Hall  
Footpaths and other rights of way  
Other public open spaces

Private Facilities (kindly made available for some shared community use)

Dauntsey's School swimming pool  
Dauntsey's School Warrington Field



11.3 The [Village Hall](#)<sup>28</sup> is administered by a free standing charity set up when the original building was constructed in the 1960s. Since the core structure was erected, there have been piecemeal additions and improvements. The building is now outdated with many inconvenient interactions between rooms so that its proper use is sometimes unmanageable. The Village Hall Committee has considered these issues in a number of working meetings and interim reports. It has rejected the view that the building should be demolished and rebuilt as this would probably be too expensive and would deprive the village of a hall for too long. The Village Hall plays an important part in the life of the local community, but it has become dated in certain respects. Initiatives are underway to make plans and raise funds to improve the facilities and thereby the part that the Hall can play in the local community. Such plans may, in the future, include proposals to expand or alter the building and its adjacent parking areas and these should be encouraged.

11.4 The Parish Council will consider utilising the local element of the Community Infrastructure Levy arising from new development on supporting improvements to local infrastructure including the potential works at the village hall.



<sup>28</sup> <https://www.westlavington.org.uk/our-community/village-organisations/>



- 11.5 The village hall car park currently performs a secondary role as a car park and drop-off area for the Dauntsey Academy Primary School. The car park is not large enough for this activity, it has been previously considered an option to enlarge the car park. However, this would reduce the areas available for sport and recreation. Therefore, the Parish Council supports the provision of appropriate car parking for the school associated with the housing allocation (Policy H1). This would help to alleviate congestion and inappropriate parking on Sandfield which is narrow and below the standards required for the housing it serves. It will also reduce use of the car park of the village hall which would reduce the conflict that this use can provide with bookings and use of the village hall.



- 11.6 In early 2013, the committee carried out a survey of parish households to gauge the reaction to a suggestion that, with the right redevelopment, the hall could form much more of a community focus, 'a hub', than it does now. Some 30% of the parish population gave its overwhelming support to the concept and new facilities suggested. 72% of those affirmed that they would use the new facilities themselves.



- 11.7 The [Youth Club](#)<sup>29</sup> building was opened in 2008 and is now named The George Baker Centre, after the club's founder. Prior to the building's opening, activities took place in the Village Hall itself, but the establishment of a dedicated building has enabled the setting up of permanent equipment, storage, computer areas and games areas. The Youth Club is supported by a funding partnership of the four Parish Councils of West Lavington, Market Lavington, Easterton and Great Cheverell.

- 11.8 West Lavington is fortunate to have a large dedicated area of land as a playing field. This land is leased by the Parish Council at a nominal rent from the Holloway Trust. The 1947 deed makes it clear that the land is for recreational purposes only, and that no buildings or structures can be erected on it without the permission of the trustees.

- 11.9 The Playing Fields currently incorporate a BMX track, an area with some senior play equipment, and Robert's Playground, a fenced in area for younger children. All three of these fairly recent developments were provided by charitable/community donations and grants. The Parish Council was not involved in this funding but accepted responsibility for on-going insurance and maintenance. The other main use of the playing area is for football in the winter. Worton and Cheverell Football Club make some use of the pitches for matches and training purposes.



<sup>29</sup> <https://www.westlavington.org.uk/our-community/village-organisations/>



- 11.10 [Courtyard Surgery](#)<sup>30</sup> is situated at 39 High Street, West Lavington. The medical team consists of a senior partner assisted by two other GPs, two nurses, two health care assistants; alongside another community nurse and a pharmacist.
- 11.11 The loss of community facilities will be resisted unless it can be demonstrated that the facility is no longer viable or that adequate alternative provision is available. In rural areas, which includes the Parish of West Lavington Core Policy 49 of the Wiltshire Core Strategy requires proposals for the loss of a community facility to be accompanied by a comprehensive marketing plan.

## Policy CF1 - Community Facilities

Development proposals that result in the improvement and expansion of community facilities or the provision of new community facilities will be supported subject to their respecting local character, the amenity of neighbouring occupiers and highway safety.

Proposals to expand, refurbish or redevelop the Village Hall and its surrounding parking, recreation and access arrangements in order for it to provide a more effective 'hub' for community activities will be supported.

Development proposals that would result in the loss of community facilities (Places of Worship; Health; Facilities for children and young people; Schools; Public Houses; Post Office; Shops; and the Village Hall) will not be supported unless it can be shown that they are poorly used, not viable or adequate replacement provision is made elsewhere nearby within or close to the Parish.

## 12. Educational Facilities

- 12.1 West Lavington and Littleton Panell host three excellent [educational](#)<sup>31</sup> facilities: [Dauntsey Academy Primary School](#)<sup>32</sup>; [Lavington Pre-school](#)<sup>33</sup>; and [Dauntsey's School](#)<sup>34</sup>. Lavington Pre-School is situated on the Dauntsey Academy Primary School campus and provides care and education for children aged 2 to 5. It operates in purpose-built premises offering well-equipped, stimulating classroom spaces, with free-flow outdoor play in a secure garden.
- 12.2 Dauntsey Academy Primary School caters for around 190 pupils aged 4 to 11. It opened a seventh classroom in 2014, it also operates a Breakfast Club and an After School Club providing a service from 7:45am to 5:45pm.
- 12.3 An unusual feature of West Lavington and Littleton Panell is the presence of a large independent school (Dauntsey's School), a co-educational independent boarding and day school for 11-18 year olds set in an estate of more than 150 acres. The school educates around 800 pupils, broadly a third of which are boarders. Therefore, for part of the year, a significant proportion of the school community are resident in the community. With the demise of labour associated with



<sup>30</sup> <http://www.courtyardsurgery.co.uk/>

<sup>31</sup> Details of local education is available at <http://www.westlavington.org.uk/community/education.php>

<sup>32</sup> <http://www.daps.wilts.sch.uk/>

<sup>33</sup> <https://lavingtonpreschool.weebly.com/>

<sup>34</sup> <https://www.dauntseys.org/>

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agriculture, this does offer the major source of employment within the village. In addition, the school makes many of its facilities available to people in the village and a harmonious relationship between the two has grown over the years.

- 12.4 It is important to retain the existing educational sites for education use due to the valuable contribution they make to the community and economic life of the Parish. The open spaces at the schools are also an intrinsic part of the character and appearance of the built form of West Lavington including at Dauntsey's School the contribution to the character and appearance of the Conservation Area. It is therefore essential that these sites are protected for their educational use and that support is also established to allow the schools to improve their facilities. Such proposals would, in principle, be supported. The purpose of this Policy is to ensure that areas of playing field land should not be sold off for independent development for residential or other uses that are unrelated to school or community functions.

### **Policy CF2 - Educational Facilities**

Proposals for the expansion or alteration of educational facilities or community facilities at Dauntsey's School and Dauntsey Academy Primary School will be supported. Playing fields in the Neighbourhood Area should not be built on unless replaced by equivalent or better provision in terms of quality, quantity and location; or the proposal is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use.



# Natural Environment



# Natural Environment

## 13. Background

13.1 Most of the Parish of West Lavington is rural and contains substantial areas of farmland which contributes significantly to the character of the Parish and the setting of the two villages. A substantial land area, up to 50% of the Parish is owned by the Ministry of Defence (MOD). These are occupied under agricultural tenancies by farmers surrounding Salisbury Plain although there are various land management agreements and requirements which are in place for these different farmers. As a consequence of these management restrictions, provided the land is continued to be owned by the MOD, and no change to this is seen in the foreseeable future, it can be deduced that there will be limited impact or changes to the farming practices within this area of the Littleton Panell and West Lavington parishes.



13.2 In the vicinity of the West Lavington Neighbourhood Plan area the key European designations of interest are the Salisbury Plain Special Area of Conservation and Special Protection Area (SAC & SPA).

13.3 SACs were previously classified in accordance with EC Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Article 3 of this Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive. These sites are now designated under the Conservation of Habitats and Species Regulations 2017 (as amended). SPAs were sites first classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (79/409/EEC), more commonly known as the Birds Directive. They were classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species. These SPA sites are now designated under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 2010 (as amended).



13.4 These designated areas comprise approximately 21,000 hectares of land of which approximately 690 hectares lies within the West Lavington Neighbourhood Area in the southern and south eastern parts of the Parish. At the closest points the SAC/SPA lies approximately 1.4 kilometres to the south-east of the nearest part of West Lavington. The majority of the protected area lies approximately 3 kilometres to the south of the village. Salisbury Plain is designated a SAC because it is regarded as being the best remaining example in the UK of lowland juniper scrub on chalk, juxtaposed with extensive semi-natural dry grassland and chalk heath. Salisbury Plain is believed to be the largest surviving semi-natural dry grassland within the EU and therefore the most important site for this habitat in the UK. Individual species that are a primary reason for selecting the site as an SAC include the Marsh Fritillary Butterfly. Salisbury Plain is designated as a SPA due to the presence of a



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number of scarce bird species (Hen Harrier, Eurasian Hobby, Common Quail and Stone Curlew). Work in the SPA has led to the reintroduction of breeding Great Bustards<sup>35</sup>.

