

West Lavington Neighbourhood Plan



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Housing Allocation Site Selection Methodology August 2017

West
Lavington
Parish
Council

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

West Lavington Neighbourhood Plan 2017-2026

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

Housing Allocation Site Selection Methodology - August 2017

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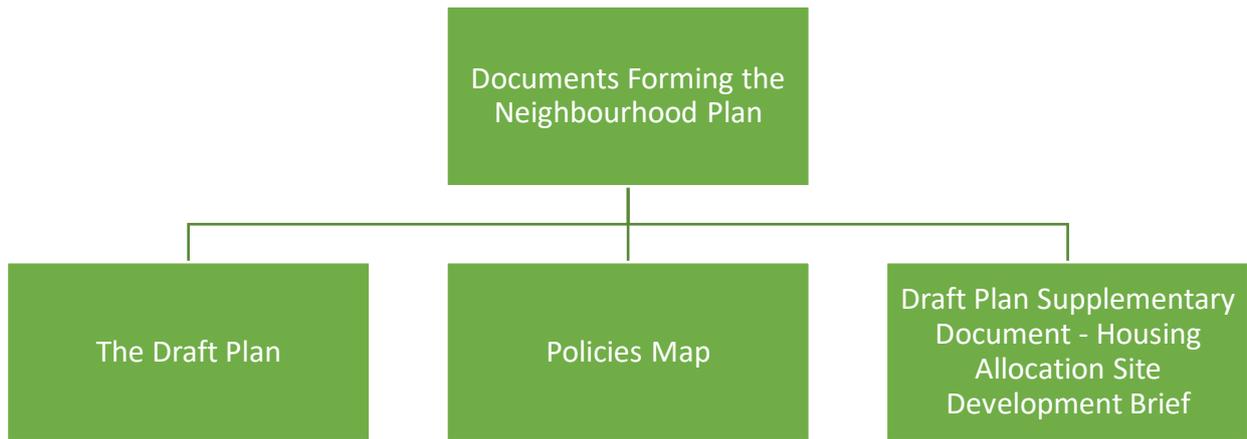
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Introduction

1. The process of preparing a Neighbourhood Plan for the parish of West Lavington has concluded, in consultation with the public, that a limited amount of land for new residential development should be identified. In accordance with strategic planning policy such land needs to be located in or around the existing villages of West Lavington and Littleton Panell.
2. The approach that the Neighbourhood Plan has taken towards housing and the selection of a housing allocation was explained in the first draft plan put out for consultation in November 2015. It was also explained in the Sustainability Appraisal Scoping Report which was published at the same time. To help explain the approach taken towards the Site Selection Methodology for choosing a Housing Allocation this document summarises the process in a single place.



Background

3. Housing is at the very heart of the future of West Lavington and Littleton Panell. The Neighbourhood Plan will address how many homes should be built, where and when. This document explains how the Neighbourhood Plan came to the conclusions on the allocation of a site(s) for residential development.
4. 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 need and demand can be assessed from historical growth patterns and responses to consultation;
 - An appreciation of the commercial viability of sites for a housing developer.
5. The Neighbourhood Plan must reflect both wider strategic pressures and local needs or demand whilst also restricting potential excessive and inappropriate development.
6. 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. The Table below illustrates the detail:

Table 1 West Lavington Parish - Population and Housing

	2001	+ change	2011
Total Population	1281	221	1502
<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
Total Dwellings	473	45	518
Total Households	442	55	497
Household Tenure Owner Occupied	292	12	304
Household Tenure Social Rented (LA/HA)	84	7	91
Household Tenure Private Rented & Other	66	32	102

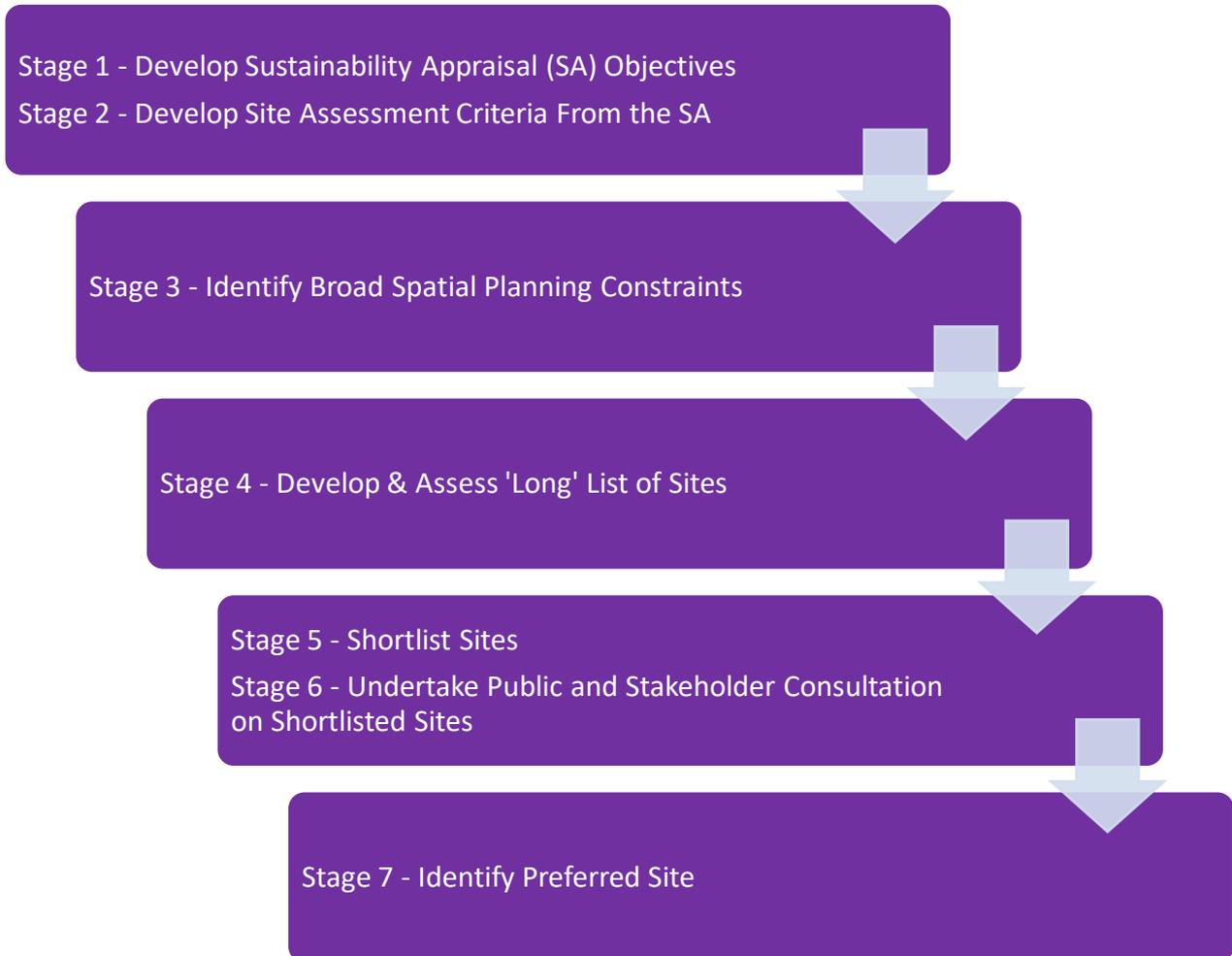
Source: www.neighbourhood.statistics.gov.uk

7. Through these natural processes, and with the evidence of continuing demand, it would be reasonable to assume that similar growth would occur over the Neighbourhood Plan period.
8. 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 seek an initial 'baseline' view of the aspirations of the community for its future and to assess 'need' and 'demand'.
9. The response showed a substantial majority (70%) in favour of the 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.
10. 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.
11. Therefore, taking into account historical trends and both wider strategic and local demands, the draft Plan published in November 2015 sought views on a range of between 50 to less than 100 homes over the Plan period - a more specific quantum emerging from the consultation process. Details of the responses arising from consultation are set out later in the document.



Overall Approach

12. The Neighbourhood Plan has undertaken a comprehensive seven stage approach towards site selection as follows:



Stage 1 - Sustainability Appraisal

13. Impact Planning Services were commissioned in 2014 to undertake a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Scoping Report to consider the environmental, social and economic effects of the emerging West Lavington Neighbourhood Plan. This Scoping Report was intended to fulfil three purposes: underpin the development of a Site Assessment Methodology; inform the Neighbourhood Plan as part of the evidence base; and support the required SEA Screening Decision that Wiltshire Council is required to undertake on the Neighbourhood Plan.

14. This process identified the following 'Themes' for the SA/SEA Scoping:

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Topics listed in SEA Regulations	'Themes' Included in the West Lavington SA /SEA
Biodiversity	1. Biodiversity (incorporating fauna and flora)
Fauna	
Flora	
Water	2. Water resources and flood risk
Climatic factors	3. Climatic factors
Landscape	4. Landscape
	5. Healthy communities
	6. Education and skills
	7. Economy and enterprise
Soil	8. Land and soil resources
Air	9. Air quality and environmental pollution
Material assets	(Discussed under other topic headings)
Cultural heritage, including architectural and archaeological heritage	10. Historic environment
Population	11. Population and housing
	12. Inclusive communities
	13. Transport

Sustainability Theme	Sustainability Appraisal Objective	Decision Aiding Questions
1. Biodiversity	Protect and enhance all biodiversity and geological features and avoid irreversible losses.	<p>Will the policy / alternative</p> <ol style="list-style-type: none"> 1. Protect and enhance priority habitats and species? 2. Protect and enhance international, national and locally designated biodiversity sites? 3. Avoid habitat fragmentation? 4. Ensure all new developments protect and enhance local biodiversity? 5. Contribute to the achievement of objectives and targets within local BAPs? 6. Maintain the existing extent of ancient woodland sites? 7. Minimise operational / recreational pressures on the protected assets
2. Water resources and flood risk	Use and manage water resources in a sustainable manner.	<ol style="list-style-type: none"> 1. Take into account predicted future impacts of climate change, including water scarcity issues? 2. Encourage sustainable and efficient management of water resources? 3. Ensure that essential water infrastructure is co-ordinated with all new development? 5. Seek the installation of water saving measures such as rainwater harvesting and water metering? 6. Consider the need for adequate provision of surface water and foul drainage? 7. Promote provision of pollution prevention measures? 8. Protect, and where possible, improve surface, ground and drinking water quality?
3. Climatic factors	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects.	<ol style="list-style-type: none"> 1. Minimise the risk of flooding to people and property (new and existing development)? 2. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios? 3. Protect and enhance the natural function of floodplains? 4. Ensure the use of Sustainable Drainage Systems (SUDS) in appropriate circumstances? <ol style="list-style-type: none"> 1. Minimise emissions of greenhouse gases and ozone depleting substances? 2. Minimise the likely impacts of future development on climate change through appropriate adaptation? 3. Promote energy efficiency in buildings and new development? 4. Minimise contributions to climate change through sustainable building practices? 5. Contribute to reducing emissions associated with the transport sector?
4. Landscape	Conserve and enhance the character and quality of West Lavington NP's rural and urban landscapes.	<ol style="list-style-type: none"> 1. Protect and enhance the landscape character and scenic quality of the countryside within and adjoining the Plan Area? 2. Conserve and enhance areas with landscape designations and take account of their management objectives?

Sustainability Theme	Sustainability Appraisal Objective	Decision Aiding Questions
	maintaining and strengthening local distinctiveness and sense of place.	<p>Will the policy / alternative</p> <ol style="list-style-type: none"> Maintain and enhance the character and distinctiveness of settlements? Deliver good quality design that reflects local character? Protect and enhance natural landscapes within the villages, including recreational open space and strategic green corridors? Protect rights of way, open space and common land? Avoid loss of tranquillity? Avoid development which results in additional noise and light pollution? Improve the quality and quantity of access to the wider countryside for recreation?
5. Healthy communities	Provide a safe and healthy environment in which to live.	<ol style="list-style-type: none"> Provide for high quality, accessible healthcare facilities? Promote design of buildings and spaces to reduce obesity? Encourage healthy lifestyles and reduce health inequalities? Promote regular participation in sports /exercise/leisure opportunities? Protect local rural communities and rural ways of life? Mitigate the effects of an ageing population on community and health resources?
6. Education and skills	Raise educational attainment and provide opportunities for people to improve their workplace skills	<ol style="list-style-type: none"> Support high quality educational facilities, including their expansion? Improve the skills and qualifications of those residing within the Plan Area? Support community enterprises and the voluntary sector? Support the creation of flexible jobs to meet the changing needs of the population? Ensure that the demand on local resources from those not economically active is addressed? Assist in tackling the increasing number of NEETs?
7. Economy and enterprise	Encourage a vibrant and diversified local economy and provide for long-term sustainable economic growth. Ensure adequate provision of employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	<ol style="list-style-type: none"> Support the rural economy and farm diversification? Recognise the importance of the social and natural environment to the local economy? Promote sustainable tourism and cultural opportunities? Support diversification of businesses throughout the Plan Area? Encourage the use of home-working where appropriate? <ol style="list-style-type: none"> Provide good quality employment opportunities in the Plan Area? Assist businesses in finding appropriate land and premises to locate / expand? Protect and enhance the vitality and viability of existing employment areas? Provide a variety of employment land to meet all needs? Provide employment land in areas that are easily accessible by sustainable transport? Recognise the importance of energy efficient employment and mixed-use proposals?

Sustainability Theme	Sustainability Appraisal Objective	Decision Aiding Questions
8. Land and soil resources	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings. Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.	Will the policy / alternative <ol style="list-style-type: none"> 1. Protect the best and most versatile agricultural land? 3. Protect and enhance soil quality? 4. Maximise reuse of Previously Developed Land where possible/appropriate? 5. Encourage remediation of contaminated land? 6. Maximise efficient use of land within the village centres? 7. Avoid the loss of natural floodplain? 1. Reduce the amount of waste produced? 2. Ensure the design and layout of new development supports sustainable waste management? 3. Provide a framework in which communities take more responsibility for their own waste?
9. Air quality and environmental pollution	Improve air quality and minimise all sources of environmental pollution	<ol style="list-style-type: none"> 1. Maintain and improve local air quality? 2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration? 3. Minimise all forms of contamination to soils? 4. Mitigate the impacts on air quality from new development / road transport? 5. Avoid loss of tranquility?
10. Historic environment	Protect, maintain and enhance the historic environment	<ol style="list-style-type: none"> 1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas and Scheduled Ancient Monuments? 2. Ensure appropriate archaeological assessment is undertaken prior to new development occurring? 3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate? 4. Improve and broaden access to, and understanding of, local heritage and historic sites? 5. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design? 6. Promote heritage based sustainable tourism and regeneration?
11. Population and housing	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types	<ol style="list-style-type: none"> 1. Provide an adequate supply of affordable housing in the Plan Area? 2. Support the provision of a range of house types and sizes to meet the needs of all residents in the Plan Area? 3. Ensure adequate provision of land to meet housing needs? 4. Provide quality and flexible homes that meet people's needs?

Sustainability Theme	Sustainability Objective	Appraisal	Decision Aiding Questions
	and tenures.		<p>Will the policy / alternative....</p> <p>5. Ensure that best use is made of the existing housing stock? 6. Provide housing in sustainable locations that allow easy access to a range of local services and facilities?</p>
12. Inclusive communities	Reduce poverty and deprivation and promote more inclusive and self-contained communities Improve equality of access to, and engagement in local, high-quality community services and facilities.		<p>1. Maximise opportunities for all members of society? 2. Maintain or enhance the quality of life of existing local residents? 3. Tackle the causes of poverty and deprivation? 4. Minimise fuel poverty?</p> <p>1. Improve the availability and accessibility of key local facilities? 2. Promote the development / improvement of a community facilities? 3. Encourage active involvement of local people in community activities, including volunteering?</p>
13. Transport	Reduce the need to travel and promote more sustainable transport choices Improve road safety, reduce accidents and help reduce traffic speeds		<p>1. Promote mixed-use developments that reduce the need to travel and reliance on the private car? 2. Increase uptake of sustainable travel choices i.e. public transport, walking and cycling? 3. Promote car-share schemes and home or other forms of remote working? 4. Reduce traffic volumes? 5. Avoid placing further pressure on local parking? 6. Help improve availability of local public transport choices?</p> <p>1. Help to keep traffic speeds low? 2. Enhance road safety / reduce accidents?</p>

Stage 2 - Site Assessment Criteria

15. Following Scoping of the SA, the subsequent stage of the process involved the consideration of reasonable alternative sites. In order to undertake a robust comparative assessment of a number of different sites it was necessary to establish a series of criteria based upon the SA Objectives set out above.
16. Wiltshire Council has indicated its preference is to see a ‘traffic light’ approach being adopted as this has worked effectively elsewhere. This would be based on a ‘Red’ ‘Amber’ ‘Green’ (RAG) scoring system. An initial draft of the assessment criteria was provided for comment, as part of the wider consultation on the SA Scoping Report.
17. The final site assessment criteria used by the Neighbourhood Plan Steering Group are set out below:

1. PRACTICAL IMPLEMENTATION CRITERIA (Assess sites against these criteria first; if relevant criteria are met, delete sites at this stage)			
Sustainability Appraisal Objective	No.	Assessment Criteria	RAG Scoring Approach
Protect people and property from the risk of flooding.	6	Is >50% site at risk of flooding (from surface water flooding and according to EA flood zoning)?	Yes - delete No (0-20%); (21-40%); (41-50%) NB state %
	7		
Conserve and enhance the character and quality of West Lavington NP’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	13	Is the site physically attached to the settlement?	Yes; No - delete
Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	22	Is >50% site affected by topographic constraints (e.g. steeply sloping land; poor ground conditions etc.)?	Yes - delete No (0-20%); (21-40%); (41-50%) NB state %
Reduce the need to travel, promote more sustainable transport choices and improve road safety, reduce accidents and help reduce traffic speeds	38	Can the site be accessed practicably?	Existing highway access; Short new access route required; No - delete
	39	Will the site affect wider area road safety?	Improve; No change; Slightly worsen (0-50%,but capable of mitigation); Greatly worsen - delete

