

West Lavington Neighbourhood Plan 2017-2026



**Submission
Plan
April 2018**

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

Submission Plan - April 2018

Submission of the Neighbourhood Plan in accordance with Regulation 15 of Neighbourhood Planning Regulations 2012

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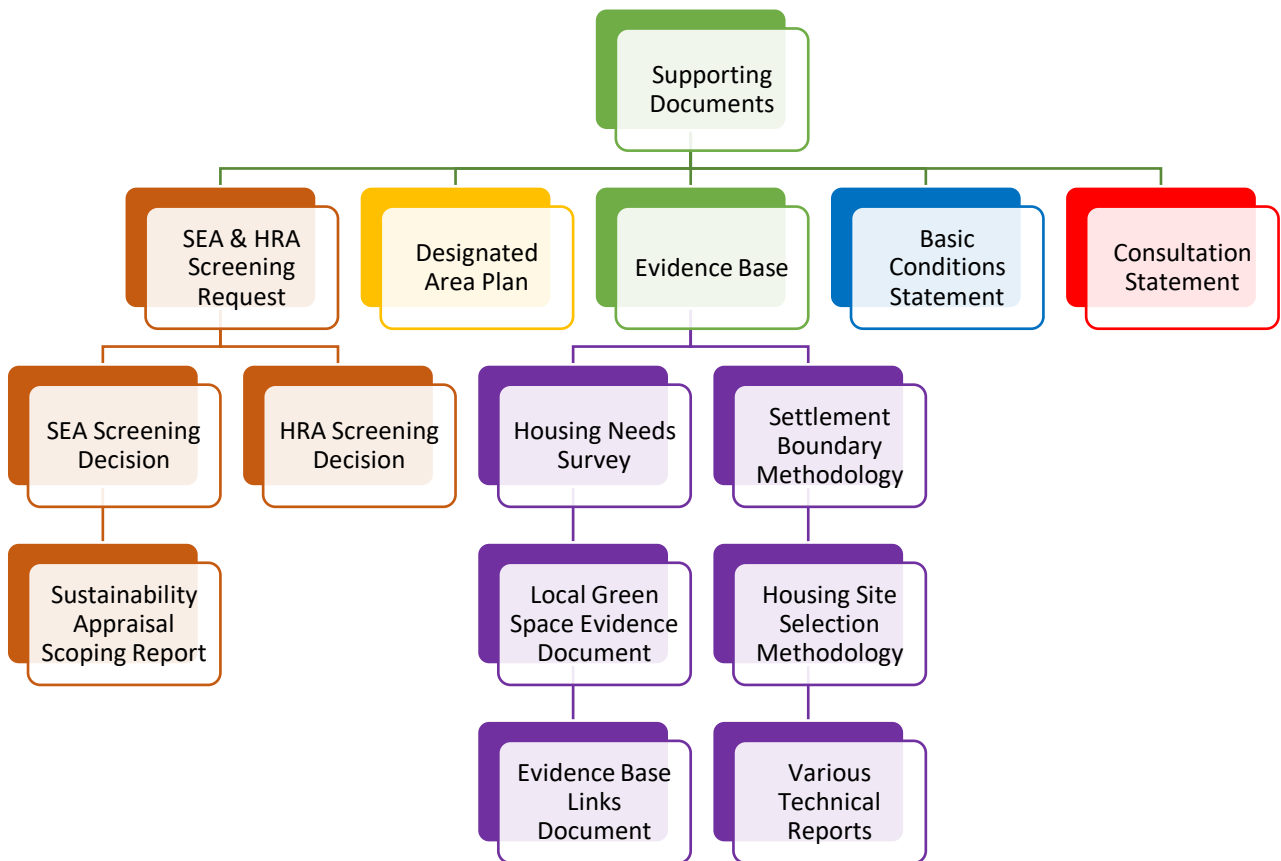
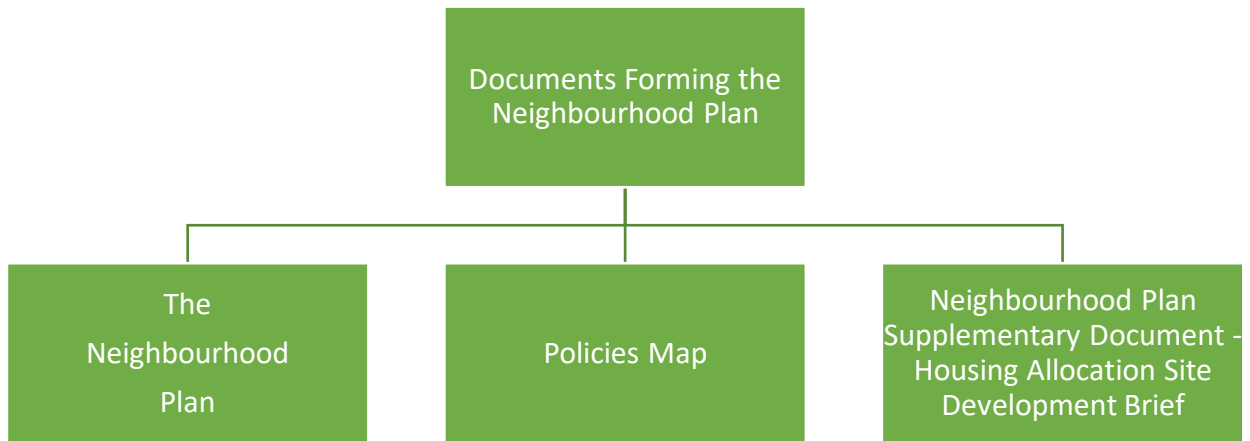
The Parish Council received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