- 13.5 The Habitats Regulation Assessment screening decision issued by Wiltshire Council concluded that the Neighbourhood Plan proposals would not individually or cumulatively result in any potential significant effects on any European designated site.
- 13.6 The Parish of West Lavington contains no National Nature Reserves but does contain two Sites of Special Scientific Interest: Salisbury Plain SSSI occupying largely the same areas as the SPA/SAC in the southern part of the Plan Area; and a portion of Great Cheverell Hill SSSI in the very western part of the Plan Area. Great Cheverell Hill SSSI is 33 hectares in area, notified most recently in 1985, and designated because it is an area of botanically rich chalk grassland on the northern edge of Salisbury Plain. With over 40 plant species per square metre in some areas. The site supports 3 nationally restricted plant species and several uncommon butterflies.
- 13.7 Within the Plan Area lie a series of County Wildlife Sites located towards the southern end of the Parish on the north edge of the Imber Ridge perimeter path, the Warren (a wooded area just south of West Lavington) and Rams Cliff to the east of West Lavington. An area of woodland (Manor House Woods) just to the east of the A360/B3098 junction is also identified as a County Wildlife Site. It lies almost entirely outside the Plan Area although a tiny part in the north-west corner of the site lies just inside the eastern boundary north of Lavington Lane.



## 14. Local Green Space

- 14.1 In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection.
- 14.2 Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.
- 14.3 The sites listed in the policy have been assessed as according with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in character and not an extensive tract of land;



<sup>35</sup> The Great Bustard is an iconic bird for the county of Wiltshire. It has special status, appearing on the County Coat of Arms and on its crest. During the 19th century, the Great Bustard was hunted to extinction. The Great Bustard Group, based on Salisbury Plain, has successfully supported a breeding population of 100 birds and the population is slowly growing.

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and demonstrably special to the local community and holding a particular local significance. A tabular assessment of each of the designated Local Green Spaces against the criteria set out in the NPPF, together with a brief summary of each of the areas is set out in Appendix 1. The Policies Map shows the location of all the Local Green Spaces, with individual plans below Policy NE1 clearly showing the boundaries. More detail is also set out in the Local Green Spaces Evidence document which accompanied the original Neighbourhood Plan.



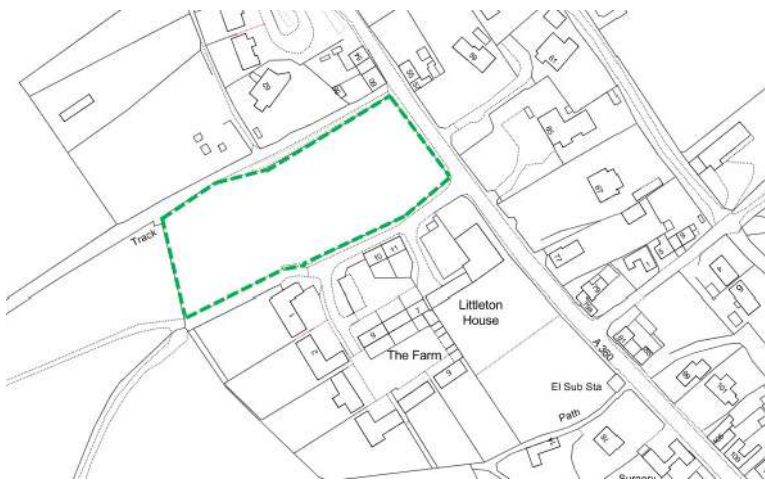
- 14.4 Paragraph 101 of the NPPF states that “Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.” The First Review of the Neighbourhood Plan has not identified any need to reconsider any of the Local Green Spaces and as they were intended to endure beyond the original Neighbourhood Plan period of 2026; they have been rolled forward unchanged.

### Policy NE1 - Local Green Space

The following sites are designated as Local Green Spaces and are identified on the Policies Map:

- The Meadow by Littleton House
- Pocock’s Wood, North of Cheverell Road
- Open Space on Sandfield
- Recreation Ground South of Sandfield
- Millennium Cross/Entrance to Sandfield
- Land at Greenfields, Duck Street and Stibb Hill
- All Saints Church Grounds
- The ‘Gun’

The sites listed above and shown on the plans below are designated as areas of Local Green Space, which will be protected in a manner consistent with the protection of land within Green Belts.



Map 10 - Local Green Space at The Meadow by Littleton House, Littleton Panell  
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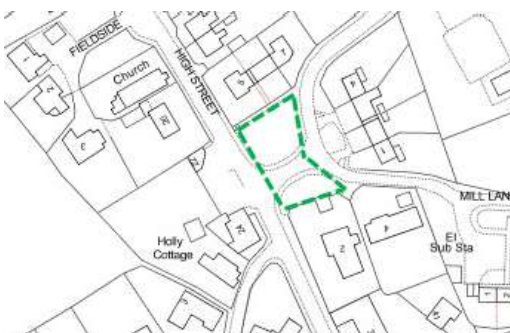
Map 11 - Local Green Space at Pocock's Wood, North of Cheverell Road, Littleton Panell  
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Map 12 - Local Green Space at Open Space on Sandfield, West Lavington  
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Map 13 - Local Green Space at Recreation Ground South of Sandfield, West Lavington  
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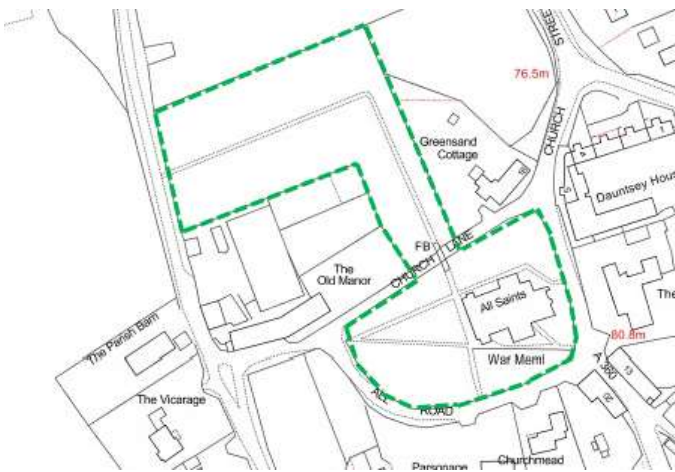


Map 14 - Local Green Space at Millennium Cross/Entrance to Sandfield, West Lavington  
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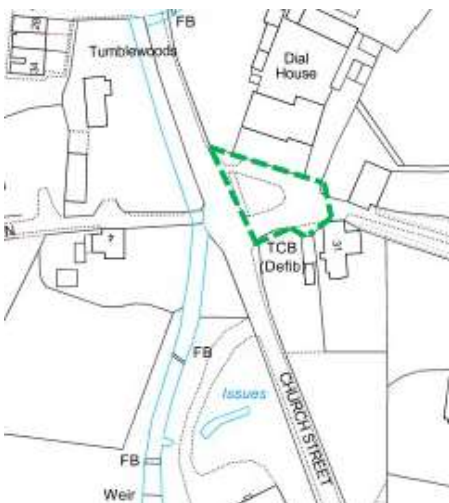




Map 15 - Local Green Space at Land at Greenfields, Duck Street and Stibb Hill, West Lavington  
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Map 16 - Local Green Space at All Saints Church Grounds, West Lavington  
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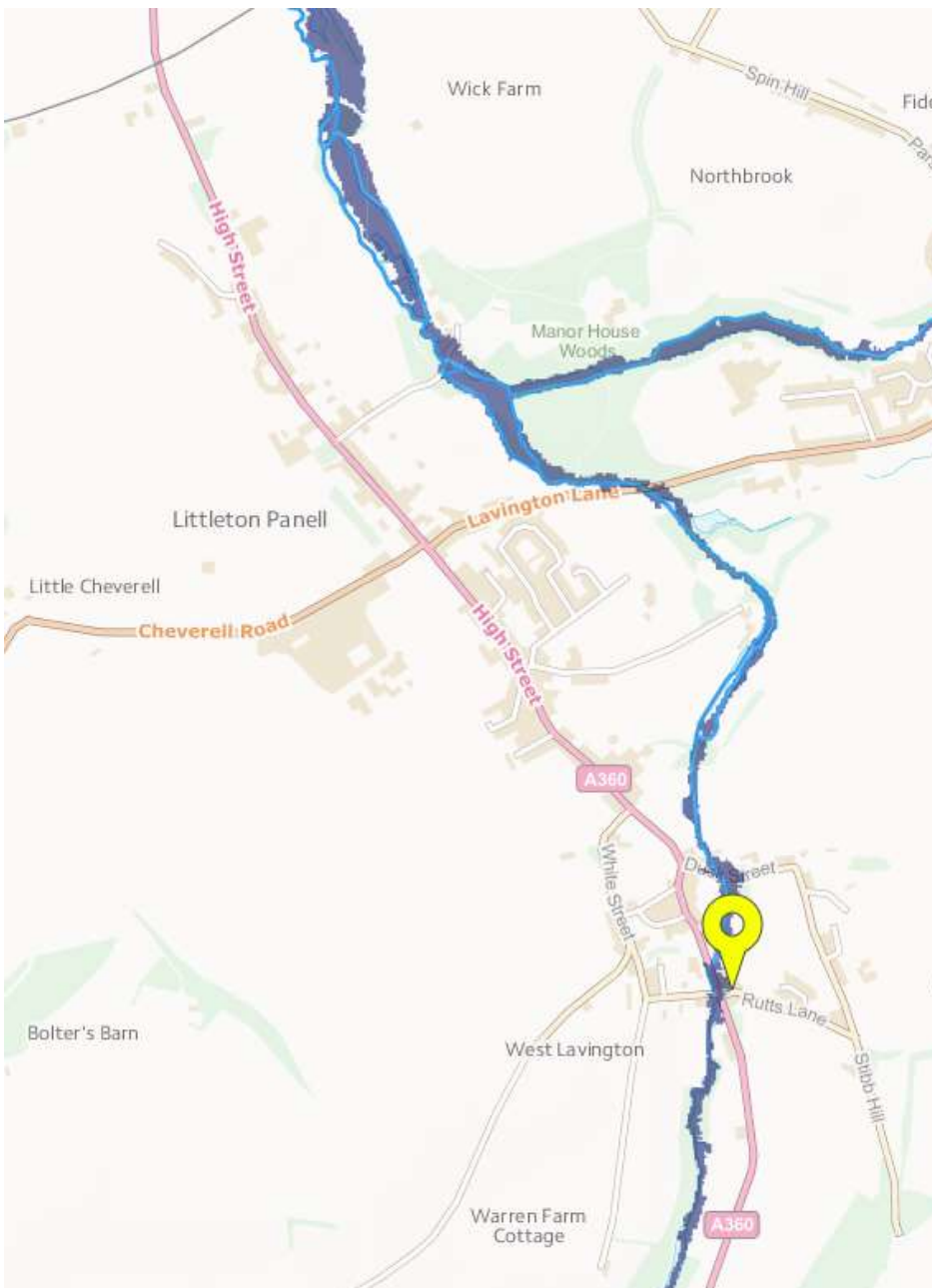