2. ENVIRONMENTAL PROTECTION CRITERIA			
Sustainability Appraisal Objective	No.	Assessment Criteria	RAG Scoring Approach
Protect and enhance all biodiversity and geological features and avoid irreversible losses.	1	Distance to Salisbury Plain SAC / SPA	2-5km; 1-2km; up to 1km
	2	Distance to Great Cheverell Hill and Salisbury Plain SSSIs	1-2km; 500m to 1km; 0-500m
	3	Distance to Local Nature Reserves / County Wildlife Sites / Wiltshire Wildlife Trust sites	1-2km; 500m to 1km; 0-500m
	4	Distance to Biodiversity Action Plan priority habitat	1-2km; 500m to 1km; 0-500m
Use and manage water resources in a sustainable manner.	5	Distance to river / groundwater source protection zone / major aquifer	1-2km; 500m to 1km; 0-500m
Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings.	21	Is site likely to be Previously Developed Land? (N.B. based on visual inspection)	Yes; Partial; No
Improve air quality and minimise all sources of environmental pollution	24	Distance to B3098 crossroads (walking)	0-400m; 400m-800m; 800m plus
	25	Distance from railway / main road (noise)	150m+; 50-150m; 0-50m;
	26	Proximity to Salisbury Plain (light)	2km-5km; 500m-2km; 0-500m
	27	Is site likely to be contaminated? (N.B. based on visual inspection)	No; Partially; Yes
3. DISTANCE TO FACILITIES CRITERIA			
Sustainability Appraisal Objective	No.	Original Assessment Criteria	RAG Scoring Approach
Minimise our impacts on climate change and reduce our vulnerability to future climate change effects.	8	Distance to public transport stop (bus)	0-400m; 400m-800m; 800m plus
	9	Distance to village shop	0-400m; 400m-800m; 800m plus
	10	Distance to primary school	0-400m; 400m-800m; 800m plus
Reduce poverty and deprivation and promote more inclusive and self-contained communities	32	Distance to GP surgery	0-400m; 400m-800m; 800m plus
Improve equality of access to, and engagement in local, high-quality community services and facilities.	34	Distance to public house	0-400m; 400m-800m; 800m plus
	35	Distance to village hall	0-400m; 400m-800m; 800m plus
	36	Distance to public open space	0-400m; 400m-800m; 800m plus

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Reduce the need to travel and promote more sustainable transport choices	37	Distance to nearest cycle route / public right of way	0-400m; 400m-800m; 800m plus
4. LANDSCAPE AND VIEWS CRITERIA			
Sustainability Appraisal Objective	No.	Original Assessment Criteria	RAG Scoring Approach
Conserve and enhance the character and quality of West Lavington NP's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	12	Would removal of hedgerows or other landscape features be necessary?	No; Partial; Yes
	14	Would development affect views to/from surrounding countryside?	No; Partial; Yes
	15	Would development fit into existing urban form?	Yes; Partial; No
	16	Would development involve the loss of best and most versatile agricultural land (grades 1, 2 and 3a)?	No; Partial; Yes
5. VILLAGE CHARACTER AND HERITAGE CRITERIA			
Sustainability Appraisal Objective	No.	Original Assessment Criteria	RAG Scoring Approach
Protect, maintain and enhance the historic environment	28	Within Conservation Area / Listed Building curtilage or setting	101m+; <100m; Within
	29	Within curtilage of archaeological heritage asset (SAMs and non-protected sites) or setting	101m+; <100m; Within
	29A	Impact on setting of statutorily protected heritage assets not assessed elsewhere (LBs; SAMs etc.)	No impact; limited impact; significant impact
	29B	Impact on setting of non-statutory heritage assets not assessed elsewhere (buildings of local importance etc.)	No impact; limited impact; significant impact
Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	31	Capable of delivering appropriate mix	Yes; Partially; No

6. CRITERIA FOR SUBSEQUENT CONSIDERATION AT SITE SPECIFIC PROPOSAL STAGE			
Sustainability Appraisal Objective	No.	Original Assessment Criteria	RAG Scoring Approach
Minimise our impacts on climate change and reduce our vulnerability to future climate change effects.	11	Will the site deliver additional renewable energy generating capacity (whether for domestic or commercial purposes)?	Yes; Partial; No
Ensure adequate provision of employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	20	Will the site deliver mixed use development?	Yes; Partial; No
Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.	23	Will recycled materials be used during construction?	Yes; Partial; No
Reduce poverty and deprivation and promote more inclusive and self-contained communities	33	Will the site deliver improvements to the quality of life for residents (existing / future)?	Yes; Partial; No

Stage 3 - Identify Broad Spatial Planning Constraints

18. The whole of the surroundings of the two villages have been examined as part of the plan process. Clearly there are very large numbers of sites that, in theory, could be built upon. However, the Plan requires only a small number of sites, or just a single site to be identified in order to meet the projected need of the community. To make the undertaking manageable it was firstly considered appropriate to identify broad spatial planning constraints to help to develop a 'Long List' of sites.
19. The selection criteria proposed by Impact Planning Services drawn from the SA were considered by the Steering Group to be robust and thorough. It was however considered that an initial sift was firstly needed before these 36 assessment criteria were applied to a 'Long List'. Initial overview of the two villages had identified that there could be somewhere in the region of between 30 and 60 potential sites that could be identified. Some of these could legitimately be discounted from detailed consideration due to what could be referred to 'showstopper' type planning constraints.
20. The Steering Group were mindful that the assessment process needs to maintain consistency, if the task was too large it would need to involve many different people making important value judgements. This would pose difficulties in maintaining consistency. This was considered to be very important to the Steering Group in order to

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ensure public confidence and be able to demonstrate very clearly to the community how sites have been assessed.

21. An approach based on limiting the number of sites which are required to be closely examined by adopting some very clear and straightforward “**exclusion criteria**” at the outset was therefore pursued. Such an approach would immediately rule out many areas of land that have planning constraints which can reasonably and demonstrably identify areas which would be unsuitable for further detailed consideration.
22. The consultation process undertaken at Stage 6 was identified as needing to explain and seek views of the overall site selection process undertaken, including the sifting criteria and of all the detailed assessment criteria used.
23. As a starting point the Steering Group undertook to provide a commitment to examine certain specific sites identified from the two sources identified below:
 - a) Developer/Landowner Nominated Sites - It will automatically include for full evaluation any sites that have previously been identified in Wiltshire Council’s “Strategic Housing Land Availability Assessment” (SHLAA) and any other land where owners have already contacted the Neighbourhood Plan Steering Group to express interest in the possible development potential of their land;
 - b) Publicly Nominated sites - In addition, as a further safeguard to ensure that no one feels that a potential site for development has been unfairly omitted from examination by reason of the “exclusion criteria”, the consultation process also invited the public to put forward any alternative sites that they feel may have been overlooked. Any such proposals would then be evaluated and compared to the sites already shortlisted.
24. Further to the above the Steering Group identified the criteria listed below as the “exclusion criteria” to be used as part of the initial sifting process. These were chosen based on the general approach to strategic planning policy as set out in the Wiltshire Core Strategy and National Planning Policy. It also took into account the results of the early own community consultation undertaken on the emerging Neighbourhood Plan.

Exclusion Criteria

A. To limit site selection to areas outside the existing designated “limits of development”.

25. There is very little land available for development within the existing boundary which is one of the reasons for undertaking the Plan. Whilst some small sites may become available over time due to changing circumstances (such as the Stagepost) the delivery of these types of small sites are considered to be more reflective of ‘windfall’ supply and not planned supply in the form of a housing allocation. Where individual house owners may choose to apply for a new house within a garden this would, in any event, be permitted in principle under the Core Strategy (to which our Plan must conform). Thus it is considered reasonable and appropriate to look only for sites beyond the existing designated limits.

B. To exclude other sites within the designated Conservation Area, but outside the “limits of development”, where it is necessary to maintain the open fabric of the settlement.

26. The boundary of the Conservation Area is significantly different to the boundary for the village “limits of development”. The Conservation Area remains in place under separate legislation and will not be affected by this Plan. The Conservation Area excludes certain more recent parts of the village but includes some areas which are outside the “limits of development”. An important consideration in these parts of the villages is the open fabric

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of the settlement, such as the church and the cemetery. To change the fabric would be to change the character of these areas which would fail the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990. As such being mindful of the statutory duty to preserve and enhance the Conservation Area, the Steering Group concluded that it was reasonable to conclude that housing within the Conservation Area was likely to result in harm to the Conservation Area as a designated heritage asset. The Steering Group also considered that the public benefit of the provision of housing would be unlikely to outweigh harm to the designated heritage asset, particularly given that other potential sites are available. As such on a precautionary basis it was deemed reasonable and appropriate to exclude the Conservation Area.

27. The Steering Group also noted that 54% of the consultation responses received in the early consultation on the Neighbourhood Plan stressed the importance of maintaining village character. The Conservation Area is considered to be a fundamental part of the overall village character. Sites outside but within the setting of the Conservation Area would be assessed having regard to the site assessment criteria and the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

C. To exclude playing field sites, in public or charitable trust ownership, that are required for that purpose and may be so recognised within the Plan.

28. There are significant areas of playing fields in and around the village including those of Dauntsey's School, Dauntsey's Academy Primary School and West Lavington Parish. These areas form an important part of both the settlement structure and facilities of the village. It is recognised that the institutions concerned may need to develop some small parts of such sites in the future to continue to advance their educational and leisure purposes. However whilst it is possible that the Plan may explicitly recognise this point this is unlikely to include elements of housing development. The importance of keeping these open areas for maintaining the settlement structure and character is considered to be very important. They should therefore be excluded from consideration as potential sites for future village housing development.

D. To exclude any sites that comprise very large parcels of land (that could incorporate more than circa 100 houses) as being out of proportion to the size of the villages and their current public services infrastructure.

29. The Core Strategy makes it clear that development in large villages should be encouraged to predominantly take the form of small housing and employment sites (i.e. less than 10 dwellings). Whilst some sites will obviously be larger than this it does not wish to see large scale development that could affect both the character and infrastructure of the villages. This view has been reinforced by our own early public consultation which showed that the majority favoured up to around 40 houses over the next ten years. In addition 85% rated the open character and views as the most important matter to safeguard. Large areas of land that would accommodate far more development than required and, if developed, could well have an effect on the open countryside setting and views, would fail both these tests and are therefore proposed to be excluded from consideration.

E. To limit selection to sites that are directly adjacent to, and would therefore extend, the existing "limits of development".

30. The Wiltshire Core Strategy lays great emphasis upon the importance of the existing settlement boundaries (paragraph 4.15). It states:
"Development outside the settlement boundaries will be strictly controlled. Relaxation of the boundaries will only be supported where it has been formally reviewed through a subsequent DPD [by Wiltshire Council] or a community-led neighbourhood plan, which

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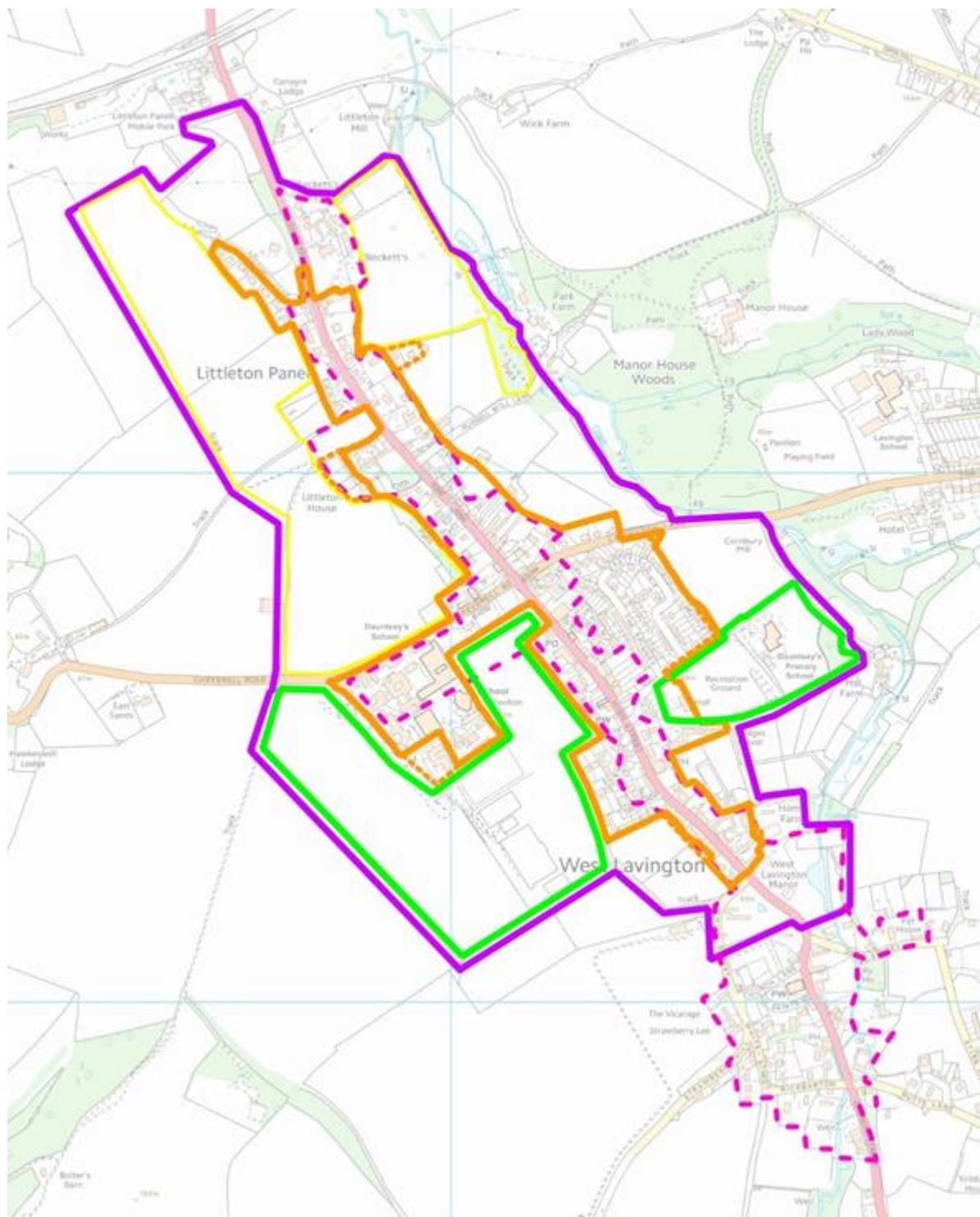
includes a review of the settlement boundary to identify new developable land to help meet the housing and employment needs of that community".

31. The Steering Group took this to be a clear indication that the credibility of the existing boundary should not be undermined by, in the first instance, proposing sites that are remote from, and not directly linked to, the existing settlement boundary. The NPPF in paragraph 55 also makes it clear that 'isolated' housing should not be supported. Physical, functional and visual connection to the existing village footprint is considered to be important. A broad 'boundary of adjacent land' was drawn around the settlement to help focus attention on the general spatial extent of land to be considered.
32. Therefore unless and until it is evident that other sites to meet the developable needs of the community are not available or suitable, sites that are not directly adjacent to the existing "limits of development" would therefore not be considered.

Conclusion of This Stage

33. The map below illustrates the overall Broad Spatial Planning Constraints which have been referred to in this process as the "exclusion criteria":

Broad Spatial Planning Constraints “Excluded Land Areas” Map



LEGEND:

-  Recreation amenity areas
-  Large capacity areas
-  Boundary of adjacent land
-  Conservation Area
-  Settlement Boundary

The Practical Implication of Adopting the “Exclusion Criteria”

34. The effect of adopting all the exclusion criteria would be to exclude around 75% of the land areas around the village and thereby to reduce the number of sites that require more detailed examination to a dozen or so. To this may be added any additional sites within the SHLAA or otherwise nominated by owners or the public to make the total of sites that will be looked at in greater detail.

Stage 4 - Develop and Assess ‘Long List’ of Sites

35. Applying the criteria used in Stage 3 left a total of 14 potential sites to be analysed in the ‘Long List’. These sites were examined against the detailed criteria previously established. This assessment was undertaken as a two stage process:
36. Stage 4A assessed whether any of the sites have significant constraints, such as a lack of access, flood plain issues or gradients that made them unsuited for development purposes. The Steering Group firstly examined each site against these broad implementation criteria, since this had the potential to exclude some of the sites on practical grounds. It should be noted that the SHLAA listed site at Littleton House has been excluded from this assessment since it falls entirely within the existing settlement boundary.
37. Stage 4B then undertook a ‘Long List’ assessment of sites. This was based on a modified version of the full site assessment detailed criteria. The modifications arose after the Steering Group performed a test exercise conducted through using the modified criteria based on the village playing field site as the ‘test’. The modified criteria took into account the Learning Points identified in applying the criteria to the ‘test’ exercise.
38. There are 36 criteria that have listed scoring factors. The Village playing field was adopted as a site well known to the Steering Group and theoretically very well placed within the village as a site. The exercise scored green as zero, amber as 1 and red as 2 - meaning that the lowest score was most favourable. The result was 24 green (0), 7 amber (7) and 6 red (12) totalling 19. No differential weightings between criteria were applied.