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Foreword

On behalf of West Lavington Parish Council, welcome to this formal Draft of the Neighbourhood Plan for our Parish area. The Draft West Lavington Neighbourhood Plan sets out the vision, objectives and policies to ensure that West Lavington and Littleton Panell maintains their uniqueness over the period 2017 to 2026.

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

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

We have asked for your input and the Plan has evolved taking into account your comments and feedback.

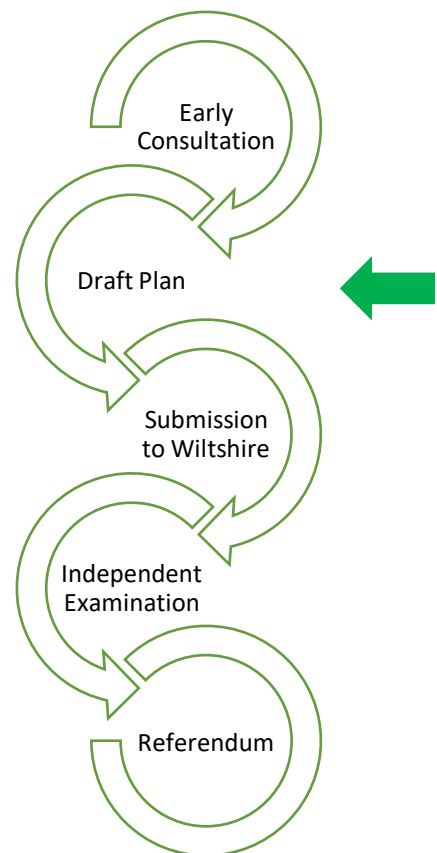
The Neighbourhood Plan sets down a series of planning policies which, once adopted by means of a local referendum, will ultimately form part of Wiltshire's wider statutory development plan when it has been adopted, a process legally known as being 'made'. The Neighbourhood Plan has to be in general conformity with the Wiltshire Core Strategy.

The Neighbourhood Plan must go to an Independent Examination and will finally be subjected to a local referendum requiring a majority "yes" vote of all those voting in the referendum for it to be accepted. In the event of a "yes" vote, Wiltshire Council will proceed to "make" the Neighbourhood Plan for the Parish of West Lavington.

It is intended that the policies will be reviewed periodically to monitor the cumulative effects of the policies and, if necessary, make changes to keep them up to date and relevant.

So, my personal thanks to all those who have driven the process so far and thank you for taking the time to consider *Our Place: Our Plan* - I commend it to you.

Councillor Sandra Gamble
Lead Neighbourhood Plan Steering Group Member and Chairman of West Lavington Parish Council



Acknowledgements

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

A steering group drawn from the Parish Council and local residents have spent many hours working through the plan and developing it in to the high-quality document you see here and we are very grateful for their time, commitment and valuable input.

We would especially like to thank the general public who have actively participated throughout the campaign. Without all their contributions, the Neighbourhood Plan would not exist and we would not have the opportunity to decide the village's future as we do now.

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



West Lavington Parish Council extend their particular thanks for their considerable efforts on the early stages of the Neighbourhood Plan to:

- Chris Thorne
- Peter Baxter

Additional thanks to:

- Mr Jeremy Flawn of Impact Planning Services Ltd for their work on the early stages of the plan process
- The past members of the steering group

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Section 1

The Neighbourhood Plan

(This Section Forms Part of the
Statutory Development Plan)