Map 17 - Local Green Space at The 'Gun', West Lavington  
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## 15. Setting of West Lavington Parish

15.1 The main river known as North Brook flows into the Neighbourhood Plan Area in a westerly direction, just to the north of Lavington School and the village of Market Lavington. On the eastern edge of the Plan Area it joins another main river watercourse the Semington Brook which flows in a northerly direction through West Lavington and Littleton Panell. There the Semington Brook continues to flow in a northerly direction, forming the north-eastern boundary of the Neighbourhood Plan Area up to a point on the A360 just north of the railway line where it crosses under the road heading in a north westerly direction at a place called Woodbridge Bridge. From that point onwards it continues in a north westerly direction towards the village of Worton. Both the Semington Brook and North Brook are tributaries of the Bristol Avon.



Map 18 - Flood Zones 2 and 3 in West Lavington and Littleton Panell © Environment Agency  
*Our Place: Our Plan - A Plan for West Lavington and Littleton Panell*

15.2 The Semington Brook is sourced principally from a spring in the south-western part of the Plan Area, on White Hill/The Warren. It flows in an easterly direction initially, before flowing along the western side of the A360 into West Lavington in a northerly direction.

15.3 Along the initial path of its course, there are several man-made lakes/ponds in The Warren which act to retain water during peak flows. Further along its course, there are several parts of the village which are more liable to flooding and in particular land east of Church Street and in the vicinity of Duck Street. Here the land is identified as lying within Flood Zone 3. The floodplain for the Brook widens out towards the east of Littleton Panell although it is largely contained (other than in the vicinity of Park Farm on Russell Mill Lane) within open pasture. In the far northern part of the Plan Area the floodplain is largely contained within a wide corridor where most of the land is classed as being within Flood Zone 3. There are a number of former mills within the Plan Area. These have the potential (where still operational or capable of being made operational again) of utilisation for renewable energy generation and water flow management. The areas affected by Flood Zones 2 and 3 are illustrated on the map above.



15.4 There are also two areas of ancient and semi-natural woodland (planted and original), both of which are just beyond the eastern edge of the Plan Area at the eastern end of Russell Mill Lane (Manor House Woods).

15.5 The Wiltshire Landscape Character [Assessment](#)<sup>36</sup> divides the Neighbourhood Plan area into three distinctively different Landscape Character Areas (LCAs). The first is referred to variously as the Rolling Clay Lowland LCA or the Bristol Avon Clay Vale. This occupies the far northern part of the Neighbourhood Plan Area, predominantly that land lying north of the railway line. The second LCA is referred to variously as the Greensand Vale or the Vale of Pewsey. The third LCA is also referred to variously as the High Chalk Plain or Salisbury Plain LCA.

15.6 Some LCAs are subdivided further; the Rolling Clay Lowland LCA / Bristol Avon Clay Vale is divided into several sub-areas with the Plan Area falling largely into the Trowbridge Rolling Clay Lowland LCA. Similarly, the High Chalk Plain/Salisbury Plan LCA is divided into three sub-areas with that part of the Neighbourhood Plan area falling within this LCA being referred to as the Salisbury Plain West LCA. The Clay Vale/Rolling Clay Lowland LCA occupies the far northern part of the Plan Area largely to the north of the railway line. The Vale of Pewsey/Greensand Vale LCA occupies the central part of the Plan Area from the railway line to the southern edge of West Lavington. The Salisbury Plain/High Chalk Plain LCA occupies the remainder of the Plan Area from the southern edge of West Lavington to the southern edge of the Plan Area.



<sup>36</sup> <https://www.wiltshire.gov.uk/planning-landscape-conservation>

15.7 In order to conserve the individual character and identity of the villages it is important that they do not appear to link up with any adjoining development in adjacent parishes. This is most at risk in the Lavington Lane area due to the short distance to Market Lavington. It will therefore be important that any development in such areas can be carefully sited and landscaped to ensure that the two settlements do not merge or appear to visually merge, especially when viewed from the road.

15.8 The Plan seeks to maintain the landscape views and historic open character of the villages and their surrounding area on the edge of Salisbury Plain. Any new structures that would obtrude into such views would seriously prejudice the character of the Plan area. This aspect of the Plan had overwhelming public support in our consultation exercises. The Plan seeks to enhance the environment of the village wherever possible and there are areas where additional landscaping and planting could make the area more attractive. Appropriate landscaping proposals will be expected as part of any new development. The West Lavington and Littleton Panell Conservation Area Statement contains a series of illustrations which detail features including views that make up the character and appearance of the conservation area. These illustrations help to identify the significance of the conservation area as a heritage asset. These illustrations are reproduced in Appendix 2.



## Policy NE2 - Setting of West Lavington Parish

The Neighbourhood Plan will support proposals to protect and enhance the natural features that are a key component of the landscape and provide habitat for West Lavington's diverse wildlife populations, including:

- a. Measures to protect & enhance our natural environment & landscape character and to maintain tree cover & hedgerows;
- b. Proposals that provide favourable conditions for biodiversity including maintenance and enhancement of habitat connectivity;
- c. Woodlands & hedgerows. The community support measures to increase the enhancement, reinstatement or creation of hedgerows along boundaries, and support the creation of additional pockets of woodland.

Development should respect views into and out of the two villages and be designed to integrate well with its surroundings. Development should retain visual separation between West Lavington/Littleton Panell and the settlements of Little Cheverell and Market Lavington.




Proposals should not result adversely affect the areas that contribute to the setting of the Parish (a'Becketts Vineyard; Parkland Meadow on Russell Mill Lane; Dauntsey's School Playing Fields; Manor Gardens; Strawberry Hill; Rams Cliff & Strip Lynchets; The Warren; and Salisbury Plain) that are shown on Maps 26 to 37 in the Character Appraisal in Annexe 1.

The provision of new and the enhancement of existing, green infrastructure will be supported. Development should protect existing biodiversity and pursue opportunities to secure net gains for biodiversity.