Learning points noted:

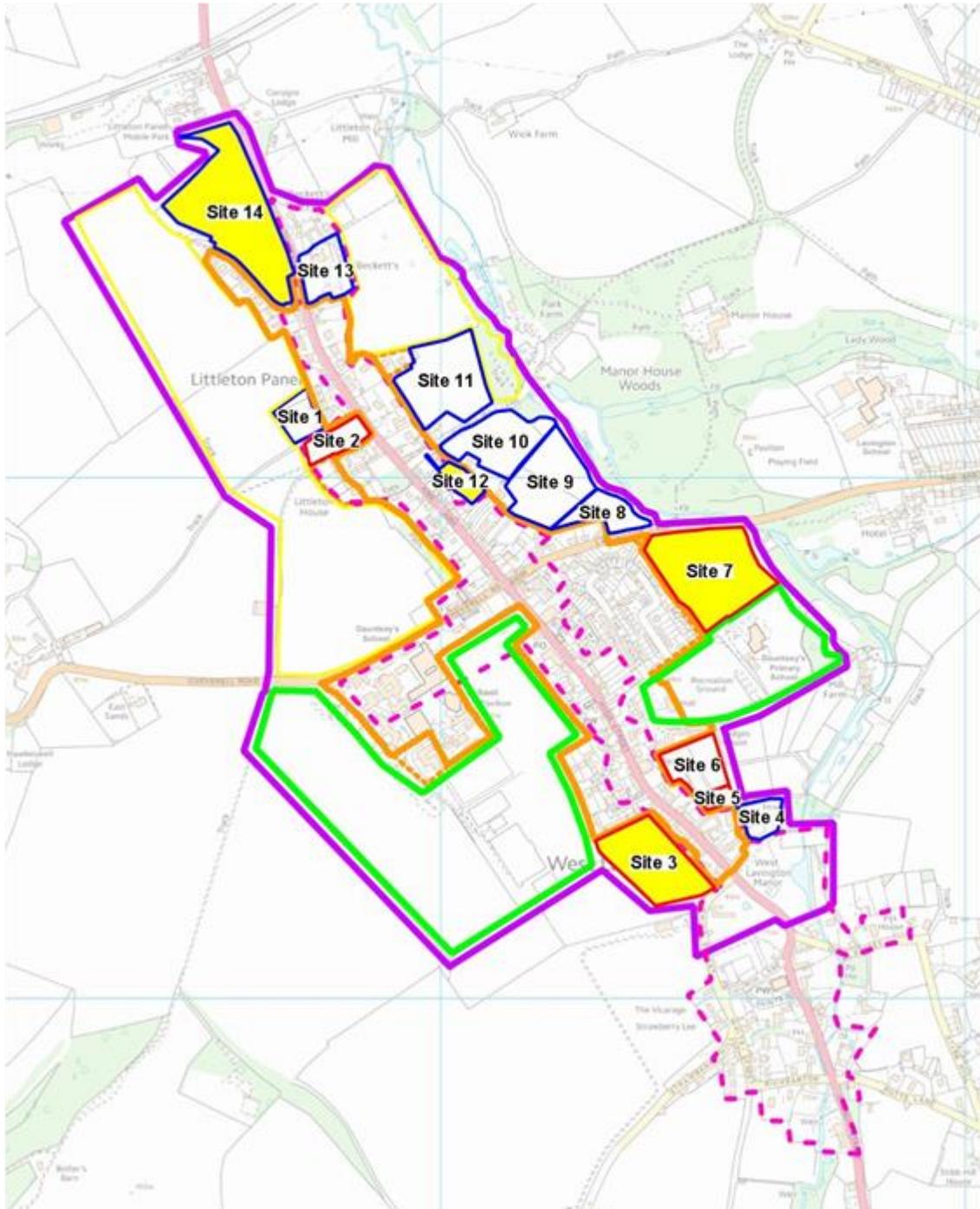
- The exercise took considerable time;
- Several criteria generated significant debate meaning that consistency of approach between different scorers would be difficult;
- Some criteria were felt difficult to make proper judgements about and should be deleted (nos,11, renewable energy, 20, ability to use recycled materials,30, quality of life);
- Some criteria were of key importance in being able to develop any site but were just scored the same and the large numbers meant that they could not be overcome by weighting. They should therefore be excluded and regarded as ‘exclusion criteria’ acting as a filter for all sites. Principal among these are 6 & 7 on flooding, 13 on proximity to the settlement, 19 on developable land condition, 35 on ability to access the site;
- Even if the above listed were removed as proposed there would still be 28 criteria which is far too many to be properly weighted to reflect importance;

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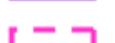
- There are only about 4 criteria concerned with landscape, views and the village character even though these have been shown, by our consultation exercise, to be the overwhelming concern of most residents in considering the future of the village. There is therefore a risk that such concerns could be unintentionally outweighed by other factors (e.g. distance to facilities has at least 7 criteria) unless effective weighting systems can be introduced;
- It is therefore important to reduce numbers either by deleting some or by dividing them into about 6 groups such as Environmental Protection, Distance to Facilities, Landscape & Views, Village Character, Transport and Access, Implementation - or similar. Each group could have any number of criteria but their score would be averaged within the group. The 6 groups could then be weighted as required (and the effects of applying such weights tested for robustness) because the numbers would be small enough to understand; and
- Applying all the above learning points should lead us closer to a practical, fair and transparent system that the Steering Group should be able to take forward.

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Sites Included for Full Assessment Map (Total of 14 Sites)

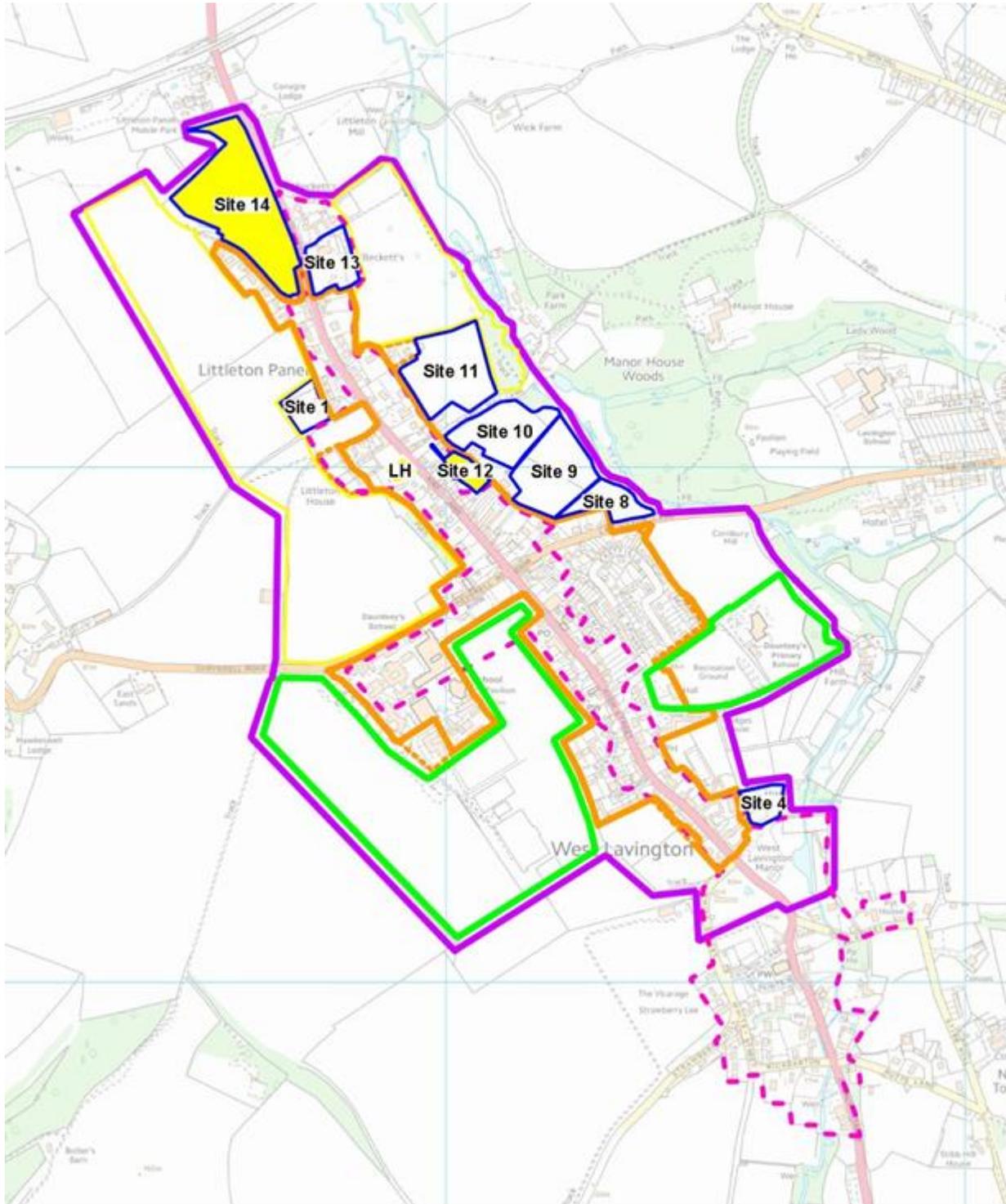


LEGEND:

-  Included sites
-  SHLAA sites
-  Recreation amenity areas
-  Large capacity areas
-  Boundary of adjacent land
-  Conservation Area
-  Settlement Boundary

39. The Steering Group commissioned their consultant to examine the 14 different sites around the perimeter of the village that were not eliminated by the above “exclusion criteria”. These sites were assessed against 5 groups of “inclusion criteria”, based on the learning from the ‘test’ exercise. The 5 groups of “inclusion criteria” were:
- i. Practical Implementation - such as sloping land, flood risk and access issues;
 - ii. Environmental Protection - including distance from environmentally sensitive areas, roads and railways;
 - iii. Distance to facilities - such as to schools, shops, surgery, open space etc.;
 - iv. Landscape and views - including how it would affect views and the form of the villages;
 - v. Village character and Heritage - including impacts on Conservation Area, archaeology and historic sites.
40. The effect of the Stage 4B assessment was then to produce 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. Sites 1, 4, 8, 11, 12, and 13 were set aside due to poorer scores.
41. The consultant was then commissioned to contact the owners of the 8 ‘Long List’ sites and ascertain further information, based on the Wiltshire Council SHLAA questionnaire format, including their interest in actually bringing them forward for development and their proposals for treating traffic access in any site design. This was part of the crucial ‘deliverability’ assessment that underpins the five-year land supply calculations within the Core Strategy and DPD process.
42. Following that exercise sites numbered 9 and 10 were discounted for implementation reasons. Site 14 was also eliminated since, although fully examined as a SHLAA site, it scored poorly being removed from the core of the village and would extend development significantly into open countryside. This left a total of five sites to go forward into a ‘Shortlist’ for detailed assessment.

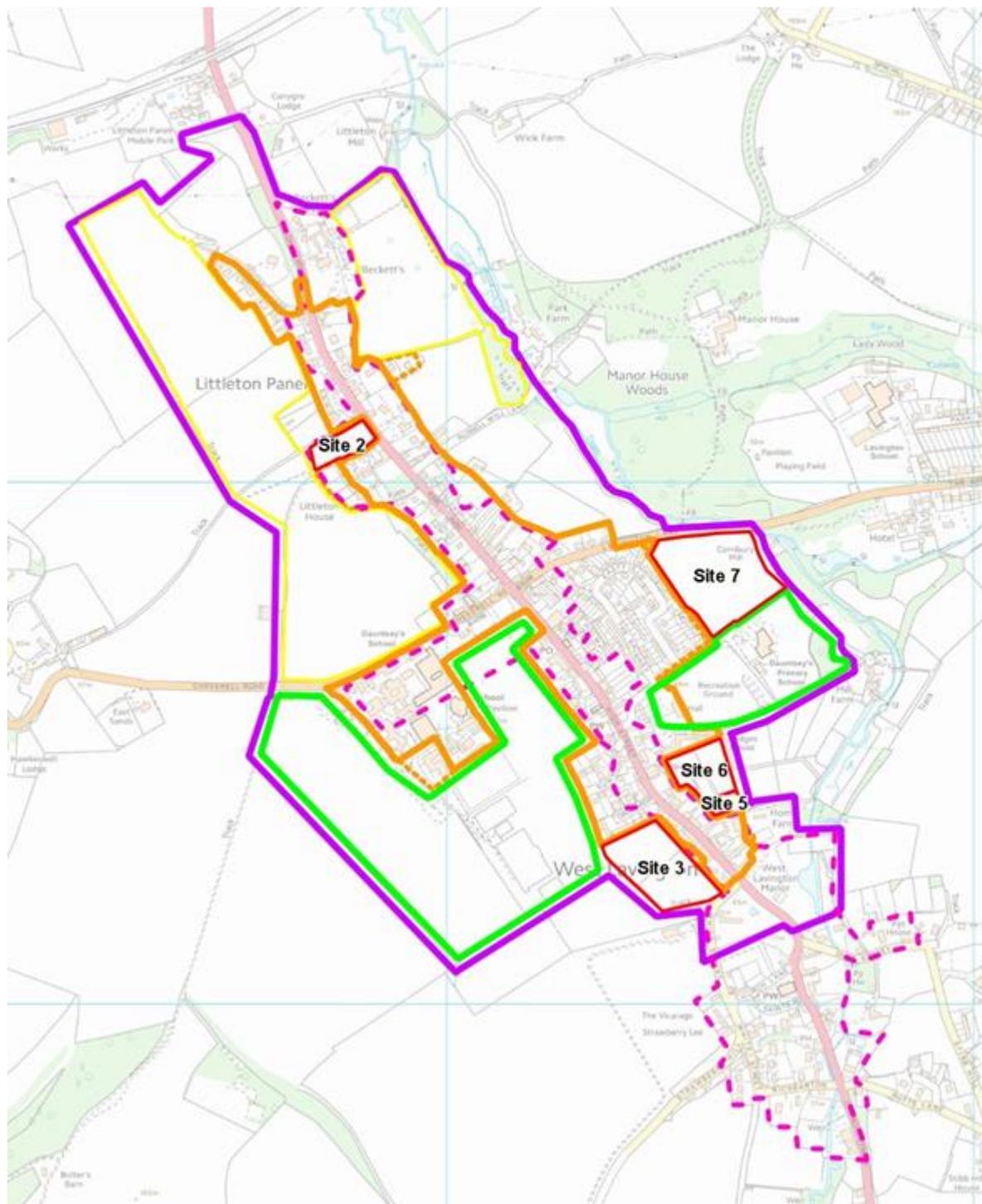
Sites Discounted at the 'Long List' Stage (Total of 9 Sites)



LEGEND:

- Sites set aside
- SHLAA sites
- Recreation amenity areas
- Large capacity areas
- Boundary of adjacent land
- Conservation Area
- Settlement Boundary

Map of Shortlisted Sites (Total of 5 Sites)



LEGEND:

-  Short list sites
-  Recreation amenity areas
-  Large capacity areas
-  Boundary of adjacent land
-  Conservation Area
-  Settlement Boundary

Stage 5 - Shortlist Sites

43. The Stage 4 analysis showed that sites 2, 3, 5/6 and 7, all scored well in the analysis. They appear to be potentially viable and deliverable with apparently interested owners. Site 5/6 (which is in single ownership) is taken as one site, as only together is there potential for access issues to be resolved.
44. All our access enquiries have tried to establish whether there could be practical and viable vehicle access to each of the sites but has not, as yet, addressed any off site issues that may affect connections to the principal road network. Indeed, all the sites have some access issues that will require specialist consideration by Highways Officers at Wiltshire Council should development be proposed.
45. The shortlist of sites, from which a range of delivery options for selection has been prepared, is therefore:

Site 2: Littleton Panell - High Street adjacent to 'The Farm'

A small site with ready access onto a service road



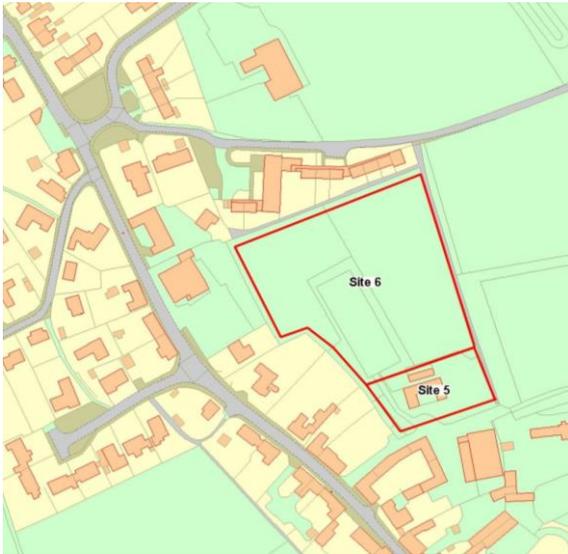
Site 3: West Lavington - Behind High Street/Orchard Place/White Street

A large site with ready access onto a minor road



Site 5/6: West Lavington - High Street, within Equestrian Centre

A medium sized site with access issues that need to be resolved



Site 7: West Lavington - Behind Lavington Lane/Sandfield/Newby Close

A large site that the owners indicate would require access from Lavington Lane



Distribution Options

46. 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.
47. During the initial public consultation, 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.

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48. The adopted Wiltshire Core Strategy sets out a plan for an appropriate mix of types, sizes and tenures, particularly to address affordable housing needs. In this area, it requires in Policy 43 that a minimum of 30% of affordable houses must be provided in all new schemes of 5 or more houses. New schemes of less than 5 houses would not therefore require any affordable houses to be built. However the NPPF now sets out a minimum site size of 11 units before affordable housing can be secured. This is a very important change in circumstances, this potentially makes the delivery of housing across a number of small sites unable to secure the delivery of much needed affordable housing. Whereas a single larger site in excess of the NPPF site size threshold would be more able to deliver affordable housing.
49. To that end, and to continue providing a range of possible solutions for further consultation at this stage, a number of possible combinations of the Short List sites have been developed:
- | | |
|----------|---------------|
| Option A | Sites 7 + 2 |
| Option B | Site 7 |
| Option C | Sites 3 + 5/6 |
| Option D | Sites 3 + 2 |
50. The choices presented all provide site capacity within the range of growth that would meet the Plan Purpose. This means that individual small sites (that would provide very little scope) or combinations of the largest sites (that would provide too much) have not been presented as options. There is one single larger site within the Short List sites that would meet the Plan Purpose, and is also a SHLAA site, that was also offered as a single choice for consideration during the consultation process.