Introduction

1. The Localism Act 2011 introduced a new type of Community Led Plan. Communities now have the right to produce a Neighbourhood Plan, setting out policies on the development and use of land. Developing a Neighbourhood Plan is a way for communities to play a greater role in determining the future of their area.
2. The West Lavington Neighbourhood Plan will form part of the statutory development plan once made. This means that Wiltshire Council will determine planning applications within the Parish of West Lavington in accordance with the development plan which includes this Neighbourhood Plan unless material planning considerations indicate otherwise (see [section 38\(6\)](#)¹ of the Planning and Compulsory Purchase Act 2004).
3. This Neighbourhood Plan is a true Community Led Plan. It has been prepared by the Parish Council through a Steering Group made up of Parish Councillors and local residents. It has been informed by public consultation with the local community. The options for the Plan and the Plan itself have been shaped by the results of the previous public consultation to ensure that the Neighbourhood Plan accurately reflects the aspirations of the community.
4. A Neighbourhood Plan is a planning document and is about the use and development of land. Neighbourhood planning gives communities more control over the future of their area by giving local people the chance to have their say on what happens where they live. The proposals are founded on the principles of localism, which means more involvement by planning authorities, local people, businesses, house builders and developers rather than central government. The neighbourhood planning process has to be led by the town or parish council where one is established.
5. Neighbourhood planning provides an opportunity to change attitudes towards development through positive engagement by local communities. This should mean that through new processes such as neighbourhood planning, communities can benefit from new development.
6. A neighbourhood plan can establish general planning policies for the development and use of land in a particular area. Plans can include local priorities, planning policies, proposals for improving an area or providing new facilities or infrastructure and allocation of key sites for development.
7. Neighbourhood planning is a tool to promote sustainable growth and will not be able to prevent development in an area. Neighbourhood plans can only include proposals for an equal (or greater) amount of growth than is set out in the local authority's development plan. They must also accord with national planning policy.



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

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

8. Every Neighbourhood Plan needs to consider the need for a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for the Neighbourhood Plan. SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SA where it is undertaken for the Neighbourhood Plan seeks to maximise the Neighbourhood Plan's contribution to sustainable development. The early stages of the Neighbourhood Plan production were informed by an SA Scoping Report.
9. The Steering Group on behalf of the Parish Council considers that there will be no significant environmental effects arising from the West Lavington Neighbourhood Plan and has sought a SEA Screening Assessment for the Neighbourhood Plan from Wiltshire Council which has demonstrated that a SEA is not required.



National Planning Policy Framework (NPPF)

10. Throughout this Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF)². The NPPF sets out the government's planning policies for England and how these are expected to be applied. It was published on 27 March 2012 and is now also supplemented by Planning Practice Guidance.
11. The NPPF provides a framework to produce locally distinctive Neighbourhood Plans which reflect the needs and aspirations of the community. The NPPF is clear that the planning system remains plan led. As set out in paragraph 2 of the NPPF, Section 38(6) of the Planning and Compulsory Purchase Act 2004 remains unchanged and requires that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan is explained later in this Neighbourhood Plan.
12. At the heart of the NPPF is a presumption in favour of sustainable development. One of the most widely used definitions of sustainable development comes from the report of the World Commission on Environment and Development (the Brundtland Commission), 'Our Common Future' (1987), which defines it as "*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*". A more detailed definition is offered in the UK Sustainable Development Strategy, Securing the Future, which includes the following five guiding principles for sustainable development.
- Ensuring a Strong, Healthy and Just Society - Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion and creating equal opportunity for all.



² <https://www.gov.uk/guidance/national-planning-policy-framework>

- b. Using Sound Science Responsibly - Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.
 - c. Promoting Good Governance - Actively promoting effective participative systems of levels of society - engaging people's creativity and diversity.
 - d. Achieving a Sustainable Economy - Building a strong, stable and sustainable economy which provides prosperity and governance in all opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays) and efficient resource use is incentivised.
 - e. Living within Environmental Limits - Respecting the limits of the planet's environment, resources and biodiversity - to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.
13. The West Lavington Neighbourhood Plan contributes towards the achievement of sustainable development. More detail on the ways in which this Plan addresses sustainable development is included within the Basic Conditions Statement that accompanies the Plan.

Planning Practice Guidance

14. The Planning Practice Guidance³ sets out the government's advice on how to undertake neighbourhood planning within England. This is set out in detail within Section 41 of Planning Practice Guidance.

15. Planning Practice Guidance highlights that: *“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead.*



Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”