# Neighbourhood Plan Policies Map

16.1 The West Lavington Neighbourhood Plan Policies Map is set out overleaf and the key is illustrated below:

## Key

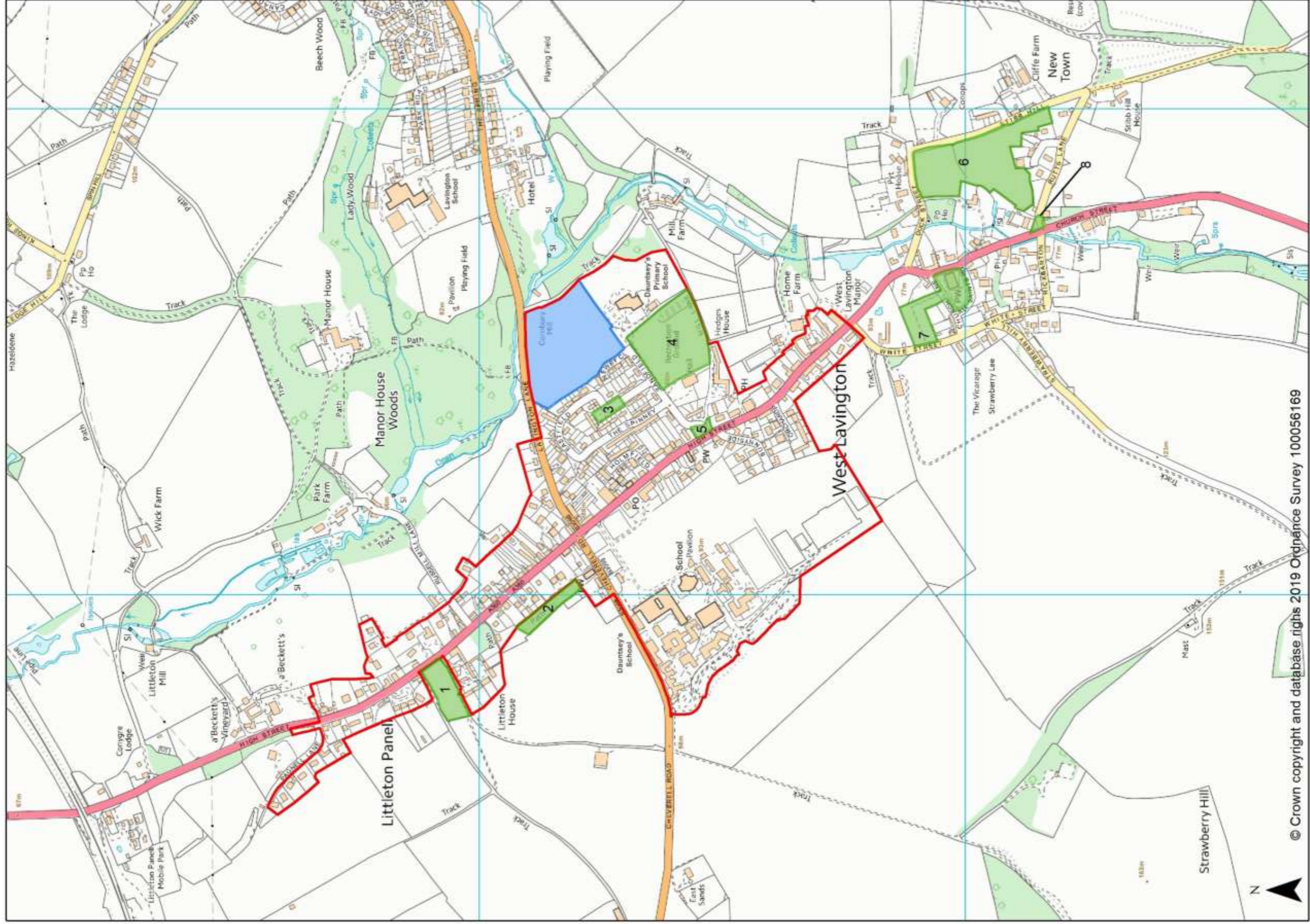
	Settlement Boundary (Policy BE1)
	Housing Allocation (Policy H1)
	Local Green Space (Policy NE1)

Local Green Spaces are numbered on map as below:

1. The Meadow by Littleton House
2. Pocock's Wood, North of Cheverell Road
3. Open Space on Sandfield
4. Recreation Ground South of Sandfield
5. Millennium Cross/Entrance to Sandfield
6. Land at Greenfields, Duck Street and Stibb Hill
7. All Saints Church Grounds
8. The 'Gun'

*Note - Map 3 in the plan also illustrates the settlement boundary; Map 9 in the plan provides a more detailed plan of the site allocation; and Maps 10 to 17 provide more detailed plans of the various Local Green Spaces*





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	Settlement Boundary (Policy BE1)
	Housing Allocation (Policy H1)
	Local Green Space (Policy NE1)



# Implementation and Delivery

17.1 The implementation and delivery section sets out what actions are required to turn this Neighbourhood Plan into reality on the ground.

17.2 The Parish Council needs the help of public and private partners to create a sustainable community and deliver the policies set out in this Neighbourhood Plan. The Parish Council will work with a number of partners, including the following, to implement the Plan:

## Local Partners

West Lavington Parish Council (PC)

Wiltshire Council (WC)

Health Providers (HP)

Private Developers (PD)

Local Schools (LS)

Local Bus Operators (LBO)

Community Groups (CG)

Local Residents (LR)

Local Businesses (B)

17.3 New development creates a need to provide new infrastructure, facilities and services to successfully incorporate new development into the surrounding area to benefit existing, new and future residents. As provided for within national planning policy, appropriate financial contributions will be obtained from developers to combine with public funding to deliver the necessary facilities in infrastructure. The table below sets out the relevant implementation partners for the Neighbourhood Plan policies.

17.4 The Neighbourhood Plan provides a positive framework to ensure that development in West Lavington will bring positive benefits to the village.

Policy	Delivery Partners	Implementation Method
<b>Built Environment</b>		
Policy BE1 - Settlement Boundary	PC, WC, PD & LR	Determination of Planning Applications
Policy BE2 - Design of New Development and Local Distinctiveness	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Policy BE3 - Views and Vistas	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Policy BE4 - Boundary Treatment, Trees and Public Realm	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Policy BE5 - Highway Impact	PC, WC, PD, LR, LBO, LS & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy BE6 - Protection of Heritage Assets	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives

Policy	Delivery Partners	Implementation Method
<b>Housing</b>		
Policy H1 - Site Allocation	PC, WC, PD, LR & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy
<b>Economy</b>		
Policy E1 - Retention of Employment Land and Buildings	PC, WC, PD, LR, B, LS & CG	Determination of Planning Applications
<b>Community Facilities</b>		
Policy CF1 - Community Facilities	LR, PC, WC, LS, CG & HP	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy CF2 - Educational Facilities	LR, LS, PC, WC & CG	Determination of Planning Applications & Planning Obligations or Community Initiatives
<b>Natural Environment</b>		
Policy NE1 - Local Green Space	PC, WC, PD, LR, B, LS & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy NE2 - Setting of West Lavington Parish	PC, WC, PD, LR, B, LS & CG	Determination of Planning Applications or Community Initiatives

17.5 West Lavington Parish Council is committed to Localism and bringing greater locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through being consulted and proactively through promoting the policies and proposals of this Plan), and by delivering projects and infrastructure for the local community. However, the Council recognises the need to involve a range of other organisations if the potential of this plan is to be realised.

17.6 In England, communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, which is then legally 'Made', benefit from 25% of the Community Infrastructure Levy (CIL) revenues arising from development that takes place in their area. However, this only applies to development permitted after the making of the NP and is not applied retrospectively. Before the original Neighbourhood Plan was 'made' the provision of eligibility for 15% of the CIL generated in the area applied.

17.7 Contributions through the Community Infrastructure Levy (CIL) will be obtained from any housing development taking place in the Parish. The Neighbourhood Proportion of the CIL and any



financial contributions will be focused on assisting the delivery of community projects in West Lavington and Littleton Panell. These may include contributions to improvements or replacement of the village hall or securing greater public access to green spaces.

- 17.8 In addition, the Parish Council will seek to influence annual and other budget decisions by Wiltshire Council on housing, open space and recreation, economic development, community facilities and transport, through respective plans and strategies. The Parish Council will also work with the appropriate agencies and organisations to develop funding bids aimed at achieving Neighbourhood Plan policies and objectives. This might include the Lottery and UK Government programmes.

## Monitoring and Review

- 17.9 Continual plan review is a fundamental element of the planning system. It is important to check that the plan is being implemented correctly, ensure that outcomes match objectives and to change the plan if they are not. The First Review of the Neighbourhood Plan has been undertaken to respond positively towards the emerging Local Plan Review and to ensure that the local community through the Neighbourhood Plan can take the lead in ensuring that the two villages deliver their indicative housing requirement. The First Review of the Neighbourhood Plan will be carefully monitored and will be reviewed again if it becomes apparent that the aim and objectives of the Plan are not being met.
- 17.10 The original Neighbourhood Plan was prepared to guide development up to 2026. This was in line with the adopted Wiltshire Core Strategy - one of the documents which provides the strategic context for the Neighbourhood Plan. The First Review of the Neighbourhood Plan has a plan period to 2036 to match the period for the Local Plan Review that has been consulted on to date. It is unlikely that the Neighbourhood Plan will remain current and entirely relevant for the entire plan period and may, in whole or in part, require some amendments before 2036. Good practice indicates that plans should be reviewed at least every 5 years. The emerging Local Plan Review is proposing to alter the plan period to 2038, this alteration to plan period can be reflected in a future review of the Neighbourhood Plan if required.
- 17.11 There are a number of circumstances under which a partial review of the plan may be necessary, known as a 'modification proposal'. In accordance with best practice, West Lavington Parish Council and its partners will consider undertaking a second review of the Neighbourhood Plan no later than 5 years following its finalisation of the First Review.





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# Glossary

18.1 The majority of the glossary is copied from the NPPF to ensure consistency<sup>37</sup>. The terms set out below are either included within the Neighbourhood Plan or are within parts of the NPPF or the Wiltshire Core Strategy that is referred to in the Neighbourhood Plan.

**Affordable housing \***: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following categories: affordable housing for rent; starter homes; discounted market sales housing; and other affordable routes to home ownership including shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). *[Note a more detailed definition is included in the NPPF<sup>38</sup>]*

**Amenity \***: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity

**Ancient Woodland**: Land that has had continuous woodland cover since 1600AD as designated by Natural England.

**Area of Outstanding Natural Beauty (AONB)**: Area of countryside designated for its nationally important landscapes under the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000 by Natural England and Approved by the Secretary of State.

**Conservation (for heritage policy)**: The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.



**Community Infrastructure Levy (CIL) \***: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Core Strategy**: The Wiltshire Core Strategy which forms part of the Development Plan setting out the spatial vision and strategic objectives of the planning framework for an area.

**Development plan**: This includes adopted Local Plans and Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Economic development \***: Development, including those within the B and E Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Ecological networks**: These link sites of biodiversity importance.