The Site Development Options Put Forward for Consultation

Option A - Sites 7 + 2

Site 7: West Lavington - Behind Lavington Lane/Sandfield/Newby Close

Site 2: Littleton Panell - High Street adjacent to 'The Farm'

- Provides choice of sites close and fairly close to heart of each village, primary school and facilities with one site in West Lavington and one in Littleton Panell;
- 7 has long been unused scrub grass land crossed by a well used path;
- Large capacity but offers some scope for community benefits on 7 to adjacent school or village hall/recreation ground;
- 7 may be suited to providing family accommodation because of its scale and proximity to school and facilities;
- 7 has low impact on most wider views, Lavington Lane could be screened by planting;
- 7 has significant capacity with possible scope for direct community benefit on site through planting, carpark, and footpath enhancements;
- Development of site 7 would require a landscaped buffer zone adjacent to both the Parish boundary and Lavington Lane;
- 2 has long been unused scrub grass land adjacent to a recent farmyard residential development with previous use being intensive chicken houses (now demolished); and
- Combination of 2 and 7 would be likely to provide a good variety and choice of style and density of housing due to size and location of each site.

Option B - Site 7

Site 7: West Lavington - Behind Lavington Lane/Sandfield/Newby Close

- Provides a single large site close to heart of village, primary school and facilities;
- 7 has long been unused scrub grass land crossed by a well-used path;
- Large capacity but offers some scope for community benefits on 7 to adjacent school or village hall/recreation ground;
- 7 may be suited to providing family accommodation because of its scale and proximity to school and facilities;
- Low impact on most wider views, Lavington Lane could be screened by planting;
- Has significant capacity with possible scope for direct community benefit on site through planting, carpark, and footpath enhancements; and
- Development of this site would require a landscaped buffer zone adjacent to both the Parish boundary and Lavington Lane.

Option C - Sites 3 + 5/6

Site 3: West Lavington - Behind High Street/Orchard Place/White Street

Site 5/6: West Lavington - High Street, within Equestrian Centre

- Provides choice of sites fairly close to centre of West Lavington village but concentrated at its southern end;
- 3 has recently been grazing land for sheep, now unused grass land, overlooked by adjacent houses and footpath users;
- 3 has significant capacity with possible scope for direct community benefit on site other than planting and footpath enhancements;
- 3 is well screened from views from outside the site by hedgerows which would need to be retained;
- 5/6 would mean loss of local equine facilities and impact some views in centre of village; and
- Combination of 3 and 5/6 could probably provide more a choice of style and density of housing due to size and location of each site.

Option D - Sites 3 + 2

Site 3: West Lavington - Behind High Street/Orchard Place/White Street

Site 2: Littleton Panell - High Street adjacent to 'The Farm'

- Provides a choice of sites fairly close to the heart of the village with one at each end in West Lavington and Littleton Panell;
- 3 has recently been grazing land for sheep, now unused grass land, overlooked by adjacent houses and footpath users;
- 3 has significant capacity with possible scope for direct community benefit on site other than planting and footpath enhancements;
- 3 is well screened from views from outside the site by hedgerows which would need to be retained;
- 2 has long been used scrub grass land adjacent to a recent farmyard development with previous use being intensive chicken houses (now demolished); and
- Combination of 3 and 2 could probably provide a choice of style and density of housing due to size and location of each site.

Stage 6 - Undertake Public and Stakeholder Consultation on Shortlisted Sites

51. West Lavington Parish Council has been preparing a Neighbourhood Plan for the Parish and in November 2015 published a Draft Plan for Consultation. The Plan was summarised in an explanatory leaflet and was accompanied by a questionnaire containing seven key questions. The leaflets and questionnaires were distributed to households throughout the Parish and a period of some 8 weeks allowed for responses.
52. The consultation period closed on 16 January 2016 and all the responses were collated and analysed by a small team for the Steering Group. A report presented the results of the consultation and summarised the key messages that will need to be taken into account by the Steering Group in preparing the final version of the Neighbourhood Plan.
53. Copies of the full Draft Plan were deposited for public view in four public locations in the village (shops, pubs and surgery) together with the public libraries in both Market Lavington and Devizes. In addition the full Draft Plan was also available either for inspection or download on the Parish Council website.
54. Professional standard leaflets were produced (with the support and assistance of Dautsey's School) and distributed, along with two copies of the questionnaire, to each household - a total of around 1000 questionnaires. The questionnaires were numbered, purely as a safeguard against fraud, but no record of names or addresses was made. Questionnaires were also sent out to local organisations including shops, schools, other employers, societies, the surgery, surrounding landowners and prospective developers to ensure that they had an opportunity to put forward their views (although they would not qualify for a vote in the final referendum).
55. Posters (and the Parish Council website) advertised a meeting in the Village Hall on Saturday 28th November when over 120 people crowded in to hear a presentation of the Plan by members of the Steering Group. This was followed by short talks by the potential developers of 3 of the 4 short listed sites.
56. Throughout the later stages of the consultation period posters around the village urged people to "Have Your Say" by returning the questionnaires and in the final period following Christmas members of the Parish Council knocked on doors to encourage further responses.
57. These measures yielded a response of 287 replies from the public (the "Public response") 12 replies from organisations (the "Organisations response") and one joint reply signed by 18 people at Hedges House. If counted in total this response of 317 represents some 30% of the total of around 1,050 questionnaires that were distributed which is a very acceptable proportion from which to judge the overall views of the public.
58. In addition to the responses above there were nine separate letters submitted to the Parish Council expressing detailed views on proposals in the Plan. These have been responded to individually by the Parish Council and the particular issues raised in the letters have been noted and are brought out later in this report
59. The consultation asked four questions which are relevant to the site selection process for housing sites. Namely: Housing Growth Levels; Settlement Boundary; Housing Site

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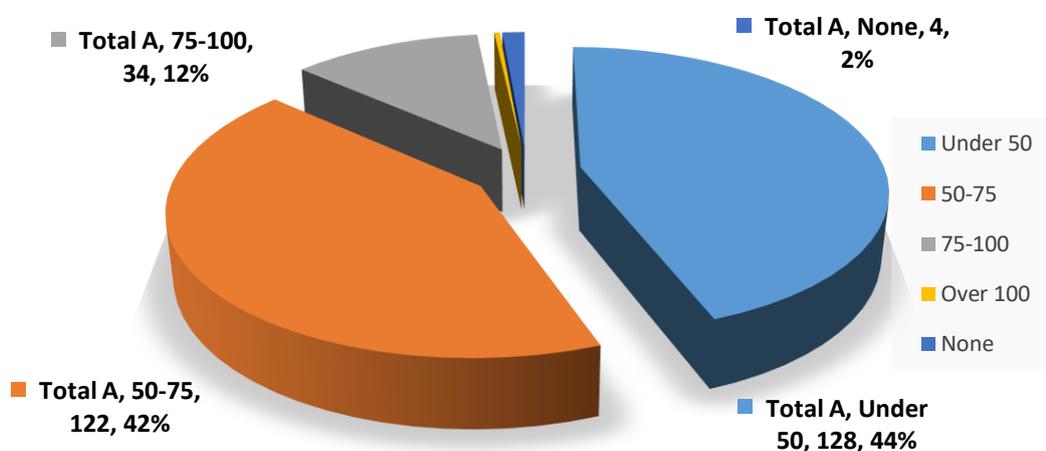
Development Options; and Any Other Possible Development Options. The views received are detailed below.

Q1 Housing Growth Levels

60. The level of housing growth proposed in the draft plan was a range of between 50 and 100 units with respondents asked to identify one of four categories comprising:

- less than 50;
- 50 to 75;
- 75 to 100; or
- over 100

61. The most important result to emerge from this question was that there was no clear consensus emerging on the preferred growth range for the Plan. The preferences for the first two categories were very evenly matched with 44% preferring under 50 and 42% preferring 50-75. A further 12% preferred 75-100 whilst hardly any returns opted for over 100 and very few specified 'none'.



62. Thus no individual category was supported by an overall majority of respondents. The largest response by a small margin was for less than 50 and the second largest, by 2%, was for between 50 and 75 houses. The proposal put forward in the Draft Plan was for a range of between 50 and 100.

63. Taking account of the 18 Hedges House responses changes this pattern slightly to give more support to the less than 50 category whilst, by contrast, accounting for the organisations responses generally increases the support given to the higher growth levels.

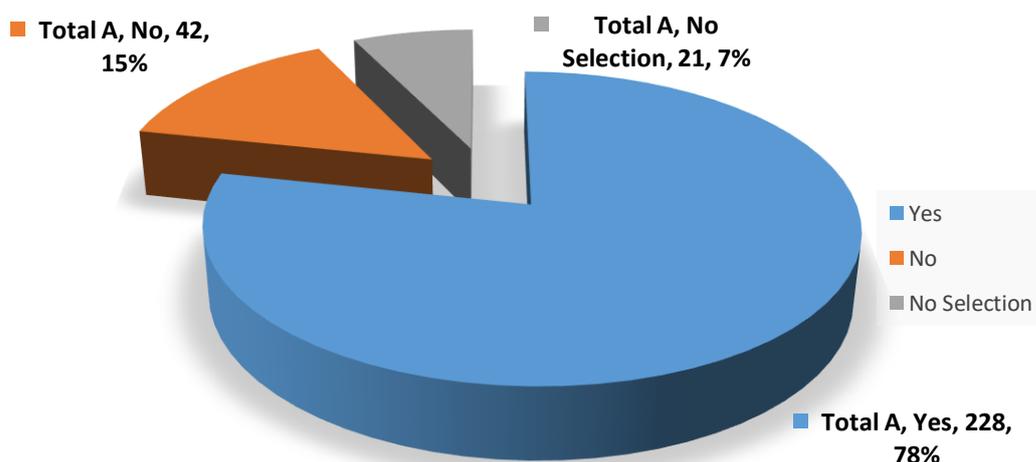
64. Thus overall there is a clear message that support for over 100 houses or for no growth is limited to only a few individuals but equally that any proposed growth range in the middle will need to be finely judged if it is to meet with widespread approval.

Q2 Settlement Boundary revisions

65. This question asked respondents if they supported the proposed Settlement Boundary incorporating only minor revisions but subject to the inclusion of any additional designated housing sites proposed in the Final Plan.

66. Overall this proposal was well supported by a substantial majority of respondents with 78% answering 'yes', 7% not answering and only 15% answering 'No'.

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67. Taking account of the Hedges House response showed that they opposed the proposal whilst all the organisations appeared to support it.

68. On balance it appears that the proposed minor revisions to the boundary are supported by a large majority of the community.

Q3 Development Options preferences

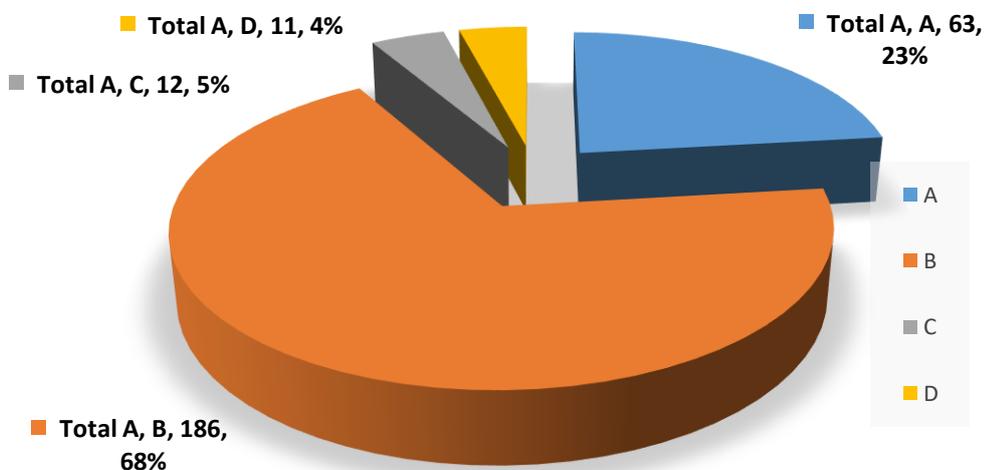
Our Consultation asked:

3: Please rank in order of preference the four options set out in Table 2 on the following page, each presented with a short resume of their 'pros and cons';

4: Are there any other development options that you feel should be considered?

69. This question asked respondents to rank in order of preference the four Development Options A,B,C and D illustrated in the leaflet.

70. Overall there were some clear preferences expressed in the responses which will be very helpful in taking the Plan forward. A clear majority of the responses, 68%, supported Option B (the single site 7) as their first preference with 23% supporting Option A (site 7 combined with site 2). Support for Options C (sites 3 & 5/6) and D (sites 3 & 2) as first choice was down to 5% and 4% respectively.



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71. This pattern was reflected further down the order of preference with Option A coming top as second preference followed by Option B with C and D lagging behind. For third preference Option D was the most selected and for fourth place Option C.
72. It should be noted here that a number of respondents did not respond to the question as put. Some respondents quoted the numbers of the short listed sites in their preferences, rather than the Development Options, which presented difficult challenges for the analyst who strove to interpret these where possible. Others clearly expressed their 1st and 2nd preferences but did not complete the choices 3 or 4 meaning that the totals expressed for these categories are not the same. However, it is clear that since Option B was omitted from choices only 6 times and Option A some 56 times, whilst Options C and D were omitted 103 and 105 times, there is no doubt that the choices reflected by the overall selection of first preferences appear to be very widely shared across the community.
73. Taking note of the preferences expressed by Hedges House response further increased the level of preference for Option B whilst the organisations also gave support primarily to Options B followed by A.
74. Overall this question showed a very substantial majority in favour of Option B, some limited support for Option A but very low levels of preference across the community for either Option C or D. Site 7 therefore attracted the most overall support through the consultation process.

Q4 Other Possible Development Options

75. This question provided respondents with the opportunity to put forward any other Development Options that they felt should be considered.
76. Overall very few other options were identified and no new option was put forward by a significant number of respondents. In all some 90% of respondents did not wish to identify another option. This provides some positive reassurance to the Steering Group that the Plan process has allowed them to put forward Options that most people felt were those worthy of consideration.
77. Whilst some 18 possible alternatives were identified very few of these were supported by more than two people. Most often suggested was the Stagepost site (with 9 respondents) but this is within the Settlement Boundary and its redevelopment is already supported in principle by the Parish Council. The next most often suggested was for "Piecemeal Infill" which was supported by 5 respondents. Again this would be permissible if within the Settlement Boundary but difficult to plan for if not. Other options did include other combinations of the short list sites, such as 7+3+2, 7+3 or 5/6 alone but these were only supported by two people.
78. There was very little difference in responses to this question from Hedges House or the Organisations.
79. A number of respondents used this question to make comments related to other aspects of the Plan. In order not to confuse the analysis of this question but neither to lose the comments put forward these have been instead logged under the responses to Q7.
80. Overall it appears clear that there is no widespread view in the community in favour of putting forward other options that have not been identified within the Draft Plan.

Outcome of Consultation

81. The results of the Consultation exercise have been extremely interesting and most valuable to the process of preparing the final Plan. As a result of the significant level and quality of feedback received it is possible to regard the results as a genuine reflection of the community's views which will give added force to the proposals in the Plan as they are developed.
82. The community response to the levels of housing growth showed no clear consensus other than rejecting no growth or over 100 houses. The proportion choosing less than 50 houses to that wanting 50 to 75 houses was very closely matched with only a 2% difference. There was also some limited support for 75 to 100 houses. On balance therefore the response tended to favour a slightly lower level than that put forward by the Draft Plan's recommendation of a range between 50 to 100 houses. It will be necessary to take all of this into account before putting forward a finely judged range of growth for the final Plan if it is to meet with widespread support.
83. By contrast there was a substantial majority in favour of the proposed minor changes to the Settlement Boundary.
84. With regard to the choice of development sites there were some definite preferences expressed. A clear majority of the responses, 68%, supported Option B (the single site 7) as their first preference with 23% supporting Option A (site 7 combined with site 2). Support for Options C (sites 3 & 5/6) and D (sites 3 & 2) as first choice was down to 5% and 4% respectively.
85. There is no widespread view in the community in favour of putting forward other options that have not been identified within the Draft Plan.

Stage 7 - Identify Preferred Site

86. The draft Neighbourhood Plan presented some evidence with regard to the number of new houses that may be appropriate to allocate on a new site in the Plan. This was then the subject of questions and public reaction in the consultation process with both Wiltshire Council and the wider public when considering the merits of the various options presented.
87. 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 following criteria have also helped to inform the Steering Group in reaching the decision to identify Site 7 as the preferred housing allocation.

Wiltshire Core Strategy

88. Guidance from Wiltshire Council as to the numbers implied by the Core Strategy was originally limited to indicating the overall numbers required in the Devizes Community area (a total that progressively reduced) plus suggesting that large scale development, for example around 200 houses, would not be appropriate to a Large Village. This left a great deal of scope and uncertainty. Since the allocation yet to be found for the Devizes area has now reduced to some 200 houses Wiltshire Council commented more precisely in their letter on the draft Plan and suggested that a figure as low as 27 houses could still be considered as in accordance with the Strategy. However, they also indicated that, in the light of community responses, that *"it would be reasonable to examine the options for*

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proposing either 'under 50' or '50-75 houses' to ascertain the most sustainable level of housing for the village “.

Historic Growth Rates

89. These figures were quoted in the draft Plan and show that in the decade 2001-2011 a total of 45 new dwellings were constructed and that households increased by 55 in the same period.

Need to support local schools and services

90. This is an important issue for local people. Wiltshire Council have informed us that Dauntseys Academy Primary School has spare places in a number of year groups and that the birth rate in the catchment area is declining. Their formula for estimating demand arising from new development suggests that some 50 new houses could generate demand for up to about 14 new primary school places which they believe could be accommodated. Demand for additional places at Lavington Secondary School may require contributions to fund a small expansion.
91. Local commercial services, shops and pubs, would undoubtedly benefit from an increase in local trade whilst the community would benefit from an increase in younger people into the village.

Need to provide suitable housing for growing families

92. A large number of houses in the village, including quite a large proportion of newly built housing on infill or small developments, are of a size and standard which attracts a price that is too high for most young families. A mixed development that provides a choice of small to medium family housing at competitive prices is only likely to be achieved on a medium sized site.

Need to permit an adequate number of houses to enable the viable development of the selected site and the delivery of affordable housing

93. The development of Site 7 in accordance with our proposed policy and Development Brief will require the developer to construct a graded access from Lavington Lane into the site, provide a drop-off parking area adjacent to the school, provide a footpath network across the site, provide landscaping belts along the northern and eastern perimeters and provide one third of the housing as “affordable”. This is in addition to any further CIL contributions that may be sought from the development.
94. Given the size of the site (which could probably accommodate up to some 70 houses) and the complexity of the proposal it is clear that it would be unrealistic to expect the developer to carry out the work unless a reasonable number of units can be allowed in order to fund the work.