Structure of Neighbourhood Plan

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

³ <https://www.gov.uk/government/collections/planning-practice-guidance>



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

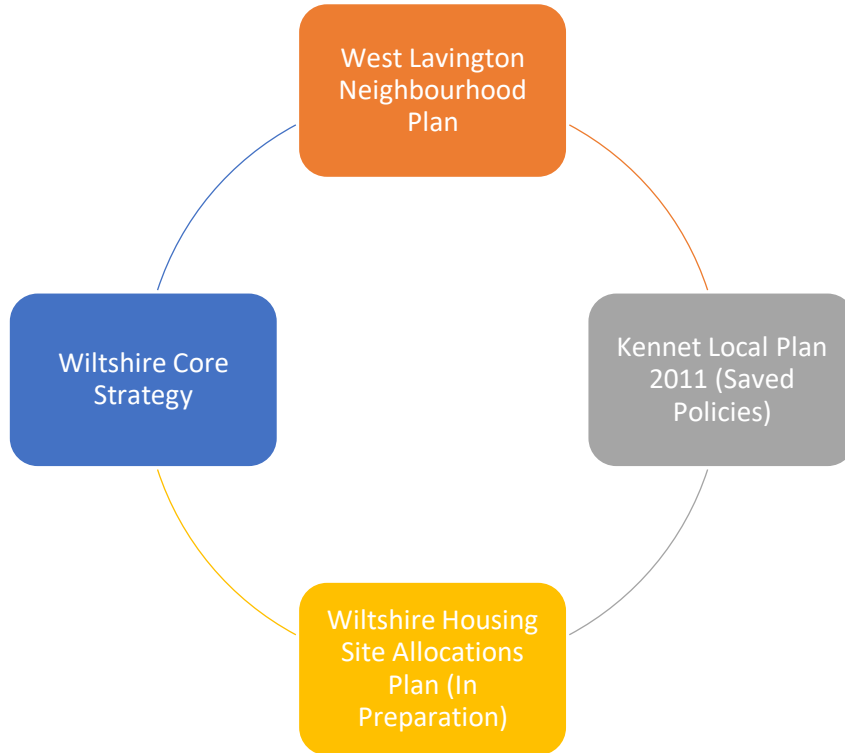
18. Following the themed sections, the Neighbourhood Plan contains an implementation and delivery section. It is important that Neighbourhood Plans are deliverable and this section includes the key projects arising from the Neighbourhood Plan and details of how they will be delivered.



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

The Development Plan

20. The 'Development Plan' (excluding Minerals and Waste) for West Lavington is made up of 4 elements as follows:



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

21. All policies within the West Lavington Neighbourhood Plan should be read in conjunction with the Wiltshire Core Strategy, the saved policies of the Kennet Local Plan and the emerging Wiltshire Housing Site Allocations Plan. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies. The Wiltshire [Local Development Scheme](#)⁴ is regularly updated and sets out the programme for the production of the parts of the 'Development Plan' undertaken by Wiltshire Council.

Relationship to Wiltshire Core Strategy

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

⁴ <http://www.wiltshire.gov.uk/planning-policy-lds>

Relationship to Kennet Local Plan 2011

23. The Kennet Local Plan 2011, adopted in June 2004 was in part replaced by the Wiltshire Core Strategy. In common with all Local Plans that were in place in 2008, it was necessary to decide which policies were to be 'saved'. As such certain policies ceased to have effect in 2008, other policies were superseded by the adoption of the Wiltshire Core Strategy. The remaining saved policies are used for development management purposes. The remaining Kennet Local Plan 2011 (Saved Policies) will be replaced upon the adoption of the Wiltshire Housing Site Allocations Plan.



The Emerging Wiltshire Housing Site Allocations Plan

24. Wiltshire Council has published the emerging Wiltshire Housing Site Allocations Plan, along with accompanying evidence reports, for formal consultation over the summer of 2017. This document will revise the settlement boundary for West Lavington and Littleton Panell. The Wiltshire Housing Site Allocations Plan has still to undergo its Independent Examination to determine whether it should become part of the Development Plan.

Strategic policies for the purposes of neighbourhood planning

25. The system of neighbourhood planning allows Parish and Town Councils to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.



26. Wiltshire Council as the Local Planning Authority defines which policies are to be considered 'strategic' with regard to the production of a Neighbourhood Plan. They have not published a specific statement as to what constitutes 'strategic policies for the purposes of neighbourhood planning' unlike some other LPAs. However it is considered that the policies and allocations contained within the Wiltshire Core Strategy, are all 'strategic' for the purposes of neighbourhood planning.

Surrounding Neighbourhood Plans

27. The West Lavington Neighbourhood Plan cannot be developed without consideration of other Neighbourhood Plans being developed who share a boundary with West Lavington Parish. The **Worton Neighbourhood Plan** is in preparation, to date no draft plan has been produced, it is not anticipated to contain any proposals with cross boundary implications for the West Lavington Neighbourhood Plan. The Parish of Worton lies to the north of West Lavington.

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28. The Market Lavington Neighbourhood Plan is also in preparation, the [draft plan](#)⁵ was published for consultation from March to May 2018. It allocates 3 housing sites for a suggested 65 dwellings. The plan does not contain any proposals with cross boundary implications for the West Lavington Neighbourhood Plan. The two neighbouring Parish Councils have regular contact and liaison regarding their respective Neighbourhood Plans. The Parish of Market Lavington lies to the east of West Lavington.



29. To the west of West Lavington is the Parish of Cheverell Parva, to the southwest is the Parish of Heytesbury (separated by the Danger Area of the Salisbury Plain Training Area), to the southeast is the Parish of Tilshead. None of these Parishes are presently working on Neighbourhood Plans.