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<sup>37</sup> Those items in the glossary which do not match the NPPF or are not defined in the NPPF glossary are marked with an Asterix \*

<sup>38</sup> See Annex 2 on page 64 of the NPPF

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Inclusive design:** Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.



**Living Conditions \*:** The circumstances affecting the way in which people live, especially with regard to their well-being. Relevant factors include: internal space; access to external space; outlook; privacy; daylight; sunlight; overbearing impact; impact from pollution including noise.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. The local planning authority for West Lavington and Littleton Panell is Wiltshire Council.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Neighbourhood plans:** A plan prepared by a Town or Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**NPPF \*:** National Planning Policy Framework, this forms the overall planning policy produced by the Government to inform the making of Development Plans including Neighbourhood Plans and decision making on planning applications.



**Older people:** People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.



**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Policies Map \*:** A document which illustrates on a base map all the policies and proposals contained in this Neighbourhood Plan or another document which forms part of the Development Plan.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation:** A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Planning Practice Guidance \*:** Planning Practice Guidance, this forms the overall national planning practice guidance and advice produced by the Government to inform the making of Development Plans including Neighbourhood Plans and decision making on planning applications.

**Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.



**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Scheduled Ancient Monument (SAM) or Scheduled Monument:** Those monuments that are given legal protection by being scheduled by Historic England.

**Settlement Boundary \*:** The boundary drawn around various towns and villages to limit new development and outside of which is deemed the countryside.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Special Areas of Conservation (SAC):** Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

**Special Protection Areas (SPA):** Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Supplementary planning documents:** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.



**Sustainable development:** Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

**Sustainable growth:** The growth of West Lavington and Littleton Panell as a community through the provision of additional housing to meet the needs identified; whilst safeguarding the provision of services and facilities; protecting and allowing further local employment; and protecting the character and appearance of the two villages including their green areas.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.



**Transport assessment:** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Wildlife corridor:** Areas of habitat connecting wildlife populations.

# Appendix 1 - Descriptions of Designated Local Green Spaces

19.1 Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

## Littleton Panell

### The Meadow by Littleton House

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓			✓	✓

A small meadow to the north of Littleton House which fronts onto the High Street in Littleton Panell. It gives an effect of open space onto the main A360 road, it is the only remaining green space which provides a functional and visual link between the countryside and High Street. The importance of this meadow remaining open was enhanced by the development of The Farm immediately to the south. As an open area it makes a positive and important contribution to the character and appearance of the Conservation Area.



It is surrounded on three sides by well-used bridleway and footpaths. Visually it breaks up the straight line of the A360 and housing with a historic stone wall and greenery. It provides an area of limited tranquillity which is also a habitat for a variety of wildlife including brambles and wildflowers.

### Pocock's Wood, North of Cheverell Road

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓



## West Lavington Neighbourhood Plan (First Review) - Draft

This wood lies at the rear of the Catholic Church carpark, it adjoins the edge of the village and makes an important contribution to the setting of the Conservation Area. The green space forms an undisturbed area providing a tranquil alternative peaceful and safe alternative route parallel to the main A360 road pavement, linking the south of West Lavington through Dauntsey's School grounds to the northern end of Littleton Panell.



It is a mature copse with various trees including elm, spring flowers and insects and butterflies. Despite the proximity to the edge of the village it provides an area of tranquillity. The wooded copse borders the well-used footpath WLAV12.

### West Lavington

#### Open Space on Sandfield

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓			✓	✓		✓

A collection of a small number of adjacent grassed areas with trees on the Sandfield Estate which provide a green heart to this area of built development. They also give a visual relief to the uniform layout of the housing area. They enable a visual link to the open landscape on the southern edge of Sandfield and they provide important communal grassed areas for informal play. They allow for an impression of space and peace to the local area.



#### Recreation Ground South of Sandfield

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

This open area provides important open views to Salisbury Plain lying in the southern part of the Parish. It has importance in local village history, the Holloway family "gave" land to village and subscriptions were raised door to door in the 1960s to build the Village Hall on the land to the west. The green space encompasses two grass pitches used weekly by adult and childrens' football teams, as well as the site for the annual village Fete and Dog Show.



It includes a wildlife area with rotting wood bug stack, mature trees and a bmx track for youngsters. This is a



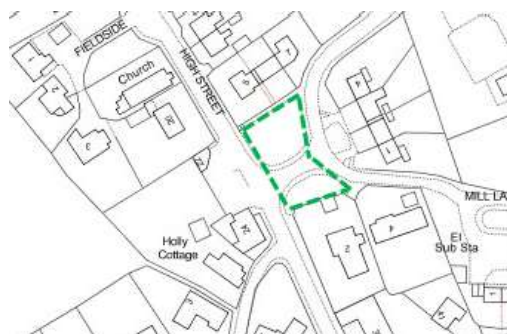
## West Lavington Neighbourhood Plan (First Review) - Draft

large open site for all types of village groups to enjoy, even when there is much going on, the open site can seem tranquil. The green space is adjacent to but does not include the village hall, youth club building or the childrens' playground.

### Millennium Cross/Entrance to Sandfield

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓		✓	✓			✓

This area of two grassed areas forms an important open gateway into the Sandfield housing area, it also forms an integral part of the character and appearance of the Conservation Area. It has historic significance to the local community as a Millennium Cross to celebrate the Millennium was erected by the villagers in 2000. It is also home to a commemorative wooden bench to a local inhabitant. The green space is also available for informal play, and is regularly used to advertise village events on 'A boards'.



### Land at Greenfields, Duck Street and Stibb Hill

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

A large open field, the original medieval site of the village and accessible to walkers from three corners. It has historic significance as the medieval centre of the village, which was burnt down and destroyed in the 1650s. Archaeological investigation in the 1990s did not yield any remains, but there are several buildings in the southern end of WL which dated from this time and may well have been built with the materials which survived the fire. It also makes an important contribution to the character and appearance of the setting of the Conservation Area.

It is away from the main road but near to the heart of the old village with views towards Ramscliff and Salisbury Plain. The Duck Street entrance is over a small spring fed stream. The field is regularly grazed by donkeys and sheep and the surrounding natural hedgerows provide habitats for birds, rabbits and insects.

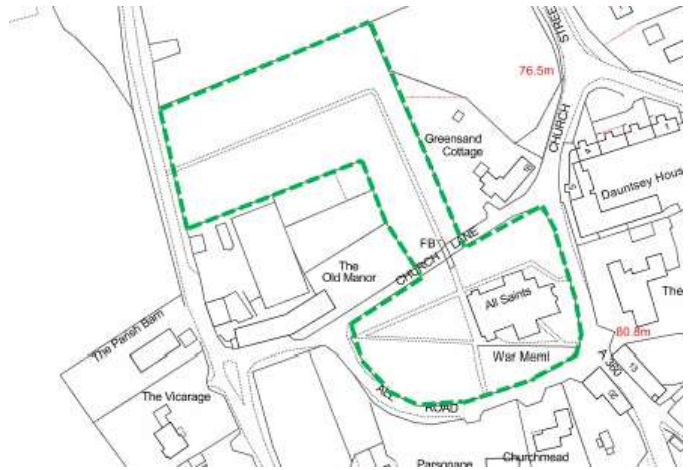


### All Saints Church Grounds

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

## West Lavington Neighbourhood Plan (First Review) - Draft

The site provides a calm and spiritual place within the centre of the village, the grounds have historic significance as a consequence of the 13/14<sup>th</sup> century parish church (Grade 1 Listed). The grounds extend unusually either side of a road thoroughfare, they make an important contribution to the character and appearance of the Conservation Area. Grassed area around church is ideal backdrop for wedding and celebratory photographs. Although the church building itself borders the A360, the main doorway and burial ground is to the south/west of the church affording quietness and the burial ground is reached by White Street, a single track minor road, with views over open fields.

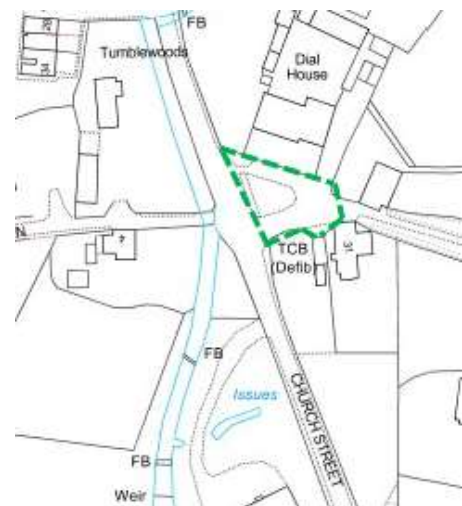


The closed burial ground around the church has had most of the gravestones removed in the past. The closed burial ground is part of a wildflower meadow project with reduced grass mowing. The trees and shrubs (yew, holly, ash, lime, cherry, and ornamental trees) are home to a wide variety of birds, including owls, goldcrests, green and greater spotted woodpeckers. Wild orchids, teasels, cow parsley, autumn crocuses, and a profusion of valerian provide food for butterflies and migrant hummingbird hawkmoths. The old stone walls (iron railings removed in WW2) are home to small mammals e.g. bank voles, mice, shrews and lizards.