The Outcome

95. Having given due consideration to all of the above it was felt that the broad level of ‘around 50’ should be adopted as that for the development allocation for Site 7. This level is in accordance with the Core Strategy and historic growth rates. It can be accommodated by local services and provide opportunities for younger families whilst also appearing to be potentially viable in terms of a development solution. It also appears to be the most widely acceptable compromise in terms of the public reaction to the Options proposals.

Validation

96. In order to validate the methodology used, regard has been had subsequently to the Wiltshire Site Selection Methodology as set out in the ‘Wiltshire Housing Site Allocations Plan Pre-submission draft plan Topic Paper 2 Site Selection Process Methodology June 2017’. The methodology the Neighbourhood Plan has adopted appears to be consistent with the Wiltshire methodology.
97. The site chosen (Site 7) would not have been excluded against the Wiltshire Housing Site Allocations Plan Exclusionary criteria. These are set out below for information:
- Is the SHLAA site fully or partly a commitment?
 - Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation?
 - Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
 - Is the site fully or partly within the settlement boundary Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value?
 - SAC
 - SPA
 - Ramsar sites
 - National Nature Reserve
 - Ancient woodland
 - SSSI
 - Is the site fully or partly within green belt?
 - Is the site fully or partly within flood risk areas, zones 2 or 3?
 - Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset?
 - World Heritage Site
 - Scheduled Ancient Monument
 - Historic Park and Garden
 - Registered Park and Garden
 - Registered Battlefield
98. In addition a reflection on how the site chosen (Site 7) sits in relation to heritage assets and environmental assets has been undertaken as set out in Appendix 7.

Appendix 1 - Site Assessment Sheets

Site Assessments Utilising Sustainability Appraisal Criteria
(from SA/SEA Scoping Report Appendix C as revised October 2014)
10 June 2015 (incorporating owner-corrected site boundary for site '14X extension')

Score Allocation Against SA Criteria	
Three Points	Two Points
One Point	Delete Site

Assessment criteria from SA Scoping	Site Assessment Criteria	SITE IDENTIFIER															
		1	2	3	4	5	6	7	8	9	10	11	12X	13X	14X	14X actual	
6 and 7	Is > 50% site at risk of flooding (from surface water flooding and according to EA flood zoning)?	0%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	0%
13	Is the site physically attached to the settlement?	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%
2.2	Is > 50% site affected by topographic constraints (e.g. steeply sloping land, poor ground conditions etc)?	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	<0.6%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	4.5.5%
3.8	Can the site be accessed practicably?																
3.9	Will the site affect wider area road safety?																
TOTALS		13	14	14	13	13	13	14	10	11	12	12	12	14	12	11	11
WEIGHTED TOTALS (Group 1 = 4.8)		65	70	70	65	65	65	70	50	55	60	60	60	70	60	55	55
ACTUAL WEIGHTED TOTALS (Group 1 = 4.8)		62.4	67.2	67.2	62.4	62.4	62.4	67.2	48.0	52.8	57.6	57.6	57.6	67.2	57.6	52.8	52.8

Assessment criteria from SA Scoping	Site Assessment Criteria	SITE IDENTIFIER															
		1	2	3	4	5	6	7	8	9	10	11	12X	13X	14X	14X actual	
1	Distance to Salisbury Plain SAC / SPA																
2	Distance to Great Cheverell Hill and Salisbury Plain SSSIs																
3	Distance to Local Nature Reserves / County Wildlife Sites / Wildlife Trust sites																
4	Distance to Biodiversity Action Plan priority habitat																
5	Distance to river / groundwater source protection zone / major aquifer																
2.1	Is site likely to be Previously Developed Land? (N.B. based on visual inspection)																
2.4	Distance to B3098 crossroads (walking)																
2.5	Distance from railway / main road (noise)																
2.6	Proximity to Salisbury Plain (light)																
2.7	Is site likely to be contaminated? (N.B. based on visual inspection)																
TOTALS		18	19	18	19	17	18	18	19	19	20	19	19	19	19	19	19
WEIGHTED TOTALS (Group 2 = 3)		54	57	54	57	51	54	54	57	57	60	57	57	57	57	57	57
ACTUAL WEIGHTED TOTALS (Group 2 = 3)		54	57	54	57	51	54	54	57	57	60	57	57	57	57	57	57

Assessment criteria from SA Scoping	SITE IDENTIFIER														
	1	2	3	4	5	6	7	8	9	10	11	12X	13X	14X	14X actual
3 DISTANCE TO FACILITIES CRITERIA															
Site Assessment Criteria															
8 Distance to public transport stop (bus)	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
9 Distance to village shop	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange
10 Distance to primary school	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red
3.2 Distance to GP surgery	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red
3.4 Distance to public house	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red
3.5 Distance to village hall	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red
3.6 Distance to public open space	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red
3.7 Distance to nearest cycle route / public right of way	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
TOTALS	13	16	20	20	20	23	23	19	21	16	12	19	12	12	12
WEIGHTED TOTALS (Group 3 = 3)	39	48	60	60	60	69	69	57	63	48	36	57	36	36	36
ACTUAL WEIGHTED TOTALS (Group 3 = 3.6)	46.8	57.6	72.0	72.0	72.0	82.8	82.8	68.4	75.6	57.6	43.2	68.4	43.2	43.2	43.2

Assessment criteria from SA Scoping	SITE IDENTIFIER														
	1	2	3	4	5	6	7	8	9	10	11	12X	13X	14X	14X actual
4 LANDSCAPE AND VIEWS CRITERIA															
Site Assessment Criteria															
12 Would removal of hedgerows or other landscape features be necessary?	Red	Green	Orange	Orange	Green										
14 Would development affect views to/from surrounding countryside?	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Green	Green	Green	Green
15 Would development fit into existing urban form?	Orange	Orange	Orange	Red	Green	Red									
16 Would development involve the loss of best and most versatile agricultural land (grades 1, 2 and 3a)?	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red
TOTALS	5	8	6	7	9	9	6	6	6	6	6	9	9	7	6
WEIGHTED TOTALS (Group 4 = 3 and 5)	Not possible to weight as there are two peaks in the inside weighting score														
ACTUAL WEIGHTED TOTALS (Group 4 = 3.8)	19.0	30.4	22.8	26.6	34.2	34.2	22.8	22.8	22.8	22.8	22.8	34.2	34.2	26.6	22.8

Assessment criteria from SA Scoping	SITE IDENTIFIER														
	1	2	3	4	5	6	7	8	9	10	11	12X	13X	14X	14X actual
5 VILLAGE CHARACTER AND HERITAGE CRITERIA															
Site Assessment Criteria															
28															
29															
29A															
29B															
31															
TOTALS	14	12	10	11	11	12	15	14	14	13	12	11	11	13	13
WEIGHTED TOTALS (Group 5 = 4)	56	48	40	44	44	48	60	56	56	52	48	44	44	52	52
ACTUAL WEIGHTED TOTALS (Group 5 = 3.9)	54.6	46.8	39.0	42.9	42.9	46.8	58.5	54.6	54.6	50.7	46.8	42.9	42.9	50.7	50.7

SITE IDENTIFIER	1	2	3	4	5	6	7	8	9	10	11	12X	13X	14X	14X actual
UN-WEIGHTED TOTALS	63	69	68	70	70	75	76	68	71	67	61	70	65	63	61
WEIGHTED TOTALS															
ACTUAL WEIGHTED TOTALS	236.8	209.0	256.0	290.9	282.5	280.2	285.3	250.8	262.8	248.7	227.4	260.1	244.5	235.1	226.5

Notes:

- 1 Original criteria 17-19 are not included due to on-going difficulty attributing a score to them or revising the criteria to achieve this.
- 2 Criterion 30 deleted due to change in policy thresholds for delivery of affordable housing in Wiltshire Core Strategy Core Policy 43, which rendered the scoring inappropriate.

Weighting of Group Scores (based on 16 October 2014 Steering Group Exercise)

- 1= not very important or desirable
- 2= fairly important or desirable
- 3= important or desirable
- 4= very important or desirable
- 5= essential

The mode weight for each Group was as follows (numbers in brackets are 'actual weight' - number of 'x' multiplied by each score they appear in, divided by total number of 'x' (9)):

- Group 1 – 5 (4.8)
- Group 2 – 3 (3)
- Group 3 – 3 (3.6)
- Group 4 – 3 and 5 (3.8)
- Group 5 – 4 (3.9)

Appendix 2 - Steering Group Report 'Decisions on Development Options'

West Lavington Neighbourhood Plan

Decisions on Development Options

Introduction

Following the extensive public consultation process on the four development options it is important to take full account of all the factors that affect a decision on the choice of a preferred option for taking forward in the final plan.

This report briefly recaps the options, notes some points raised in letters of concern affecting particular sites received in the consultation process, summarises some points made by WC officers and reiterates the preferences expressed in the public response.

In their response Wiltshire Council officers noted that the sites have *“come through a robust shortlisting process and two of them have also been regarded favourably within Wiltshire Council’s strategic allocations process showing that after assessment of many factors, on balance they are viewed as potential sites for sustainable development “.*

They also mention that whilst they do not have significant concerns on any sites from a highways perspective the means of gaining access to each of them raises various issues which might significantly limit the scale of development that might be accommodated.

Option A - Sites 7 and 2

This option proposed choice of sites, (a large site 7 and a small one 2) that are close and fairly close to the heart of each village, primary school and facilities with one site in West Lavington and one in Littleton Panell.

In response to public consultation, letters raised several issues on this option which included:

- possible risks of pollution to the Semington Brook from the development
- possible risks of surface water run off causing flooding
- concerns over traffic flow on Lavington Lane with associated congestion and safety issues
- concerns over the development of site 2 being inappropriate within the Conservation area.

Comments on these sites from Wiltshire Council officers indicated that they regard Site 7 as the most acceptable in terms of sustainability because of its position in the village in relation to facilities and footways. They initially expressed a preference for the development to be serviced from Eastfield (but have subsequently recognised some of the issues around this and have agreed in writing that it would be possible to provide access from Lavington Lane).

They have cautioned about any prominent effect on the landscape, especially regarding the setting of the Conservation Area and the need for continued visual separation between the two villages. They also regard site 7 as possibly ecologically sensitive and have highlighted the need for pollution prevention with regard to Semington Brook. Additional concerns on site 2 include the historic wall at the front, the perceived need in the Conservation Area statement to keep an open aspect and its potential impact on the Conservation Area.

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In terms of the public response Option A did well with 23% regarding it as their first preference and coming first place in the second preferences. Only about 4% of respondents placed it as their last choice. This suggests that a large number of people favoured this Option which offered more choice of sites and greater capacity than Option B.

Option B - Site 7

This option provides a single large site close to the heart of the village, primary school and facilities.

In response to public consultation letters raised several issues on this option which included:

- possible risks of pollution to the Semington Brook from the development
- possible risks of surface water run off causing flooding
- concerns over traffic flow on Lavington Lane with associated congestion and safety issues

Comments on this site from Wiltshire Council officers indicated that they regard Site 7 as the most acceptable in terms of sustainability because of its position in the village in relation to facilities and footways. They expressed a preference for the development to be serviced from Eastfield (but have subsequently recognised some of the issues around this and have agreed in writing that it would be possible to provide access from Lavington Lane). They have cautioned about any prominent effect on the landscape, especially regarding the setting of the Conservation Area and the need for continued visual separation between the two villages. They also regard site 7 as possibly ecologically sensitive and have highlighted the need for pollution prevention with regard to Semington Brook.

The public response placed Option B overwhelmingly top with 68% regarding it as their first preference and coming second in the second preferences. Since site 7 was a component of both these options this means that some 90% of respondents supported the development of this site in either of these options. Only 4% placed it last in their choices. This demonstrates a substantial vote in favour of Option B (Site 7) which appears to be widely viewed as being closest to important village facilities.

Option C - Sites 3 + 5/6

This option provides a choice of sites close to the historic centre of West Lavington village but concentrated at its southern end.

In response to public consultation letters raised several issues on this option which included:

- possible risks of surface water run off causing flooding particularly in view of the previous problems in this part of the village
- the value of the manege and equestrian centre for leisure and employment
- the perceived threat to views across the countryside from the centre of the village
- possible problems of access to the sites
- concerns about overlooking effects on adjacent properties

Comments on these sites from Wiltshire Council officers indicated that for site 3 there is limited visibility at the junction with the A360 and the need for this to be improved together with White Street being a narrow lane that may be inadequate to support a number of new dwellings. They also highlight the importance of the character of the Conservation Area in this location and the need to maintain its rural nature and setting which could be prejudiced by the access arrangements and development of the site.

Sites 5/6 are acknowledged to be centrally located and in a good position in the village but the restrictions on access are likely to make it difficult to achieve the required splays for visibility since the possible alternatives are quite limited. Although it adjoins the Conservation Area and could harm this setting the impact on heritage assets may not be a significant issue.

The public response gave option C only 5% support for first choice and also placed it last in second preference. It had by far the largest number placing it last on their choice of options. This result

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showed very little support for introducing new development into these areas and many who indicated that they were not at all supportive of this as a development option.

Option D - Sites 3 + 2

This option provides a choice of sites fairly close to the heart of the village with one at each end in West Lavington and Littleton Panell.

In response to public consultation letters raised several issues on this option which included:

- possible risks of surface water run off causing flooding particularly in view of the previous problems in this part of the village
- concerns over the development of site 2 being inappropriate within the Conservation area.
- concerns about overlooking effects on adjacent properties

Comments on these sites from Wiltshire Council officers indicated that for site 3 there is limited visibility at the junction with the A360 and the need for this to be improved together with White Street being a narrow lane that may be inadequate to support a number of new dwellings. They also highlight the importance of the character of the Conservation Area in this location and the need to maintain its rural nature and setting which could be prejudiced by the access arrangements and development of the site. Additional concerns on site 2 include the historic wall at the front, the perceived need in the Conservation Area statement to keep an open aspect and its potential impact on the Conservation Area.

The public response gave Option D only 4% support for first choice and placed 3rd for second preference. A significant number placed it last in their choices (though appreciably less than Option C). Similarly to C this showed very little support for this Option and an appreciable number who did not wish to vote for it as a development option.

Individual Sites

It became clear in studying the public response that the main body of opinion tended to respond primarily in relation to the merits that they perceived of the individual sites and that the relative pros and cons of having options that combined sites in different parts of the village did not seem to feature strongly.

It is therefore worth summarising the points in relation to the 4 individual sites prior to arriving at a conclusion.

Site 2 is a smaller site with limited capacity and was therefore rightly seen as an adjunct to the main site in both Options A and D. In A it received a good deal of support whereas in D it did not reflecting the apparent preferences for the main site with which it was combined in each. There were some concerns over access and this would need to be dealt with by agreement with the existing adjacent private road. There were also concerns that it was part of the Conservation Area and had an important visual role which would be prejudiced by development. Whilst it is believed that these issues could have been significantly mitigated by careful design it is clear that the site has not the capacity to offer adequate scope for the village as a whole and could not itself therefore provide an adequate solution.

Site 3 has significant capacity and offered the opportunity of a development towards the southern part of the village whilst still not being too far from facilities. It attracted concern from nearby residents who feared that development would overlook existing properties and that it would change the open rural character of that area. Wider comment also noted the effect that it might have on the character of the Conservation Area in the southern part of the village near to the church. There were also concerns over the impact of traffic on White Street, which is a very narrow lane with no good turnings on to the main road. In addition the access from White Street onto the A360 close to the site has very poor sight lines. Any substantial increase in development would lead to a substantial increase in use and this junction issue would need to be solved to proceed with development. This site featured in Options C and D and both drew very poor public

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response. The difficulties with solving the access and conservation issues combined with the very poor public response suggests that this site should not be supported.

Site 5/6 is a medium sized site in the centre of the village which is quite well placed for local facilities. It was combined with site 3 in Option C but received very little public support. Concerns were expressed by nearby residents, most notably from the Hedges House complex, that it would spoil the open views across country in the centre of the village. In addition it was noted that its development would mean the loss of the current equine range of uses. Again access presented some difficulties since the proximity of adjacent buildings on the current access means that it would be very difficult to secure adequate site and turning lines and other options for securing an acceptable access seem to be very limited. The difficulties of solving these problems and the poor level of public support suggests that this site should not be supported.

Site 7 was the largest site put forward and the only one that featured as a stand-alone option in Option B. It is the closest site to many of the key village facilities such as the primary school, village hall, playing fields and shop. As has already been noted it attracted a considerable majority (68%) of public support as a stand-alone site. Concerns were raised regarding possible pollution, surface water run-off, landscape impact and traffic flow issues. All of these points are felt to be important and discussions are taking place to see how they can best be resolved. The pollution, surface water and landscaping issues can, it is believed, be addressed as part of the design brief for the site which would require measures to overcome these concerns. The traffic issues require discussion with both the site owner and Wiltshire Council Highways to identify an access route via Lavington Lane which would then ensure that there would be no impact on the existing Sandfields estate roads. The potential land for access to Lavington Lane is within the owners control and initial soundings with Highways suggests that such a solution could prove possible. This site received the overwhelming support of residents and has much to commend it in terms of its position within the village. Since it is believed that the principle concerns may be overcome through good design work it is proposed that this site be taken forward as the preferred option.

Conclusions

This exercise has demonstrated the considerable care that has been taken to identify, shortlist and consult on the Development Options and the importance given to the wide-ranging views received from the public and Wiltshire Council officers. Whilst all of the sites had some merit it has become clear that some posed greater challenges in overcoming possible obstacles than others. More importantly it is evident that there is a clearly demonstrated common view as to the most suitable area to take forward.

It is therefore proposed that the Steering Group agree that Option B Site 7 be adopted as the preferred choice for the Neighbourhood Plan and that the remaining three option sites identified are no longer considered as potential development sites within this Plan.

The West Lavington Parish Council is recommended to endorse this view.