Designation of West Lavington Parish as a Neighbourhood Planning Area

30. A formal [application](#)⁶ was made by West Lavington Parish Council in February 2013 as a 'relevant body' under Section 61G of the Town and Country Planning Act 1990 (as amended) for the designation of a neighbourhood area in order to develop a neighbourhood plan. The area of the Neighbourhood Plan is based upon the parish boundary, which was seen as appropriate as this area is recognised as the distinct community of West Lavington and Littleton Panell. The request was that the Parish Council be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012.



31. Wiltshire Council publicised this application to produce a Neighbourhood Plan for the required 6 week period during April and May 2013. Wiltshire Council [designated](#)⁷ the Parish of West Lavington as a neighbourhood area on 17 July 2013.

Consultation with the Local Community

32. Since the designation of West Lavington as a neighbourhood area, various elements of consultation have been undertaken regarding the future planning of the Parish. Details of the consultation undertaken to date are set out in the Consultation Statement that accompanies this Plan.

Associated Documents

33. The Neighbourhood Plan has a number of associated supporting documents as follows:

- Supplementary Document - Housing Site Allocation Development Brief

⁵ http://www.marketlavington.info/plan_reports/0013_Draft_Neighbourhood_Plan.pdf

⁶ <https://www.westlavington.org.uk/app/download/5803699858/WLPC+Application+online+form+pdf-signed.pdf>

⁷ <https://www.westlavington.org.uk/app/download/5803699931/DesignationApproval.pdf>

- Policies Map
- Designated Area Plan
- Consultation Statement
- Basic Conditions Statement
- SEA Screening
- HRA Screening
- Sustainability Appraisal Scoping Report
- Site Selection Methodology
- Local Green Spaces Evidence Document
- Evidence Base Links Document
- Housing Needs Survey

The Housing Site Allocation Development Brief and the Policies Map together with this document collectively form the Statutory Neighbourhood Plan.

Other Planning Documents

34. In addition to the Development Plan there are also a number of other planning documents which cover West Lavington and Littleton Panell. The **West Lavington and Littleton Panell Conservation Area Statement** was adopted in January 2003 by the former Kennet District Council. This is a [character appraisal](#)⁸ whose purpose is to identify and record those special qualities of West Lavington and Littleton Panell that make up their architectural and historic character. This Neighbourhood Plan draws upon this Statement as part of its evidence base.



35. The **West Lavington and Littleton Panell Village Design Statement** was adopted by the former Kennet District Council as Supplementary Planning Guidance in September 2004. This [document](#)⁹ is now dated in some respects, for example in relation to aspects of green space and setting where the Neighbourhood Plan reflects a new approach. However the document still provides useful information on aspects such as building form and materials.

36. The Neighbourhood Plan Sustainability Appraisal Scoping Report (February 2015) gives a more comprehensive summary of the plans, policies, guidance and reports that are relevant to the West Lavington Neighbourhood Plan.

Background on West Lavington

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

⁸ <https://www.westlavington.org.uk/app/download/5803600853/ConservationAreaStatement.pdf>

⁹ <https://www.westlavington.org.uk/app/download/5803600941/Westlavingtonvillagedesignstatement2004.pdf>

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

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

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



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

41. In 2001 the total population of the Parish of West Lavington was 1281 of which 1030 people lived in 442 households which occupied 473 dwellings. The remaining 251 people lived in communal establishments (about 90% being Dauntsey's School). By 2011 the population had risen to 1502, but an even larger proportion, 351, lived in communal establishments. The household population had risen by 121 people to 1151, derived from an increase in households to 497 and dwellings up to 518. The 2011 Census data for West Lavington indicates that 61.2% of households in the parish were owner-occupying, 18.3% were renting from social landlords, 14.1% were privately renting and 5.6% of households were living rent free.

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



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

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44. The 2011 Census recorded ninety one social homes in the parish. These properties represent 18.3% of the total housing in West Lavington, which is higher than the Wiltshire affordable housing average of 14.7%. The turnover of social housing in the two villages is low, from the third quarter 2016/17 to the end of the second quarter 2017/18 only 2 properties were re-let. West Lavington has a large proportion of privately owned homes (61.2% of the total parish stock), however the turnover of these is also low.
45. These figures provide context for considering the potential for future growth in the area over the coming years that is to be considered in the Plan. Demand for property is generally high and prices have reflected this falling only to a limited degree during the recent recession. Many houses are sold quite quickly since the village is generally perceived as an attractive place to live with good access, shops, pub, bus routes and a selection of schools with a good reputation.
46. Most recent development has been small scale, on infill plots or of replacement dwellings. One significant site involving the development of a farmyard area has yielded some eleven houses. Development has also taken place at Wheatsheaf Mews and on the former Stagepost site. This contributed a £12,372 section 106 planning obligation contribution to the Parish Council used to fund play equipment in Robert's playground. Recent development has been at the higher end of the market and there is perceived to be a dearth of new houses for young families or for the elderly to downsize and remain in the village.