### The ‘Gun’

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓			✓

A small green at the Southern entrance to the villages at the junctions of Rickbarton and Rutts Lane with Church Street (A360). This small but important site provides a classic setting for the walled and gated Dial House (late 17<sup>th</sup> century/early 18<sup>th</sup>) with a small triangular green in front, a bus stop and opposite a red telephone box. Quintessentially an English ‘village centre’ setting. This area, with Rutts Lane, had many workers’ cottages.

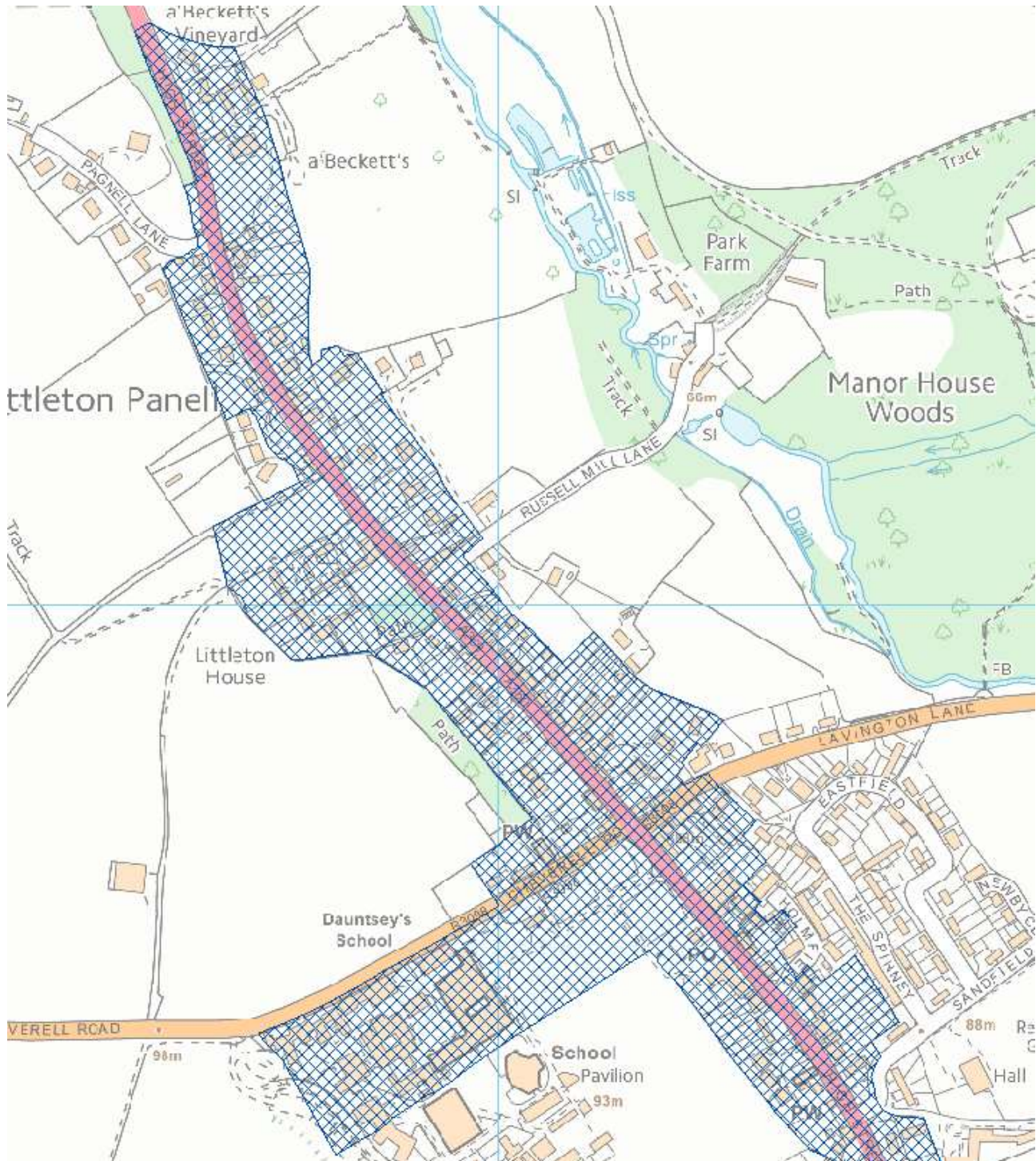


It was the location of the long demolished Lamb Inn (where the red telephone box which houses a Defibrillator now stands). Fleece Cottage was once thatched Stocks Cottage. The small green was the site of a captured WW1 German field gun, with white metal railings around it. Overall, it makes a very valuable contribution to the character and appearance of the Conservation Area.



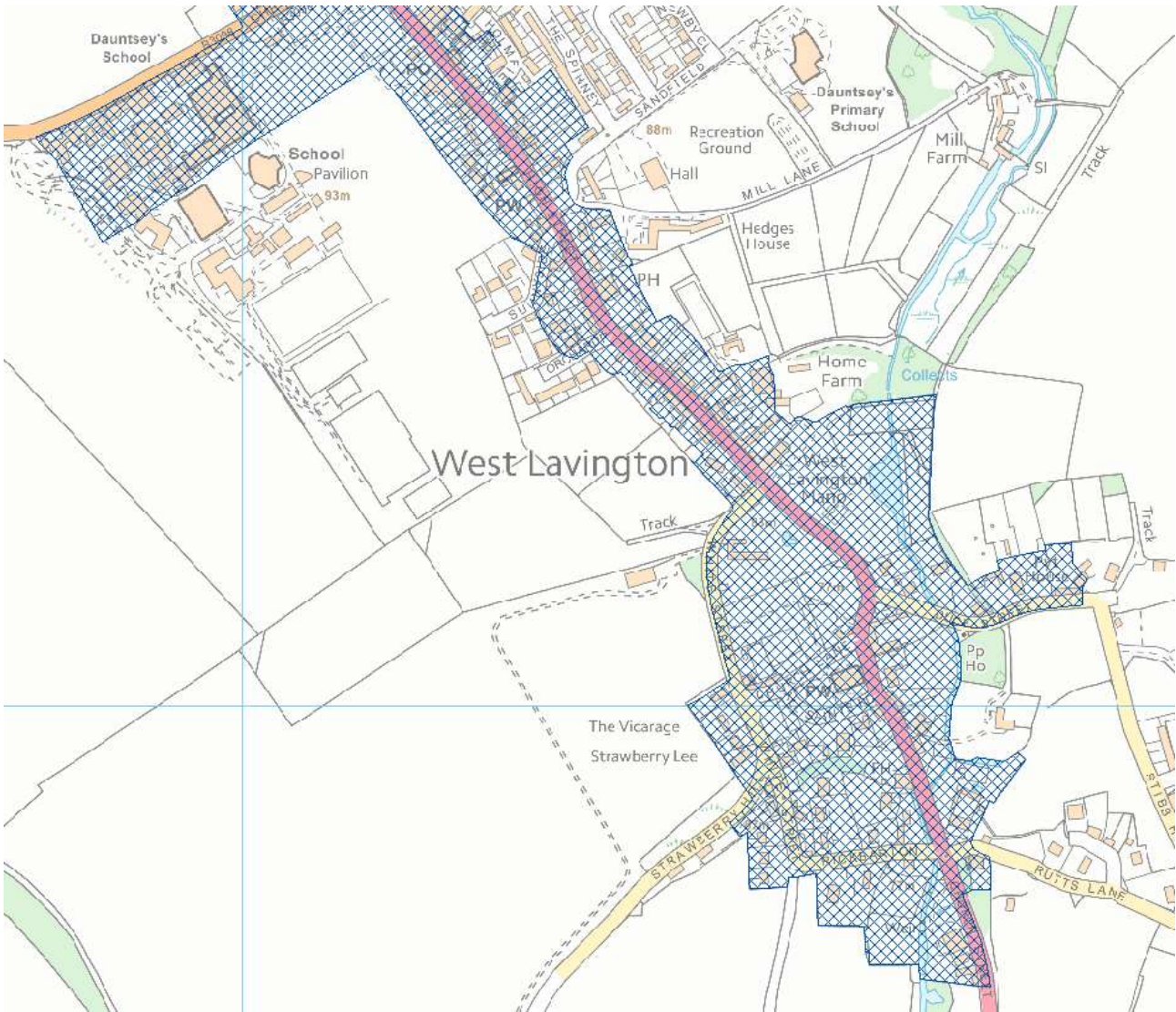
## Appendix 2 - Conservation Area

20.1 The maps below are taken from the Wiltshire Mapping Portal for ease of local residents to clarify whether or not they lie in the conservation area. A series of illustrations which detail features that make up the character and appearance of the conservation area are also set out below. These illustrations help to identify the significance of the conservation area as a heritage asset:



Map 19 - Conservation Area Boundary - Northern End © Wiltshire Council

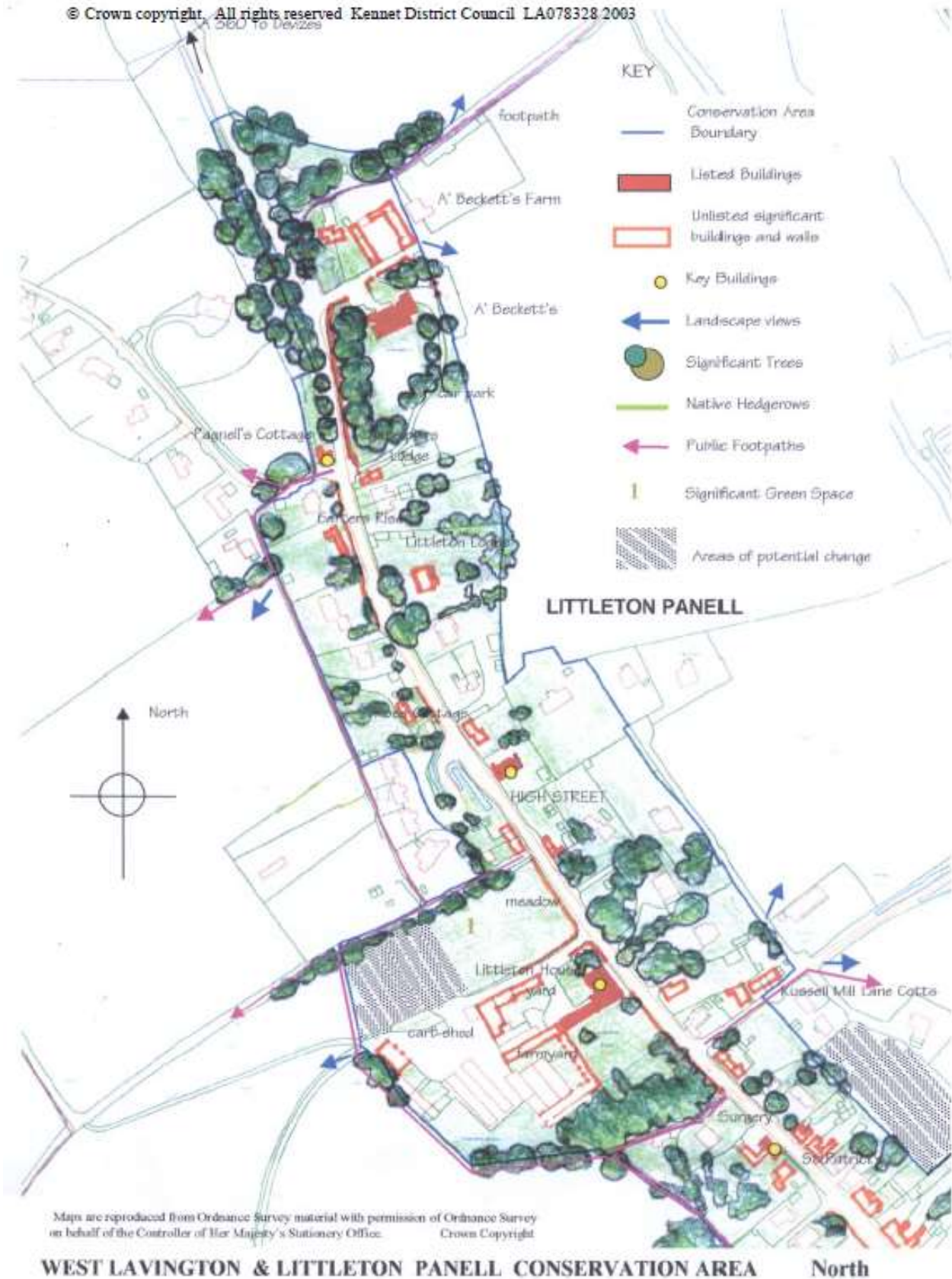




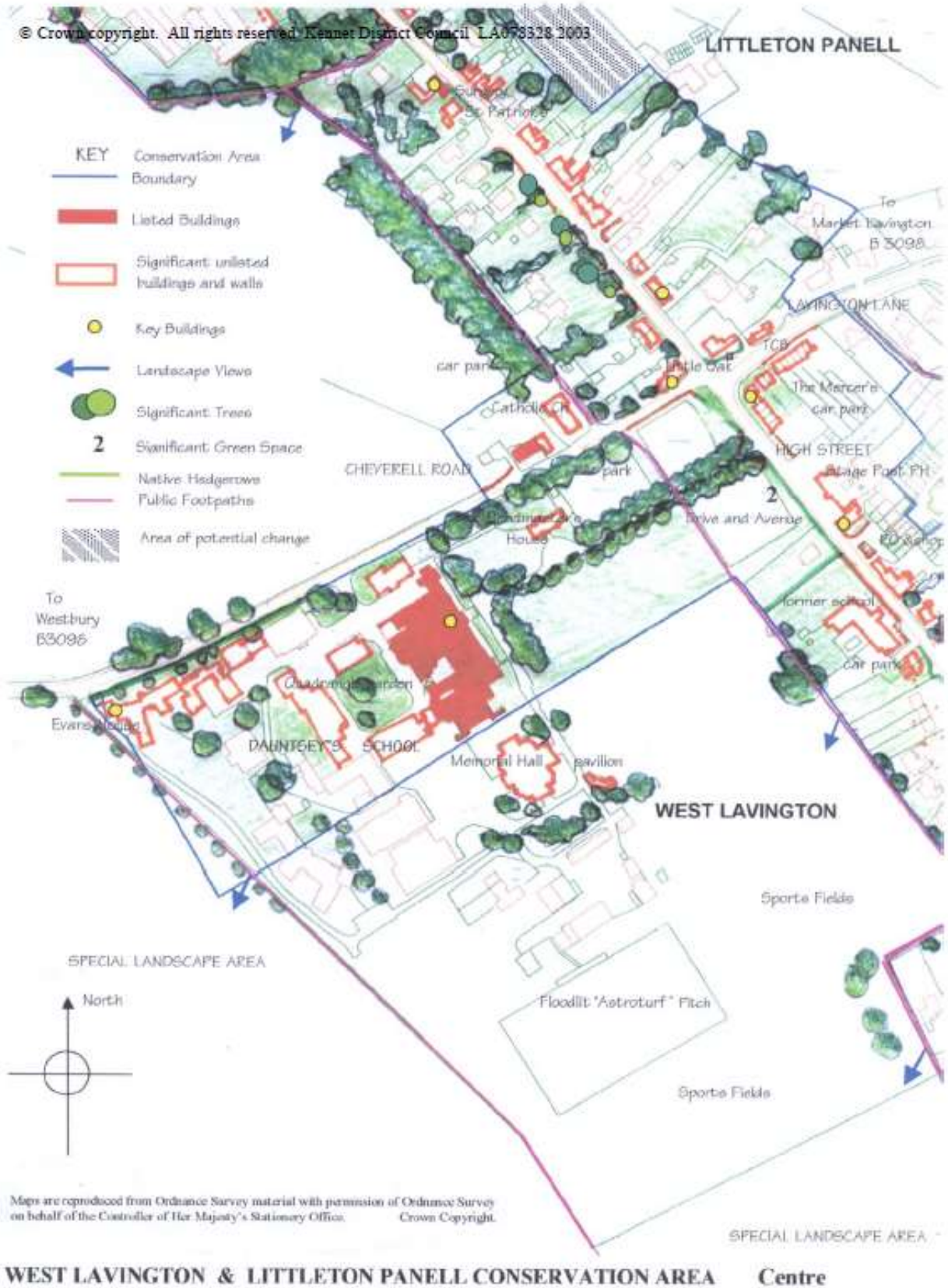
Map 20 - Conservation Area Boundary - Southern End © Wiltshire Council



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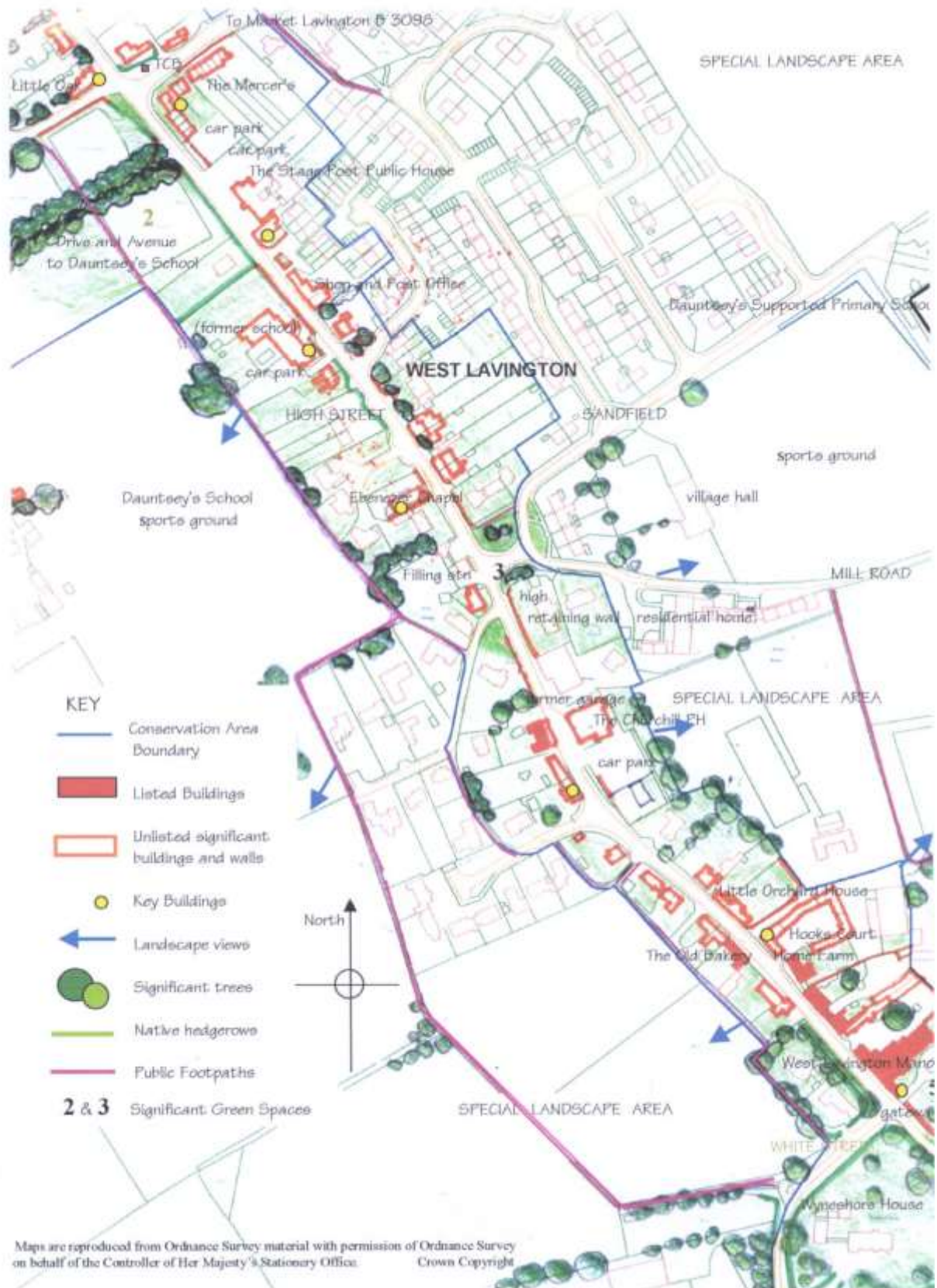