CLT 29 June 2016

Appendix 3 - Summary of Landowner Responses

West Lavington Neighbourhood Plan
Report on Confidential Landowner Questionnaires

West Lavington Parish Council

Summary of Landowner Responses to draft West Lavington Neighbourhood Plan: Potential Housing Allocation Site Confidential Landowner Questionnaires

Impact Planning Services Ltd Ref: WLP/001/JF

Date: March 2015

Impact Planning Services Ltd
Unit 1 The Courtyard
Copse Farm
Lancaster Place
South Marston Park
Swindon
Wiltshire SN3 4UQ

CONTENTS		page no.
1	Background	4
2	Who was consulted	4
3	Responses	4
4	Further Action	8
5	Recommendations	8
Appendix A	Table Summarising Confidential Landowner Questionnaire Responses	
Appendix B	Full Confidential Landowner Questionnaire Responses	

1 Background

- 1.1 The purpose of this report is to summarise the feedback from landowners and agents who were confidentially consulted on the potential for inclusion of their / their clients' land as a housing allocation site in the draft West Lavington Neighbourhood Plan.
- 1.2 The confidential consultation exercise began on the 24th February 2015 and closed on 10th March 2015. Questionnaires were sent out to landowners or their agents (with contact details for each land parcel having previously been supplied by the Neighbourhood Plan Steering Group). With each covering letter a questionnaire was enclosed and a plan identifying the relevant parcel or parcels of land.

2 Who Was Consulted?

- 2.1 Impact Planning was asked to undertake confidential landowner consultations for seven parcels of land that had, together with a number of other sites, previously been subjected to site assessments using the Neighbourhood Plan SA/SEA Scoping Report sustainability appraisal criteria.
- 2.2 Of the 14 sites initially assessed against the key sustainability appraisal criteria, the following sites were consulted upon as part of this current exercise:
 - Site 2 – land north west of Littleton House
 - Site 3 – land off White Street
 - Site 5 – land at West Lavington Equestrian Centre
 - Site 6 – land at West Lavington Equestrian Centre
 - Site 7 – Eastfields
 - Site 9 – Land north of Lavington Lane
 - Site 10 – Land south of Russell Mill Lane

3 Responses

- 3.1 Out of the seven sites, responses were received in respect of five sites, sites 2, 3, 5, 6 & 7. At the time of writing no response has been received in relation to sites 9 & 10. The Steering Group may wish to consider whether further contact should be made with the owners or agents representing sites 9 & 10.
- 3.2 The next part of this report considers the responses, topic by topic. A summary table outlining the comments in relation to each question is included at Appendix A and the full responses are included at Appendix B.

Single/multiple ownership

- 3.3 Four of the five sites were identified as being in single ownership; the remaining site (site 3) was identified as being in multiple ownership.

Current and previous use

- 3.4 The current use of the five parcels of land where detailed responses were received was variously vacant (former agricultural) land (site 2); grazing land (site 3); equestrian land and buildings (site 5); equestrian land (site 6); and fallow land (site 7).

Site size

- 3.5 The sites range in area from 0.91 hectares (site 5) to 3 hectares (site 7).

Does the landowner control adjacent land?

- 3.6 In three cases the landowner or agent confirmed that adjacent land was also controlled. In the context of sites 5 & 6 the landowner controls both sites and other land. The landowner of site 2 controls a large tract of land on the western edge of Littleton Panell and West Lavington adjoining site 2. A plan of the land adjacent to site 2 is included with the response at Appendix B. However at the time of writing no plan of the other land adjacent to sites 5 & 6 has been provided although Impact Planning has written to the landowner to request this.

Physical constraints

- 3.7 In the case of 4 out of the 5 sites with responses, it was indicated that there were either no physical constraints or none to the knowledge of the respondent. In relation to site 3, the agent for the landowners identified three issues:
- There were some access issues although the highway consultant who has been advising the landowners on this matter had indicated that a pragmatic access solution exists;
 - The site lies adjacent to a Conservation Area;
 - The land is washed over on the latest version of the Core Strategy proposals map as a Special Landscape Area but the agent has confirmed with Wiltshire Council that this designation has been shown on the proposals map in error and does not actually apply to the site.

Access to the primary road network

- 3.8 Sites 2, 3 & 7 are claimed to benefit from direct access to the primary road network. The owner of sites 5 & 6 has confirmed that there is direct access to the primary road network via a private driveway.

Contamination / covenants / ransom issues

- 3.9 As far as the owners or agents of the 5 sites with responses are able to confirm, there are either no contamination / covenants / ransom issues or there are none to their knowledge.

Issues that may make the site unavailable

- 3.10 The respondents indicated that there were no issues that would make the sites unavailable other than in respect of sites 5 & 6 where the owner referred to the need to secure a suitable access to the site.

Assessment of economic viability

- 3.11 Sites 2, 5 & 6 have not been subject to any assessment of viability. In respect of site 3 the agent indicated that the landowners have been in discussions with a number of house builders who have confirmed the site is viable. In relation to site 7 the owners have indicated that, as developers, they are certain of the site's viability.

Other issues

- 3.12 The owners / agents of sites 2, 3, 5 & 6 have indicated that there are no other issues that the Steering Group should be aware of that have not already been identified.
- 3.13 The owners of site 7 have indicated that they recognise the need for a tree belt / barrier between the houses and Market Lavington. It is assumed this is intended to refer to the proposed houses and Market Lavington.

Has any work been undertaken to address the constraints?

- 3.14 The majority of respondents indicated that no work had been undertaken to address the constraints.
- 3.15 In respect of site 3 the agent for the owners confirmed that preliminary highways and access advice had been received and that the advice confirmed that access is not "an embargo upon development proceeding".

Permission to access site and contact details supplied

- 3.16 In each case (for the five sites where responses were received) the owners or agents have confirmed that they give permission for an agent of the Parish Council to access the land parcels to ascertain their suitability. No respondents confirmed that there are any access issues (in terms of safe access for visitors to the site). In each case the agent or owner has provided a telephone number.

Willingness to see site developed for residential purposes / capacity

- 3.17 Each landowner or agent has indicated they are willing to see their respective sites developed for residential purposes. The respondents confirmed the following potential capacities:
- Site 2 – 10-15 dwellings
 - Site 3 – up to 40 dwellings
 - Site 5 – 4-6 dwellings
 - Site 6 – 16-24 dwellings
 - Site 7 – up to 80 dwellings

Willingness to see site considered within possible alternatives for residential development in the public consultation on the Neighbourhood Plan

- 3.18 In each case the landowner or agent confirmed they / their clients are willing to see the sites considered in the draft Neighbourhood Plan consultation.

Other uses that might be suitable on this site

- 3.19 All of the landowners or agents either declined to comment on this question or indicated that the site was only suitable for residential purposes.

Potential to provide community infrastructure on the site

- 3.20 Only the owners of site 2 have confirmed that there is no potential to provide community infrastructure on the site.
- 3.21 The agents for site 3 have confirmed that the site is large enough to deliver any community infrastructure required as part of the scheme. The owner of sites 5 & 6 has confirmed that they are willing to consider / discuss providing community infrastructure on site.
- 3.22 Finally the owners of site 7 have confirmed there is potential to provide community infrastructure on site.

When is the respondent prepared to see the site released for development?

- 3.23 The owners or agents of sites 2, 3 & 7 have indicated that they are prepared to see their respective sites released for development in years 0-5. The owner of sites 5 & 6 has indicated they are willing to see the site released in years 0-5 and 6-10 (site 5) and years 0-5, 6-10 and beyond 10 years (site 6).

Delivery period

- 3.24 The majority of respondents have indicated that their sites have the potential to deliver houses from 2016/2017 onwards. Sites 5 & 6 may be capable of delivery of a small number of units in the 2015/2016 according to the owner.
- 3.25 Beyond that the representatives of both of the larger sites (3 & 7) have indicated that development could extend to 2017/2018.
- 3.26 The owners of site 7 have suggested that whilst indicatively they estimate 40 dwellings a year could be provided in each of the years 2016/17 and 2017/18, they acknowledge that delivery could be slower.
- 3.27 In commenting on the trajectory of housing delivery, the owner of site 5 has indicated again that the delivery of housing would be subject only to securing a satisfactory means of access. The owners of site 7 have indicated that they are happy to discuss phasing with the Steering Group.

4 Further Action

- 4.1 The respondents have generally not highlighted any issues that are of major concern in the delivery of the five sites where responses were received, although access is a recurring issue with sites 3, 5 and 6.
- 4.2 The agents for the owners of site 3 have indicated that highways and access may give rise to some issues although they are confident that these can be resolved.
- 4.3 The owner of site 5 & 6 has also flagged up the potential effect of the uncertainty over access into the two sites on the deliverability of those two sites.
- 4.4 Finally the owners of site 7 have indicated the need for a tree belt / landscape barrier between the development site and Market Lavington, although this is not considered to be a 'show-stopper' issue.
- 4.5 In the context of the above it seems likely that further investigative work will be required to be undertaken by the landowners to demonstrate a viable access into sites 3, 5 & 6 in particular.
- 4.6 In addition there will be opportunities in due course for discussions with the landowners or agents about the possibility of provision of community infrastructure that may be required to support the development of these sites, and consideration of inclusion of any such requirements in the draft Neighbourhood Plan policies. Any community infrastructure will need to meet the Community Infrastructure Levy Regulations (CIL) regulation 122 tests.
- 4.7 Finally, as the owners of site 7 have indicated, they are willing to discuss the phasing of the delivery of dwellings on their site.
- 4.8 More generally, it would be sensible to hold further discussions with Wiltshire Council in relation to the phasing of housing delivery in the Neighbourhood Plan area generally, as well as considering the overall quantum that the Steering Group should be looking to allocate in the draft Neighbourhood Plan.

5 Recommendations

- 5.1 In response to a request for further guidance on privacy issues and whether it is appropriate to discuss the potential of each site in public, since each owner or agent has indicated they are willing to see their / their clients' sites considered in the draft Local Plan, that would seem to address the issue. However it is important that the selection process behind any sites that have been shortlisted is made public so that the Neighbourhood Plan examiner, statutory consultees, Wiltshire Council and the general public can have transparency on this issue.
- 5.2 This report and other background documents to the site selection process will therefore need to be made publicly available in due course.

- 5.3 Clearly there are issues remaining to be resolved for some sites and in particular they include access to more than one of the shortlisted sites. It is recommended that landowners and agents for those sites be asked to provide further information demonstrating that the sites can (or cannot) be accessed properly.
- 5.4 It is recommended that discussions over community infrastructure and phasing of delivery take place at the appropriate opportunity.
- 5.5 Any decisions about allocating sites or putting forward options for allocations as part of a public consultation exercise should be based upon the overall performance of the sites against the sustainability appraisal criteria, in light of the responses to the confidential questionnaires, and having regard to the overall quantum of dwellings required to be allocated in the emerging Neighbourhood Plan. Decisions about which sites to allocate or not must be recorded and made publicly available.
- 5.6 It is therefore recommended that a total quantum of dwellings to be allocated is agreed with Wiltshire Council and that the Steering Group then decide, based on that figure and having regard to the above, which site / sites or options to put forward in the draft Neighbourhood Plan for public consultation.

Responses to West Lavington Neighbourhood Plan Potential Housing Allocation Site Confidential Landowner Questionnaire
13 March 2017

Site No	Site Name	Owner	Single / multiple ownership	Current use	Previous use	Site Area	Controls adjacent land?	Physical constraints?	Shared access from primary road network?	Contaminated?	Comments?	Reasons for?	Availability?	Economic viability assessed?	Other issues?	Work undertaken to address constraints?	Permission to access site?	Contact Details for access?	Willing to access site developed for residential purposes?	At what capacity (dwellings)?	
2	Land north-west of Littleton House	East of A.S. Pevock	Single	Vacant	Agriculture	0.03 ha	Yes - land to the west	No	Yes	No	No	No	No	No	No	No	Yes	01380 802480	Yes	10 to 15	
3	Land off White Street	Huggert's (Huggert's & Huggert's) (Huggert's)	Multiple	Grazing	Grazing	2.0 ha	No	Some roads have to be kept open for a number of years. Some of the roads are private and some are public. Some of the roads are shared with other landowners.	Yes	No	No	No	No	Yes - in discussions with a number of other landowners with a view to exchanging upon development proceeding.	None	Provisionary highways and access under review & not an exchange upon development proceeding.	Yes	01380 200029	Yes	Up to 40	
5	Land at West Lavington Equitation Centre	Patrick Holloway	Single	Equitation land and building	-	0.10 ha	Yes - Site 6 and other land	None to their knowledge	Yes (for private driveway)	None to their knowledge	None to their knowledge	None to their knowledge	None other than securing a subsale access	No	No	No	Yes	01380 813212	Yes	4 to 6	
6	Land at West Lavington Equitation Centre	Patrick Holloway	Single	Equitation land	-	0.01 ha	Yes - Site 5 and other land	None to their knowledge	Yes (for private driveway)	None to their knowledge	None to their knowledge	None to their knowledge	None other than securing a subsale access	No	No	No	Yes	1381 813212	Yes	10 to 24	
7	Earthfields	M Gager (Gager Don)	Single	Fallow	-	3.0 ha	No	None known	Yes	Not as far as know	No	No	No	At developer, the owners are certain of its viability	A tree belt / barrier to the house and the house and Market Lavington	-	Yes	01380 72482	Yes	Up to 80	
9																					
10																					

Site No	Site Name	Willing to see it developed to depth (other than residential)?	Other use?	Potential to provide community infrastructure on-site?	When prepared to see site developed?	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	Comments
2	Land north-west of Littleton House	Yes	N/A	No	0-5 years		10 to 15														
3	Land off White Street	Yes	N/A	Yes (site to be used to deliver any community infrastructure required as part of a scheme)	0-5 years		20	20													
5	Land at West Lavington Equitation Centre	Yes	Residential only	Willing to consider	0-5 years and 6-10 years	4 to 6															Subject only to securing a satisfactory means of access
6	Land at West Lavington Equitation Centre	Yes	Residential only	Willing to discuss	0-5 years, 6-10 years & > 10 years	5 to 10	10 to 24														
7	Earthfields	Yes	N/A	Yes	0-5 years		40 (could be slower)														Willing to discuss planning
9																					
10																					

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Appendix 4 - Access Feasibility for Sites

Impact Planning Services Limited

West Lavington Neighbourhood Plan

Informal Commentary on Access Issues for Each of the 7 Shortlisted Sites

Site Number	Commentary on Access Issues
2	This site was assessed as having direct access to the existing highway at the time the site assessment table was undertaken on 27 th November 2014. Whilst there is a slight level difference between the road and the site which is elevated slightly above the road level, that need not be a bar to the site being developed. The land owners agents have confirmed that they consider there to be direct access from the primary road network.
3	When this site was assessed in the 27 th November 2014 assessment table it scored 3 points indicating that it had direct access to the existing highway. The agents for the owners have indicated that there are some access issues but the advice from their highway consultant confirms that access is 'not an embargo upon development proceeding'. It would appear that this is the case, since whilst there is a relatively short road frontage, it may be possible to achieve an access into the site from that road frontage subject to visibility splays, traffic calming and technical junction design being satisfactory to the highway authority.
5	The findings of the site assessment exercise of 27 th November 2014 indicated that a short new access route would be required for this site. However it was noted in the Impact Planning e-mail of the same date that it has not been possible to assess in detail sites 5 & 6 because of their location off the public highway and off public rights of way. It did however seem clear on the ground that the sites could be accessed from certainly one, possibly two, access points, the main one being the private access drive on the east side of the High Street, and a potential secondary (emergency?) access off the south side of Mill Lane via a private access track. There may however be ransom issues in relation to the second of these two accesses. The landowner has quite rightly flagged access as a potential issue and it is agreed that it requires further investigation, in particular looking at visibility at the junction of the main access off the private drive as it enters the High Street, which will be an issue, and the width of the access drive and its ability to accommodate the level of traffic that may be generated by a development of one or both of sites 5 & 6.
6	The findings of the site assessment exercise of 27 th November 2014 indicated that a short new access route would be required for this site. However it was noted in the Impact Planning e-mail of the same date that it has not been possible to assess in detail sites 5 & 6 because of their location off the public highway and off public rights of way. It did however seem clear on the ground that the sites could be accessed from certainly one, possibly two, access points, the main one being the private access drive on the east side of the High Street, and a potential secondary (emergency?) access off the south side of Mill Lane via a private access track. There may however be ransom issues in relation to the second of these two accesses. The landowner has quite rightly flagged access as a potential issue and it is agreed that it requires further investigation, in particular looking at visibility at the junction of the main access off the private drive as it enters the High Street, which will be an issue, and the width of the access drive and its ability to accommodate the level of traffic that may be generated by a development of one or both of sites 5 & 6.

7	<p>When site 7 was assessed in the site assessment of 27th November 2014, it was clear that the site benefitted from what appeared to be a significant road frontage on the north side of Sandfield as well as some road frontage on Newby Close on the south western edge of the site, and so it scored the full three points for that criterion.</p> <p>Furthermore the site benefits from road frontage on Lavington Lane to the north although there are relatively significant level differences between the road and the site itself, which sits much higher than the road. The owners of the site have not identified site access as an issue and it seems likely that this will be the case.</p>
9	<p>When the site was assessed in the site assessment exercise of 27th November 2014 it was suggested that a short new access route would be required in order to service the site. Indeed, it would require a dedicated access across adjoining land (either site 8 or site 10), taking access from either Lavington Lane to the south or Russell Mill Lane to the north. It is unlikely that site 9 could be developed in isolation of one or other of the adjoining sites because of the need to gain access across the adjacent land to connect to the public highway. No response has been received from the owner or agent for this site.</p>
10	<p>When the 27th November 2014 site assessment exercise was undertaken for site 10 it was concluded that the site benefitted from access to the public highway. It immediately adjoins Russell Mill Lane on the south side of the Lane. Russell Mill Lane is a narrow road, with direct access to an existing field entrance into site 10 adjacent to the footpath in the north west corner of site 10. Beyond that point heading east on Russell Mill Lane the road narrows to a single track that is sunken in places. Therefore the only access point is likely to be through the existing field entrance, where visibility (particularly in an easterly direction) may be an issue. The capacity of Russell Mill Lane to accommodate what may be a significant increase in vehicular traffic is also an issue that is likely to require further investigation, given its relative narrowness and informality and the relatively poor visibility at the junction of Russell Mill Lane with the High Street. The owner of site 10 has not responded to the confidential site questionnaire.</p>

In light of the above it would seem that those sites that have been identified by the owners or agents as having access issues in their response to the confidential landowner questionnaire correspond with the sites where access has been flagged by Impact Planning as a potential issue in the site assessment exercise of 27th November 2014.