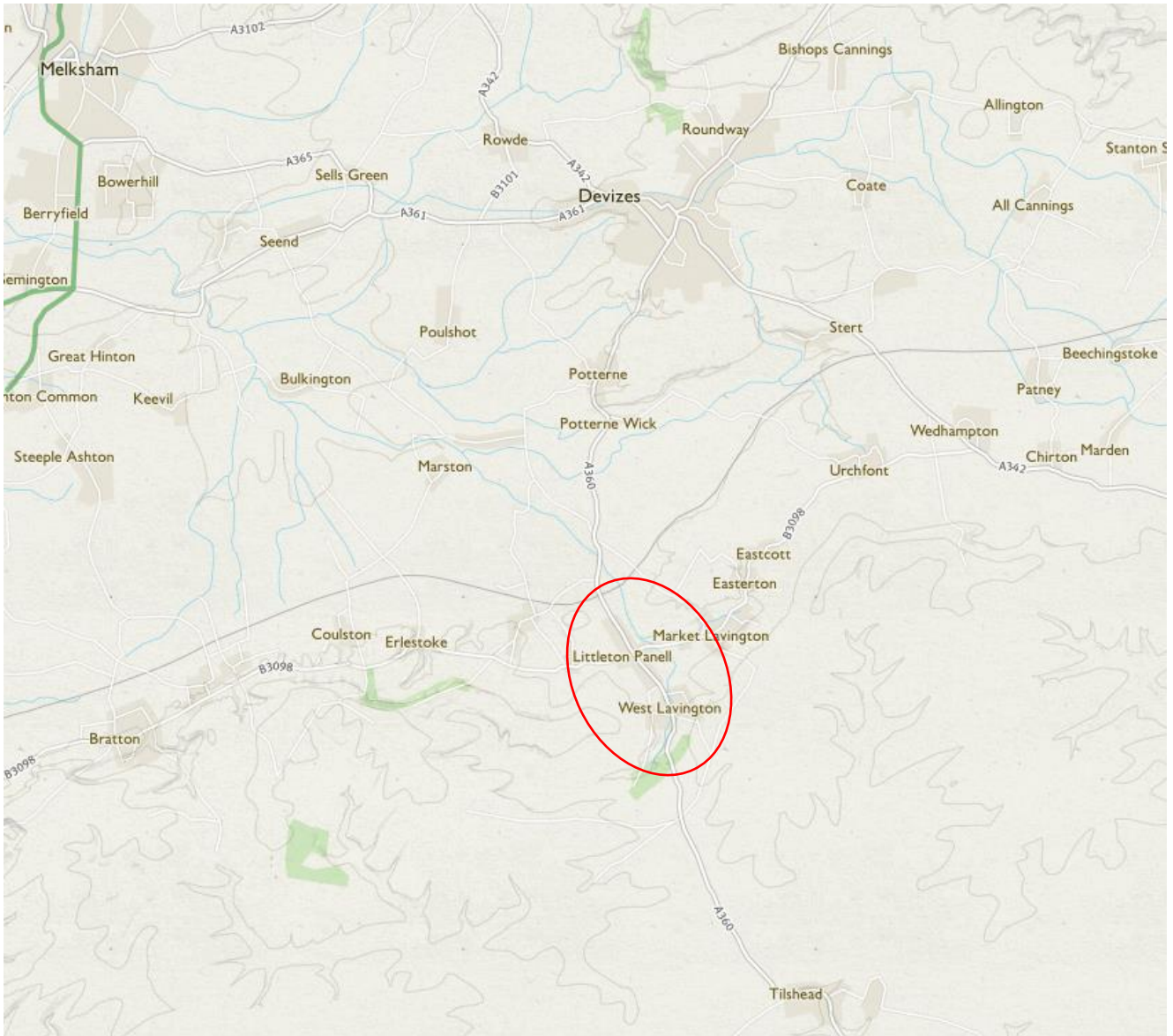
47. The village has a Conservation Area designation over much of its built up area and this fact, combined with the nature of the built fabric and the landscape settings, mean that there are significant environmental restrictions on finding sites that might be suitable for future development. Surveys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

Role in Wiltshire

48. West Lavington and Littleton Panell are designated as one of six 'Large Villages' in the Devizes Community Area in the Wiltshire Core Strategy. Devizes is designated as a 'Market Town' and Market Lavington is designated as a 'Local Service Centre'. In addition there are six 'Small Villages' in the Community Area.
49. Over the Wiltshire Core Strategy plan period (2006 to 2026), approximately 2,500 new homes will be provided in the overall Devizes Community Area, of which about 2,010 should occur at Devizes. Approximately 490 homes will be provided in the rest of the Community Area. Growth in the Devizes Community Area outside of Devizes itself is to be focussed principally in Market Lavington as the designated 'Local Service Centre', with more limited levels of housing development than in the 'Large Villages' including West Lavington.