Map 21 - Features of the Conservation Area © Wiltshire Council



Map 22 - Features of the Conservation Area © Wiltshire Council



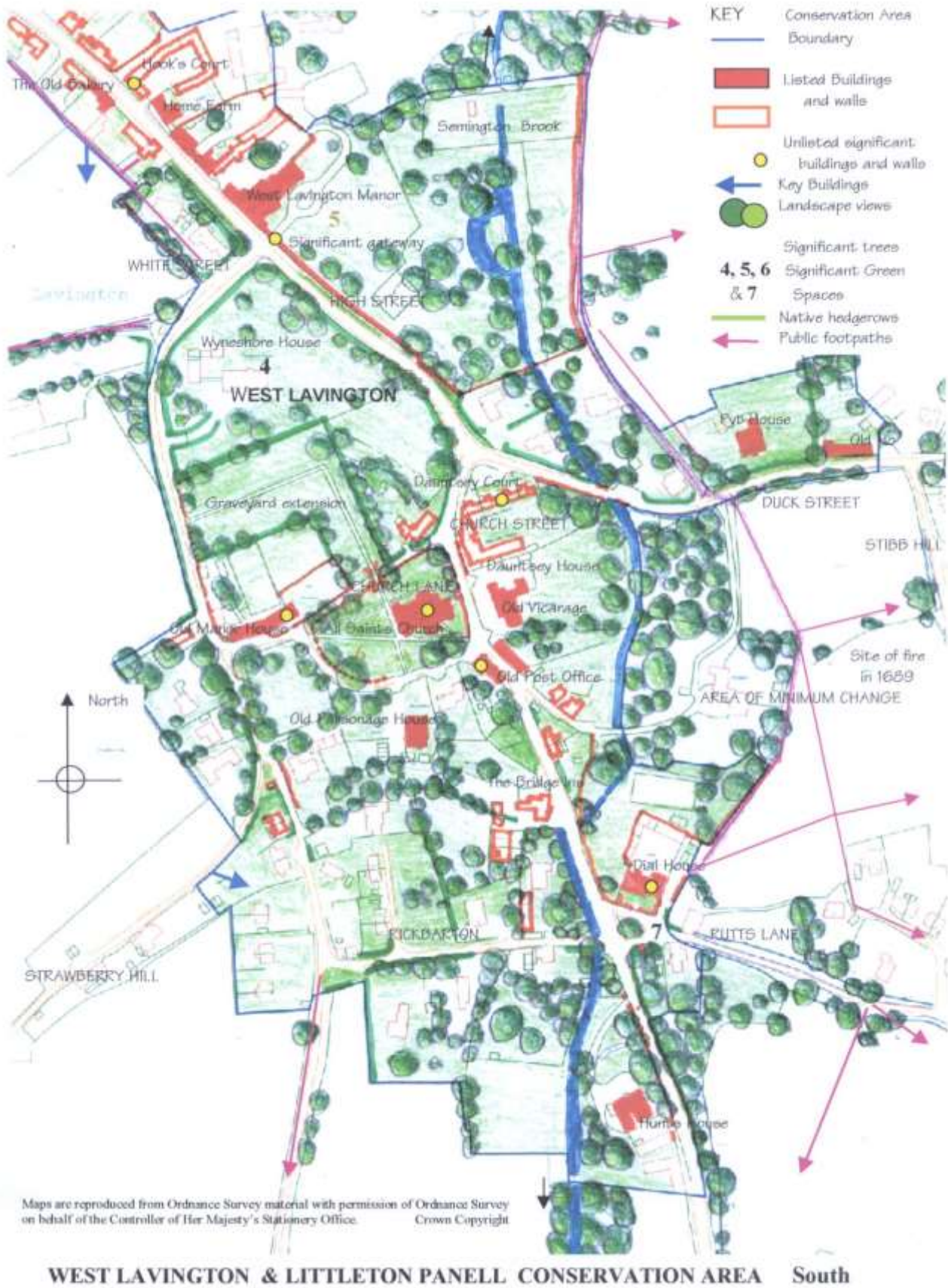


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Map 23 - Features of the Conservation Area © Wiltshire Council



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Map 24 - Features of the Conservation Area © Wiltshire Council

# Annexe 1 - Character Appraisal

See Separate Document

**Annexe 1**

**Character Appraisal**

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# Part 2

## Non-Land Use Planning Issues

(This Section Does Not Form Part of the Statutory Development Plan)



# Non-Land Use Planning Issues

(This Does Not Form Part of the Statutory Development Plan - It Contains Community Aspirations and Parish Council Ambitions Which Supplement the Policies in the Neighbourhood Plan)

The Neighbourhood Plan consultation identified the issues that are important to the local community. Some of the issues identified did not relate to the development and use of land and therefore could not be included in the main body of the Neighbourhood Plan. However, these issues are important to local people. To show the community that their comments have been taken into account and will be addressed by the Parish Council, all non-planning issues are included in this section. Many of these issues build upon the issues that can be controlled by the planning system, which were discussed in section 1 of the Neighbourhood Plan which the planning system can control.



## Community Aspirations

Overall, community aspirations can be divided into the following topics:

- Meeting the Transport Needs of Local People
- Managing the Impact of Traffic
- Pedestrian Safety

## Meeting the Transport Needs of Local People

Consultation has highlighted the need for measures to improve public transport and communications to serve the villages including bus services, community transport, school transport, and access to rail services. The Parish Council will work with Wiltshire Council and local bus operators to try and secure improvements in public transport provision.

## Managing the Impact of Traffic

Consultation has confirmed that traffic management is a major concern for most residents. The volume and speed of traffic are perceived to be outside the control of residents. The road network is already busy and this can lead to difficulties in crossing the A360. The Parish Council will work with Wiltshire Council to examine speed regulation and the level of traffic on the A360. In addition, the Parish Council will work with Wiltshire Council to explore the possibility of downgrading the A360.

*Our Place: Our Plan - A Plan for West Lavington and Littleton Panell*

In addition, the Parish Council will work with Wiltshire Council to explore the options that may be available to address traffic management at the junction of the A360 and the B3098 (High Street/Cheverell Road/Lavington Lane). The Parish Council will explore with Wiltshire Council the option of looking to downgrade the B3098 (Cheverell Road and Lavington Lane) to a 'C' classified road.

Areas of the two villages suffer from localised parking difficulties, where these arise the Parish Council will work with local residents, landowners and Wiltshire Council to explore whether additional parking opportunities can be provided.

## Pedestrian Safety

Consultation has confirmed that the narrow pavements/footway around West Lavington and Littleton Panell together with the complete absence of pavements/footway in some parts of the Parish disincentives local residents from walking around the two villages. This together with the volume and speed of traffic is leading to a lack of pedestrian safety. The Parish Council will work with Wiltshire Council to examine the opportunities to improve pedestrian safety which could be combined with traffic management measures. Measures to be explored include trying to facilitate an informal footpath to link from the mobile home park at the northern gateway to the village to link to Pagnell Lane and thus to the rest of the village of Littleton Panell. A footway along the A360 would harm the rural lane character of this part of the main road.





# West Lavington Neighbourhood Plan (First Review) 2017-2036

*Our Place: Our Plan  
A Plan for West Lavington and Littleton Panell*

**Draft - April 2023**

The First Review of the West Lavington Neighbourhood Plan produced as a Modification Proposal in accordance with the Neighbourhood Planning Regulations 2012

West Lavington Neighbourhood Plan is led by a Steering Group made up of local volunteers and Parish Councillors supported by West Lavington Parish Council

[www.westlavington.org.uk](http://www.westlavington.org.uk)



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