Where access has been flagged as an issue for a particular site, it is recommended that the owners or agents be asked to provide further evidence of the feasibility of overcoming the identified access issues.

J Flawn 13-03-15

Impact Planning Services Limited

West Lavington Neighbourhood Plan

Response to Access Feasibility Letters

Site Number	Commentary on Access Issues
2	In response to our 16 April 2015 letter the agent for the owner has confirmed (email 28 April 2015) that the intention is to access the site off the improved access to Littleton House.
3	<p>In response to our 25 March 2015 letter the Access Feasibility Note and covering letter of 29 April 2015 state:</p> <p>"The Note is underpinned by technical investigations and confirms that access to the site can be achieved via a priority T-junction off White Street. This junction can also be accommodated within the existing highway boundary.</p> <p>Visibility splays of 2.4 x 26m and 2.4 x 28m are achievable to the north and south of the access respectively. Having regard to Manual for Street guidance, these splays are commensurate for the speeds recorded in the vicinity of the site.</p> <p>The AFN concludes at paragraph 5.2.1 that:</p> <p><i>"The analysis and design work undertaken within this feasibility note indicates that a suitable means of access is available from White Street which would be appropriate to serve a development of up to 40 dwellings."</i></p>
5	<p>In response to our 25 March 2015 letter the owner has responded (22 April 2015 email) stating:</p> <p>"In the matter of sites 5 and 6 vehicular access is currently via the privately owned track which leads to a former estate yard and with the access also serving the Equestrian Centre as well as a number of nearby residential properties. Documented rights of way currently exist subject to each user making a contribution towards the upkeep and maintenance of the track - calculated by way of reference to usage.</p> <p>Also as the fields immediately to the east of sites 5 and 6 are in my ownership it would be possible to provide an access onto Mill Lane. I own part of Mill Lane subject to the rights of way in favour of others."</p>
6	<p>In response to our 25 March 2015 letter the owner has responded (22 April 2015 email) stating:</p> <p>"In the matter of sites 5 and 6 vehicular access is currently via the privately owned track which leads to a former estate yard and with the access also serving the Equestrian Centre as well as a number of nearby residential properties. Documented rights of way currently exist subject to each user making a contribution towards the upkeep and maintenance of the track - calculated by way of reference to usage.</p> <p>Also as the fields immediately to the east of sites 5 and 6 are in my ownership it</p>

West Lavington Neighbourhood Plan Site Selection Methodology August 2017

	would be possible to provide an access onto Mill Lane. I own part of Mill Lane subject to the rights of way in favour of others."
7	<p>In response to our 16 April 2015 letter the owner has responded (20 April 2015 letter) stating:</p> <p>"The secondary access [off Sandfield] is at first glance a good access but we feel it should be kept as an emergency access only due to:-</p> <ul style="list-style-type: none"> a) The risk of it being treated as a 'rat run' to avoid delays at the 'Dauntsey' crossroad b) Its proximity to D.A.P.S. Primary School <p>Please do not hesitate to contact us if you require more information or a professional appraisal."</p>
14X	<p>In response to our 16 April 2015 letter the owner called Impact Planning on 27 April 2015 to confirm the following:</p> <p>The intention would be to access site 14X via the main road field access opposite Conygre Lodge.</p> <p>No work has been undertaken yet to look at the feasibility of access options.</p> <p>In addition to the above there are other existing accesses into the land off Pagnell Lane (x3):</p> <ul style="list-style-type: none"> • One access serving the house • One by a large outbuilding • One at the top end of the road <p>These could also be utilised where appropriate.</p>

J Flawn 07-05-15

Appendix 5 - Steering Group Report 'Draft Policy and Development Brief for Site 7'

West Lavington Neighbourhood Plan

Policy No ... Proposed Development of Site 7, Lavington Lane/Sandfield.

Site 7, Lavington Lane/Sandfield, is allocated for residential development of between 40 and 60 housing units. Proposals must be in accord with the development principles summarised below and explained more fully in Annexe 1 Development Brief.

The design of the site shall have particular regard to the criteria set out in Wiltshire Core Strategy Core Policy 57 "Ensuring high Quality Design and Place Shaping".

This allocation will be brought forward through a master planning process agreed between the community, the Parish Council, the local Planning Authority and the developer and should meet the requirements set out in the Development Brief at Annexe 1.

The Settlement Boundary to West Lavington and Littleton Panell will be realigned to include the site as part of the built up area.

Principles of Development

1 Vehicle Access. Provide a new access from Lavington Lane and also create a drop-off/collection parking area to service the Primary School.

2 Pedestrian Movement. Provide footways across the site to link with local pavement and footpath routes.

3 Housing and Design. Provide a mixed development of small/medium family houses and smaller accommodation for downsizing of (around 50 - number to be agreed) in an open, well designed layout.

4 Parking. Provide adequate off street parking both to serve the new housing and to supplement provision at the Primary School.

5 Landscaping. Provide landscaping belts on the northern and eastern perimeter of the site.

6 Drainage. Provide drainage systems that are pollution free and minimize surface water run off to the surrounding area.

Annexe 1

Draft Development Brief - Site 7, Lavington Lane / Sandfield

(The final brief will be accompanied by, and referenced to, a map which shows the main points referred to - this has not yet been done)

Overview & Site Selection

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

The Neighbourhood Plan site selection process put forward four short listed options of which site 7, on its own, was one (Option B). This option was the overwhelming choice of the large majority of the public responding to the survey (68%) and was also the most popular second choice when combined with site 2 (as in Option A). As a result it was a preferred site of around 90% of the respondents. These were important considerations in deciding on the choice of preferred development site to be put forward in the Plan.

The considerations set out below provide the framework for the design of an attractive new housing area on site 7 that will complement the village and improve traffic circulation patterns in the area. There is an opportunity for a developer to design an imaginative addition to the village that is well landscaped and closely linked to all the major village facilities, including the Primary School, the playing fields, the Village Hall and the shops. The Parish Council would seek on-going consultation with the developer on issues such as design and materials. If the scheme can be presented in a planning application that respects these considerations then it is likely to receive substantial support from the local community.

Principles of Development

1 Vehicle Access. Provide a new access from Lavington Lane and also create a drop-off/collection parking area to service the Primary School.

The existing narrow Sandfields estate road is already the subject of considerable concern in the village since it is used to service not only the existing housing estate but also the Village Hall and the Primary School. Since there are large amounts of residential on street parking in the estate this causes significant congestion at morning and evening peak hours. This can prove dangerous in view of the large numbers of mothers with small children offloading or picking up and walking to or from school. It would therefore not be satisfactory to service the new site from this road since this would add considerably to the through flow of traffic at these hours. These matters have been widely discussed in the village for some years and concerns were raised at the public meeting on the Plan when the Options were presented.

A new access into site 7 from Lavington Lane is therefore proposed which would probably be broadly in the middle of the northern boundary of the site to take advantage of the best site lines in either direction down Lavington Lane. This would have a number of advantages both for the development of the site and for the wider pattern of traffic flow around the village:

- the site would have its own access and would not increase flows on the existing estate road
- The new access from Lavington Lane would link to the Primary School but should not allow any through access into the Sandfields estate road (except possibly via a barrier for use by servicing or emergency vehicles).
- the access road should incorporate a turning and parking area adjacent to the Primary school to provide drop off and collection parking that would supplement the existing arrangements at the Village Hall.
- this new arrangement would capture and provide for the substantial proportion of pupil traffic coming from/to a Market Lavington direction
- the effect of this would be to reduce school traffic turning left (and then returning) at the A360 junction (which gets very congested at peak times) and also reduce traffic going down the estate road to the current school drop off at the Village Hall car park
- the access from Lavington Lane and the development of Site 7 for housing should itself provide a further justification for reducing the speed limit on this stretch of road to have a maximum of 30mph between the villages.

It is felt that a change to the speed limit on this short stretch of road is an integral part of this proposal which should be progressed with Wiltshire Council Highways either in advance of, or concurrent with, the Neighbourhood Plan.

West Lavington Neighbourhood Plan Site Selection Methodology August 2017

At present vehicles using Lavington Lane tend to speed up on this stretch of road which is most dangerous since, although it has only a narrow pavement for much of the route, it is probably the most heavily used pedestrian route for unaccompanied schoolchildren in the area. It is used regularly by:

- large numbers of secondary age children going to Lavington School from Littleton Panell and from West Lavington both in the morning and returning in the afternoon.
- numbers of primary age children going to and from Market Lavington to Dauntseys Academy Primary School
- younger Dauntseys children going from the Dauntseys Manor to the main school or Warrington playing fields and by these same children during the day for games periods when a crossing lady is provided.

This is a matter of significant local concern that was highlighted recently when Market Lavington Parish Council wanted to ensure that the pavement could be widened to reduce the overgrowth - work that was promptly carried out by Dauntseys School. All three local schools (Dauntseys, Lavington and the Primary School) have made it clear to the Parish Council that they would support a significant reduction in the speed limit of this road to help improve child safety.

Taken together these measures should have the effect of materially improving the traffic circulation and pedestrian safety arrangements around this whole area of the village, especially at peak hours when congestion and conflicts are most apparent. This would be an appreciable benefit to the village.

2 Pedestrian Movement. Provide footways across the site to link with local pavement and footpath routes.

The site should be designed to support pedestrian flows internally on established desire lines and to link with both pavement and footpath routes. The pedestrian routes should be open and attractive to encourage pedestrian flows and feelings of security. It will be important to recognise the desire line that exists at present across the site to exit in the corner adjacent to Cornbury Mill cottage. This is used by children going to Lavington School and others walking to Market Lavington. It will be essential to ensure that proper provision is made for a well sited pedestrian crossing point over Lavington Lane that allows the pedestrian route from site 7 to cross directly to the pavement that leads up to Lavington School.

Pedestrian routes across the site should also link to the wider footpath network that runs down behind the Primary School and joins paths to other parts of West Lavington. These links would be beneficial in providing good recreational (especially dog walking) opportunities to residents on the new site and in the wider area.

3 Housing and Design. Provide a mixed development of between 40 and 60 small/medium family houses and smaller accommodation for downsizing in an open, well designed layout.

The proposals in the Neighbourhood Plan suggest that the range of housing to be permitted on this site should be between 40 and 60 units of varying sizes. The exact number will be at the discretion of the developer and will depend on the design, type, size and mix of units, the layout and other areas required for uses such as landscaping, roads and parking and amenity open space. It is believed that this site is of a sufficient size to allow for this degree of flexibility and produce an attractive scheme that incorporates the landscaping and access arrangements that are described.

The layout will need to recognise that there is a significant difference in levels between the site and Lavington Lane (from which access will be gained). It is essential, both for visual, practical and safety reasons that the gradient of the access road is not unduly steep and this will have an influence on the pattern of feeder roads within the estate and therefore the pattern of housing layout.

West Lavington Neighbourhood Plan Site Selection Methodology August 2017

The layout should provide a mixed development of primarily small to medium sized family houses which can offer competitively priced accommodation for families close to the village facilities. Smaller accommodation for downsizing by older people or young persons' first homes will also be appropriate. The layout should aim to incorporate an open flow which can visually link through to the playing fields and the school. Materials should be predominantly traditional with brick facings which can link to the school and adjacent housing. Sustainable, energy efficient and ecologically sound design principles and construction techniques should be adopted wherever possible. The layout will need to be strongly influenced by the landscaping and access requirements for the site.

4 Parking. Provide adequate off street parking both to serve the new housing and to supplement provision at the Primary School.

It is essential that the maximum level of off street parking provision for the individual new houses is provided in order to avoid the unsafe and unsightly jumble of cars parked on pavements that characterise too many new estates. This will be a key factor in the approved layout.

In addition the layout will be expected to provide access to the primary school that allows for turning space and short term parking for drop off and collection for those coming from a Market Lavington direction. This is likely to require a significant numbers of spaces and details of this will need to be agreed in discussion with the Parish Council and the school.

This parking area will need to be sited close to the school but should be designed to allow dual use for visitor parking for the housing area outside of school arrival and departure times. This should provide a further benefit of reducing the need for on street parking in the access roads.

5 Landscaping. Provide landscaping belts on the northern and eastern perimeter of the site.

Two strong landscaping belts will be required on the northern and eastern perimeter of the site in order to maintain the rural character of Lavington Lane and the separation between West Lavington and Market Lavington. This planting should help to reinforce the visual link between some existing planting on site and the trees adjacent to the Semington Brook and in the Manor Woods.

On the northern edge the layout should provide for dwellings to be sited away from the ridge line adjacent to Lavington Lane and with their back gardens facing in this direction so that space is provided for the landscaped belt to be planted along the ridge on this road frontage with only garden fences behind. This will ensure that houses and roof tops should be barely visible from Lavington Lane thus maintaining as strong an impression as possible of visual separation between the two villages and maintaining the rural feel of the road.

On the eastern edge there is some existing planting adjacent to the footpath /bridleway that runs alongside the site and this should be reinforced to enhance the separation between the site and the grounds of Cliffe Hall.

The southern boundary, which abuts the Primary School playing fields, includes significant tree and hedge lines which should be retained as much as possible.

The layout should allow for the southernmost corner of the site to be kept with an open aspect in order that the whole site can visually link up with the adjacent open areas around the Primary School and the playing fields.

6 Drainage. Provide drainage systems that are pollution free and minimize surface water run off to the surrounding area.

The site presents challenges from a drainage viewpoint which will require considerable care to overcome. The Semington Brook runs close to the site, especially at the northeast corner by Cornbury Mill. This is a very high quality stream that rises out of the chalk on the edge of Salisbury Plain at the southern end of West Lavington and flows north past Manor Woods. The stream has

West Lavington Neighbourhood Plan Site Selection Methodology August 2017

been used for trout breeding and on occasion floods across areas in the valley adjacent to A'Becketts. It is essential that development of the site does not result in any water pollution to the stream either from foul drainage overflows or unmanaged surface water run off.

It is understood (to be confirmed) that the principle foul sewer in the area runs south to north from West Lavington into Littleton Panell and that this has been known to become overloaded, causing some pollution, in the Russell Mill Lane area adjacent to the Manor Woods. It will be essential to work closely with Wessex Water to ensure that the foul drainage provisions for the site can fully provide for the additional capacity required and prevents any possibility of further pollution problems.

Surface water drainage arrangements for the site will also need to be carefully investigated. This is of particular concern because several parts of the village have been significantly affected by floods caused by surface water run off in the recent past. It is felt that there is potential for the elevated nature of the site, when compared to Lavington Lane, to result in a considerable amount of storm water run off after periods of heavy rain. This could result in flooding into Lavington Lane (which may block the road) and consequent unmanaged run off from there into Semington Brook.

To counter this it will be essential to design a surface water drainage network that can adequately manage the potential flows and has spare capacity to deal with exceptional rainfall events. In addition it will be necessary to adopt ground surfacing techniques that minimise areas of hard standing or other impermeable surfaces. If the maximum permeability of the site can be maintained this will greatly assist in reducing any surface water flows.

The Parish Council are recommended to adopt this policy and Development Brief for incorporation into the draft Plan

CLT 29 June 2016 V5

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Appendix 6 - Wiltshire SHLAA Extract for Chosen Site

Site 711-Land at Lavington Lane



Community Area	Devizes Community Area	Emerging HMA	East HMA
Site Address	Land at Lavington Lane		
Settlement	West Lavington		
Gross site area	3.24ha	Previous use	Agricultural
Suitable site area ¹	3.24 ha		
Reason for smaller suitable area	None		
Developable Site Area ²	2.43ha	Gross-to-Net factor	0.75
Proportion Viable ³	99%		
Potential Suitability Constraints	Within a Minerals Resource Zone Within a Special Landscape Area		
Suitability	Suitable subject to potential constraints		
Ownership	Single ownership		
Leasehold/Continuing Use			
Availability	Available		
Capacity ⁴	72	Deliverable within 5 years	Yes
Deliverable in 6-10 years	No	Deliverable in 11-15 years	No

¹ The suitable area discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

² The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

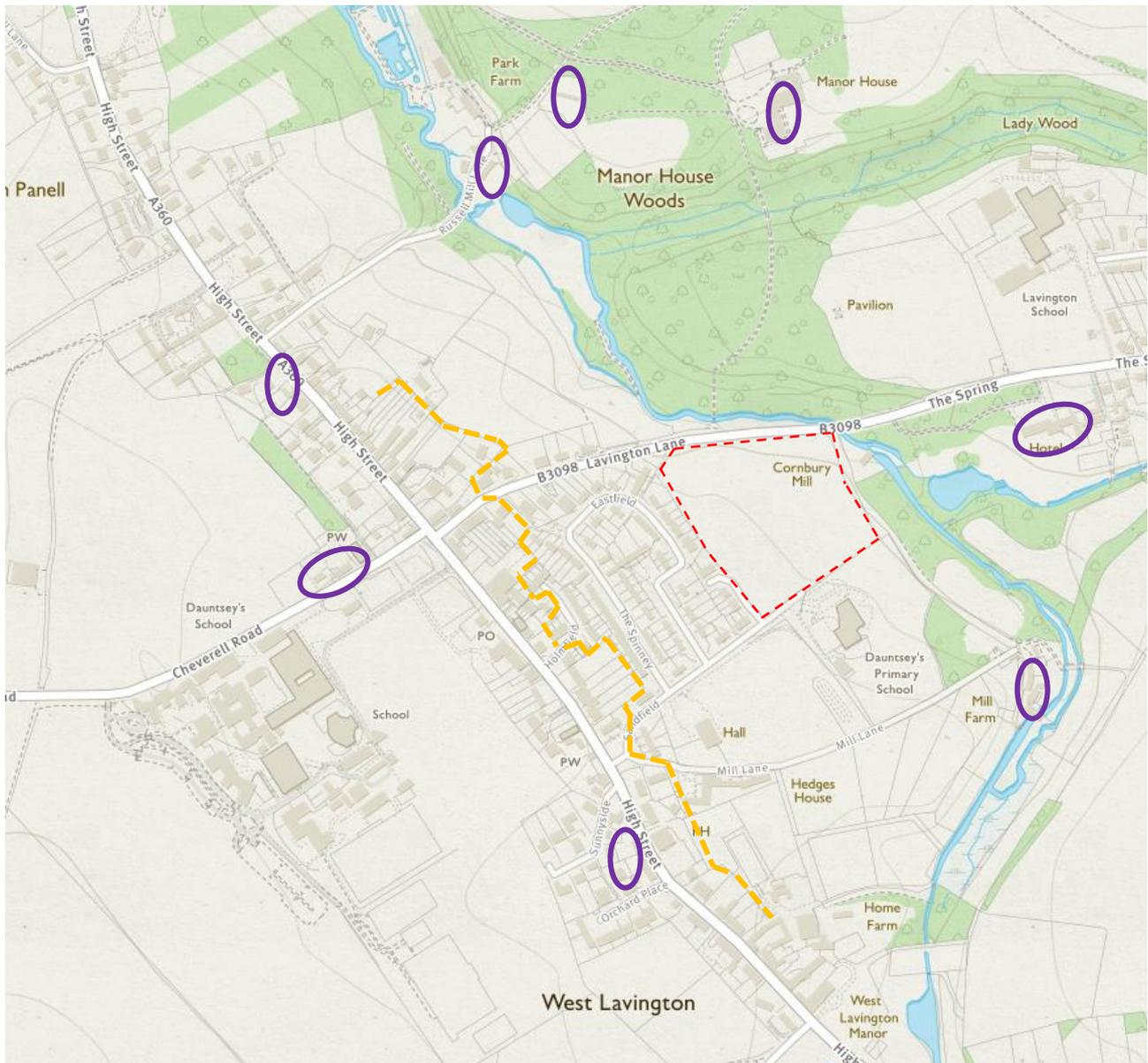
³ The proportion viable reflects an assumed proportion of all sites in this Community Area that are assumed to be viable based on a large sample of sites.