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Map 1 - Location of West Lavington and Littleton Panell
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Structure and Governance

50. *Our Place: Our Plan* has been produced by a Steering Group that was first created by West Lavington Parish Council in January 2012. The Steering Group membership has been invited from the widest cross-section of the community as practicable. The Parish [website¹⁰](#) sets out the Terms of Reference for the Group, and publishes its minutes and supporting documents.



51. The Parish Council hears an update report from the Chairman of the Steering Group at each of its monthly meetings, providing challenge and scrutiny of work in progress. Key ‘gateway’ stages of the planning process are brought for final decision, acknowledging the democratic accountability of the Council and its role as the designated ‘qualifying body’ with the legal basis to produce the Neighbourhood Plan.

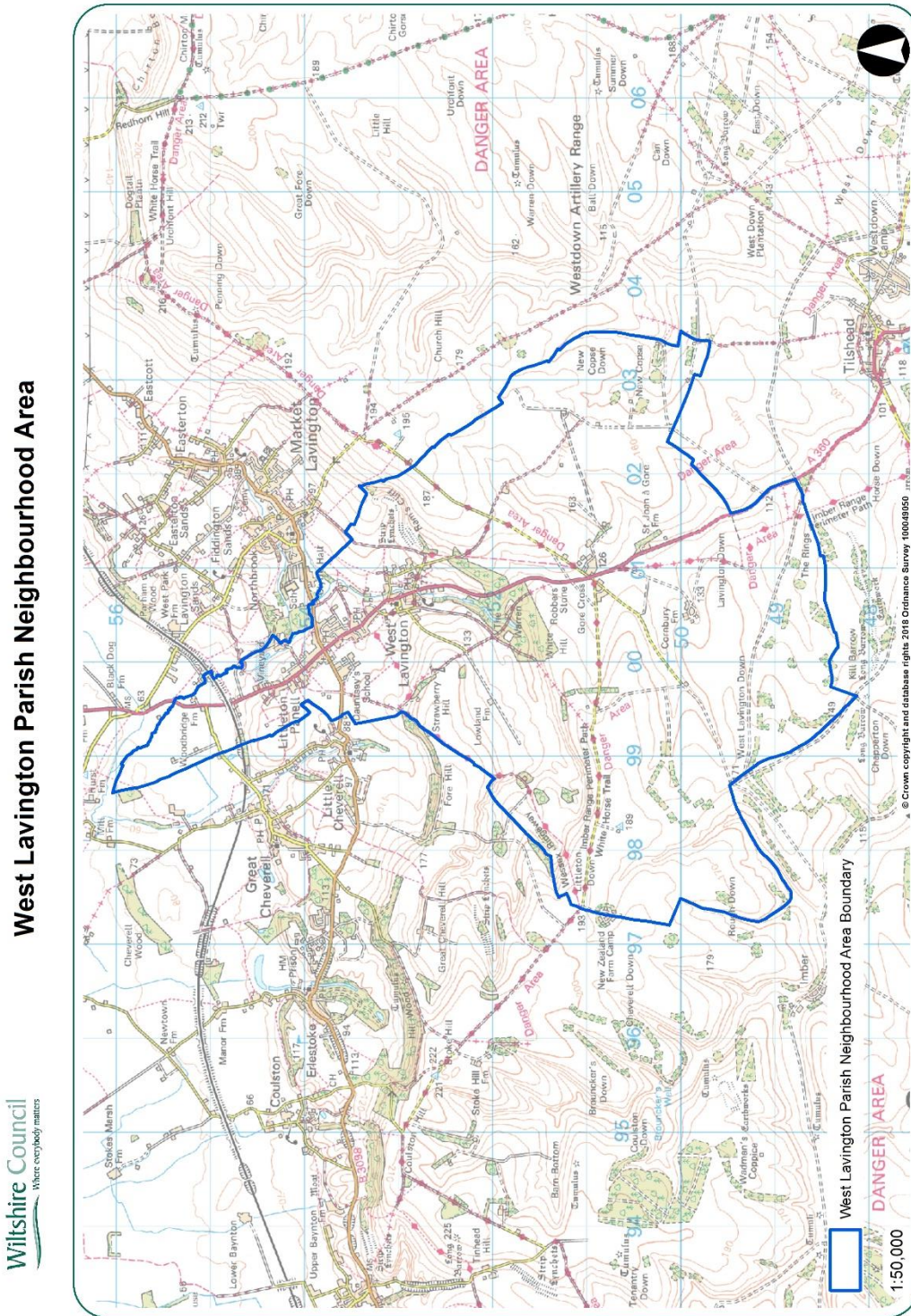
52. Links to Wiltshire Council are maintained through liaison with a Link Officer, nominated from its Spatial Planning team.