⁴ This identifies the potential capacity of the site if it is considered viable. No site specific viability assessment has been undertaken, but rather the cumulative viability has been assessed for each Community Area using the viability proportion.

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Appendix 7 - Site Chosen in relation to Heritage & Environmental Assets

Site Chosen in relation to Heritage Assets



 Site Chosen (Site 7)

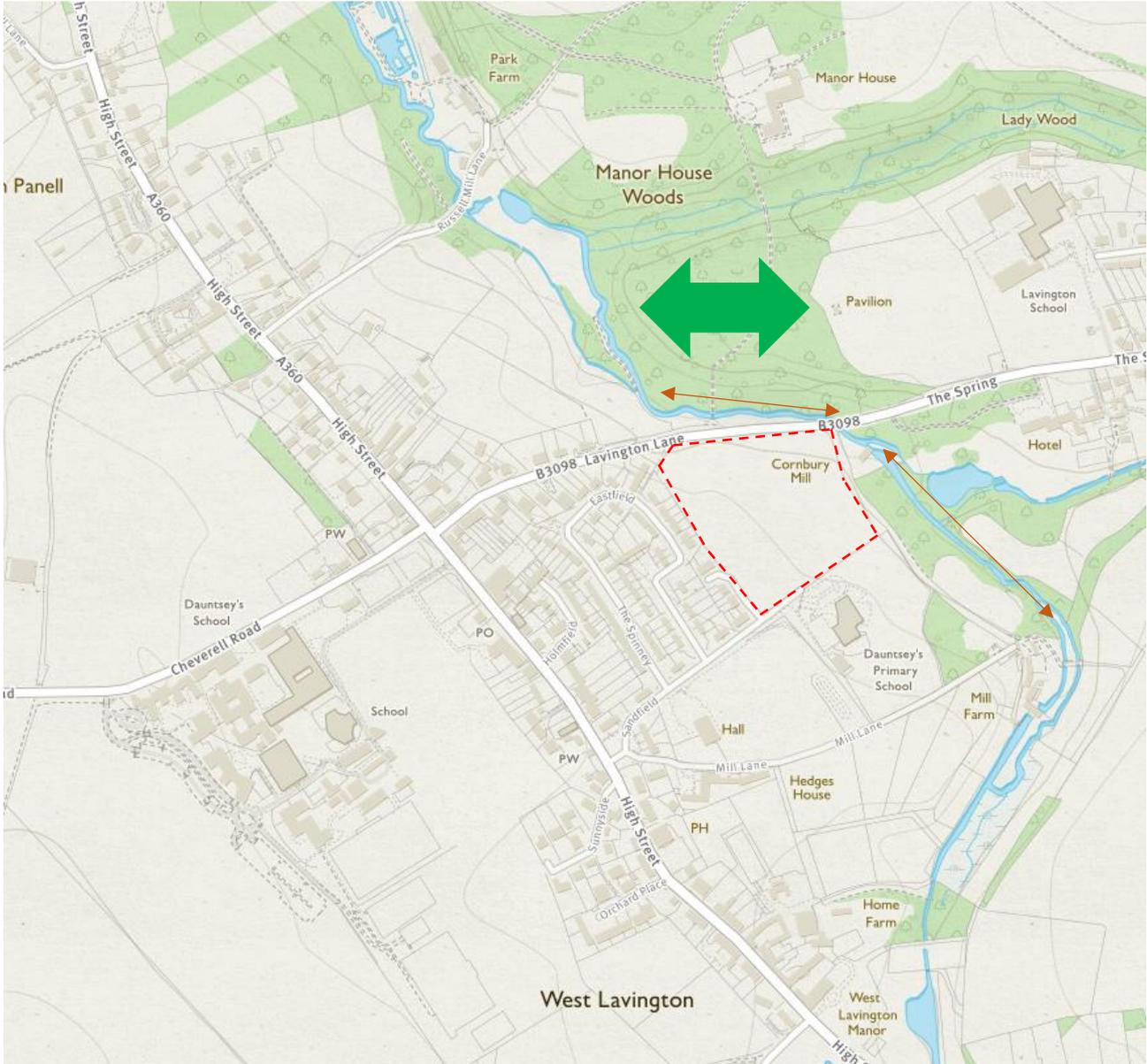
 Listed Buildings - Note only the closest to the site are annotated (All Grade II)

 Conservation Area - Note only the closest part of the boundary is shown

There is no World Heritage Site near to West Lavington

The closest area of Archaeological interest is at the southern end of West Lavington some 950m from the site and in the centre of Market Lavington some 820m to the east

Site Chosen in relation to Environmental Assets



--- Site Chosen (Site 7)

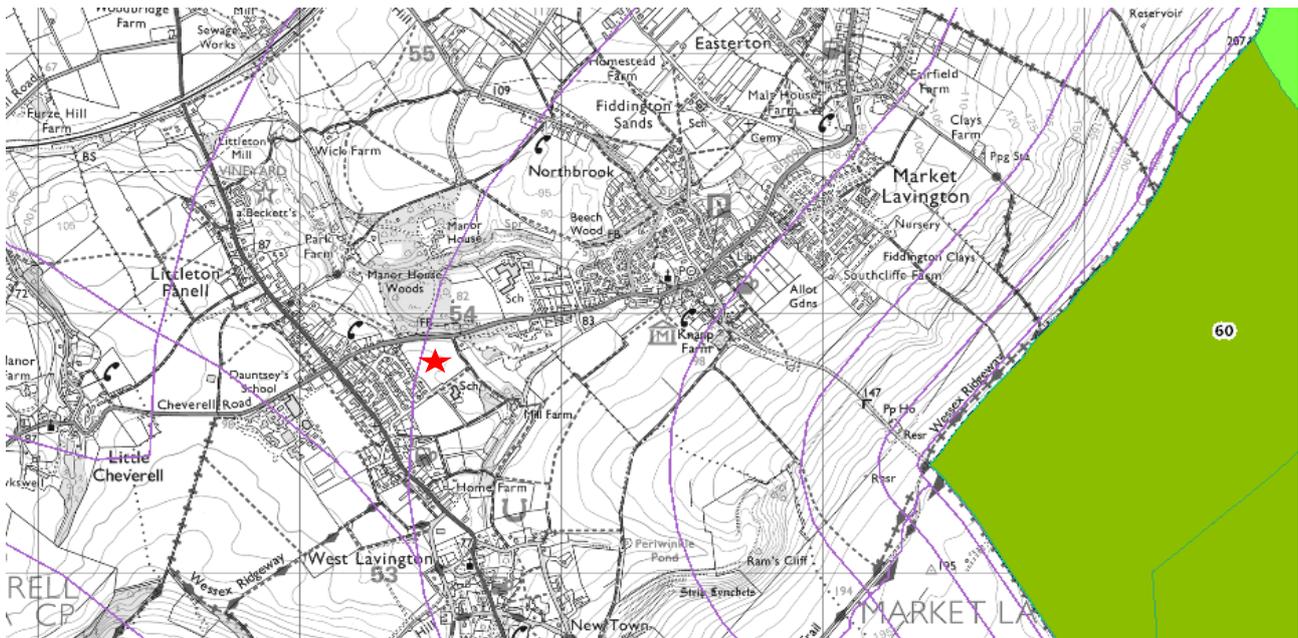
←→ River Corridor

↔ County Wildlife Site (see plan below for actual boundary)

There are no National or International designated environmental assets near to the chosen site

The site is approximately 1.8km north-west of the closest part of the Salisbury Plain SPA, the Salisbury Plain SAC and the Salisbury Plain SSSI (see plan below for details)

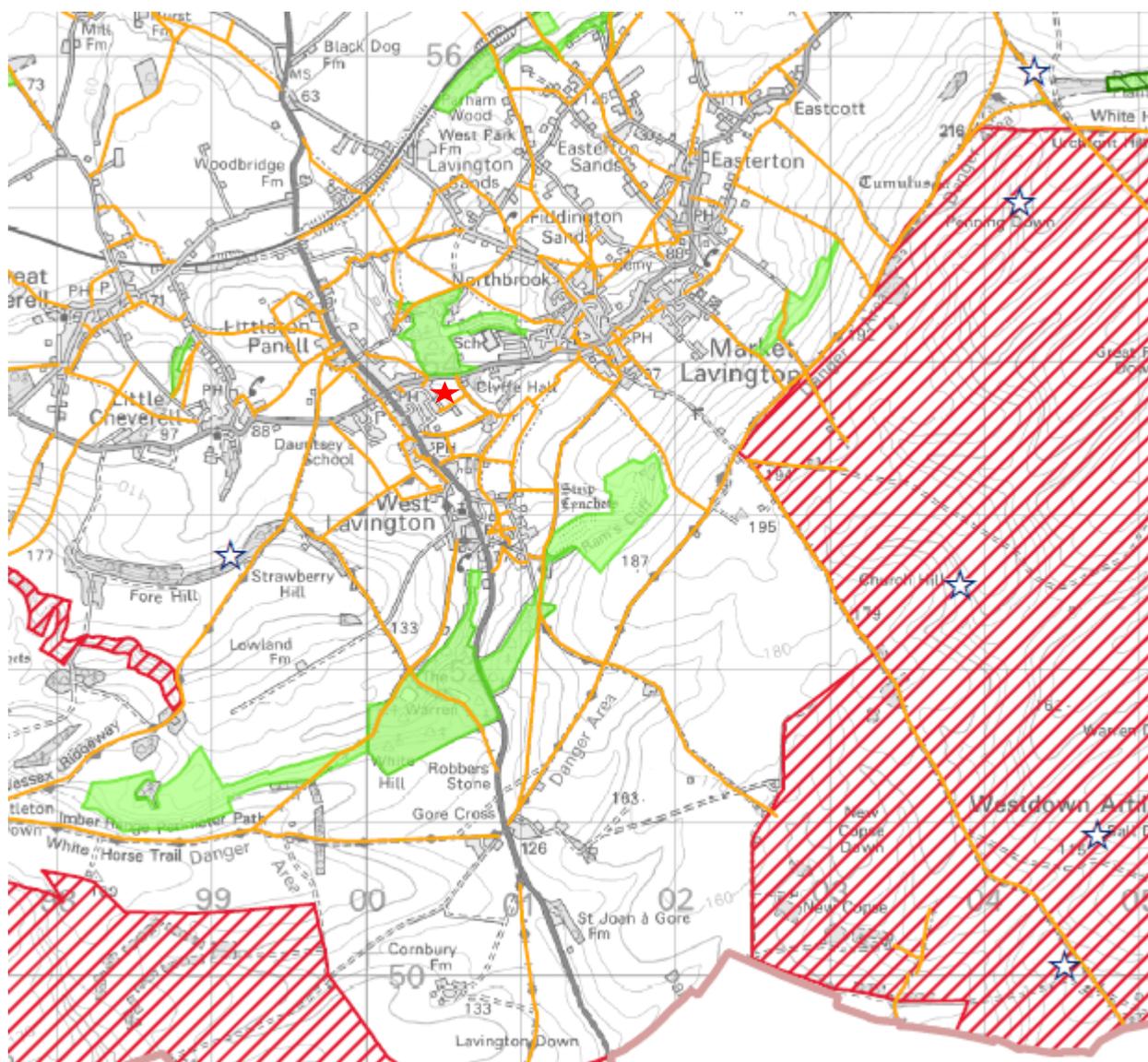
West Lavington Neighbourhood Plan Site Selection Methodology August 2017



Salisbury Plain SPA, the Salisbury Plain SAC and the Salisbury Plain SSSI

© Defra - Extract taken from Magic.gov.uk on 26 August 2017

★ Site Chosen (Site 7)

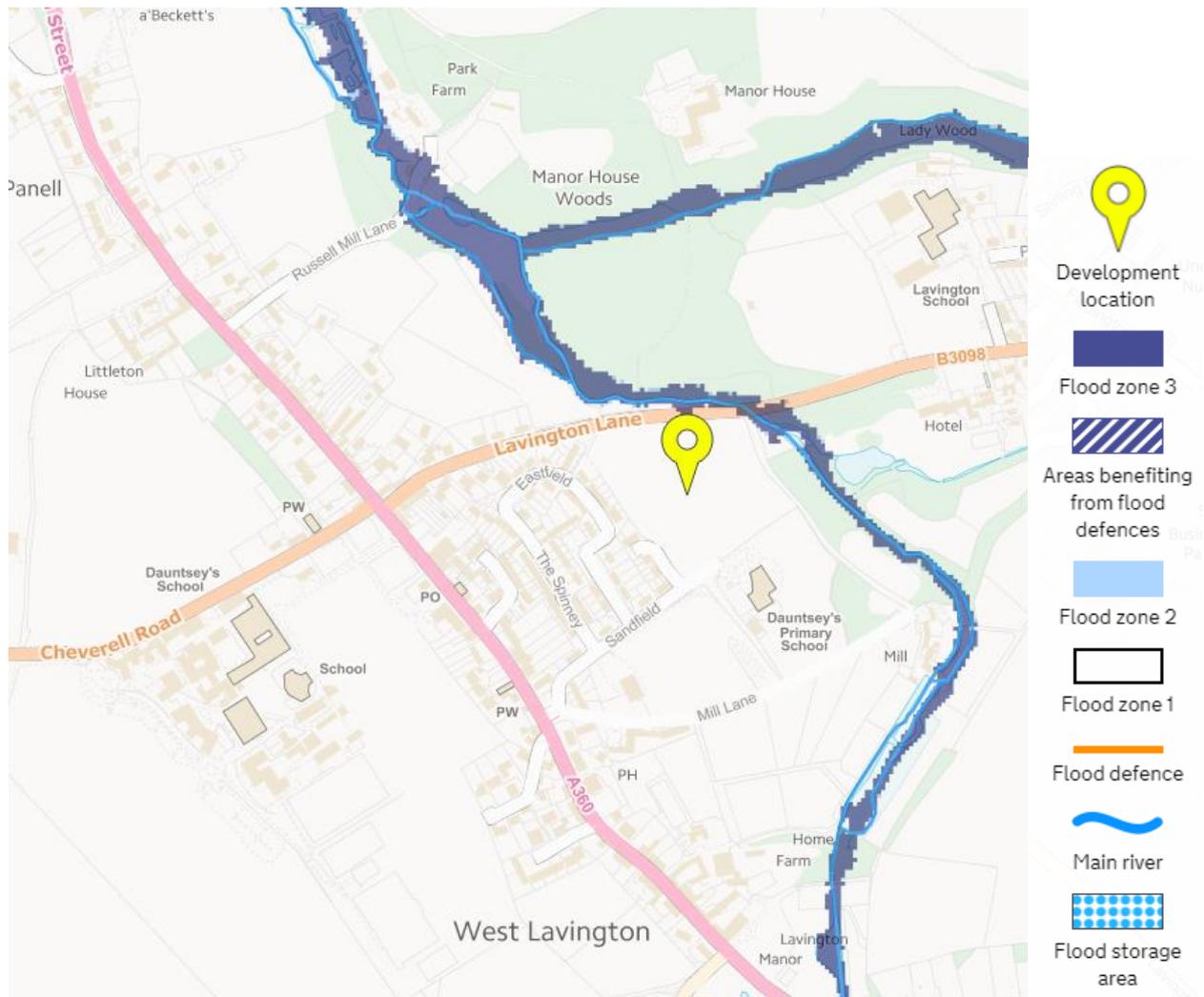


Extract of Environmental Designations in Devizes Community Area © Natural England

★ Site Chosen (Site 7)

- ★ Scheduled Ancient Monuments
- Public Rights of Way
- ▨ Access Land
- ▨ Sites of Special Scientific Interest
- County Wildlife Sites
- National Nature Reserves
- Local Nature Reserves

West Lavington Neighbourhood Plan Site Selection Methodology August 2017



Flood Risk Map for Planning © Environment Agency

West Lavington Neighbourhood Plan 2017-2026

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

Housing Allocation Site Selection Methodology

August 2017

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/planning/

West Lavington Parish Council

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