¹⁰ <https://www.westlavington.org.uk/planning/>

The West Lavington Neighbourhood Plan Area

53. The plan below identifies the designated Neighbourhood Area:



Map 2 - West Lavington Designated Neighbourhood Plan Area
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Vision

54. The Vision for 'Our Place' was developed at the very beginning of our process to underpin everything that has gone into making 'Our Plan'. It is the 'why, who, what and how' in one sentence. The following vision has been developed for the West Lavington Neighbourhood Plan:

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

Objectives

55. The following objectives have been set out for the West Lavington Neighbourhood Plan. Five possible objectives were consulted on in the early stages of the plan preparation process in November 2015. Following feedback arising from this early public consultation the Neighbourhood Plan Steering Group developed the following detailed objectives:

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

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

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

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

(C) Protect and develop the community of West Lavington

- Provide a policy framework to support the refurbishment of the village hall and recreation ground complex into a community 'hub' for the village

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- Set out measures to encourage the growth of community facilities and support networks across the parish and businesses
- Continue to improve the facilities on offer to support the local community

(D) Promote transport and communication improvements

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

Policy Delivery of Objectives

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

	Objective A	Objective B	Objective C	Objective D
Built Environment				
BE1 - Settlement Boundary	✓	✓	✓	
BE2 - Design of New Development/Local Distinctiveness	✓	✓	✓	✓
BE3 - Highway Impact	✓	✓	✓	✓
BE4 - Protection of Heritage Assets		✓	✓	
Housing				
H1 - New Housing	✓	✓	✓	✓
Economy				
E1 - Retention of Employment Land and Buildings	✓		✓	✓
E2 - Employment Development	✓		✓	✓
Community Facilities				
CF1 - Community Facilities	✓	✓	✓	✓
CF2 - Educational Facilities	✓	✓	✓	✓
Natural Environment				
NE1 - Designation of Local Green Space		✓	✓	
NE2 - Setting of West Lavington Parish		✓	✓	



Built Environment



Built Environment

1. Background

- 1.1 The parish of West Lavington is located in the centre of Wiltshire and lies on the north edge of Salisbury Plain. It contains the two villages of West Lavington and Littleton Panell which form an overall single built settlement. The settlement is on the A360 road between Devizes and Salisbury, about 6 miles south of Devizes and about 19 miles north of Salisbury. Lavington Lane and Cheverell Road separate Littleton Panell from West Lavington.
- 1.2 Together, the shape of the two villages is, to a large degree, linear, stretching for over one and a half miles along the A360. Many of the dwellings lie directly alongside this road, although there are a few lanes and minor roads which lead off but which do not link up to any other roads outside the village. Unlike a nuclear village which appears to radiate outward from a centre, such as a village green, there is no sense of a “heart” of the village. There is, therefore, perhaps a lack of familiarity in the relationships between the various settlements within the village, such as might be experienced in villages where there is a focal point.
- 1.3 One of the obvious advantages of village life is access to the countryside, but in this respect the opportunities are in some degree limited as the two villages lie within a mile of the escarpment of Salisbury Plain to the south and to land belonging to the Ministry of Defence. Since this is mostly closed to the public, stretching for three or four miles to the East and West, there is a sense of being hemmed in by this restriction. The only access on foot is by means of the busy and dangerous A360. Anyone who comes to live in the area does so knowing that such limitations exist. It is important that access to the countryside should, in other directions, be preserved along with the present limited access to the military land. The objection is not so much to the military activity which, after all, has been going on for a hundred years, but to any further restriction.
- 1.4 Both West Lavington and Littleton Panell now include buildings from many periods and in many styles. New development has been particularly significant since the Second World War, individual houses infilling the old building lines, and new estates. The appearance and social dimension of these post war developments, and any future new estates, will be significant in determining the future personality of the two villages.
- 1.5 The neighbouring village of Market Lavington lies nearby to the east. It is important therefore to prevent the coalescence between West Lavington and Market Lavington. Local residents take a pride in the independence of their village. Although there are bound to be shared activities between the two villages, such as the Lavington Gardening Club, it is unlikely that most inhabitants of either village would wish to lose their particular identity.
- 1.6 An unusual feature of West Lavington and Littleton Panell is the presence of a large independent school (Dauntsey's School), a co-educational independent boarding and day school for 11-18 year olds set in an estate of more than 150 acres. The school educates around 800 pupils, broadly a third of which are boarders. Therefore for part of the year, a significant proportion of the school community are resident in the community. With the demise of labour associated with agriculture, this does offer the major source of employment within the village. In addition, the school makes many of its facilities available to people in the village and a harmonious relationship between the two has grown over the years.



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Nevertheless, it is yet one more way in which West Lavington/Littleton Panell is not a “typical” village.

- 1.7 The Parish covers an area of approximately 2,395ha. This is a relatively small area with a population of approximately 1,502 at the 2011 census. Much of West Lavington and Littleton Panell are covered by the Conservation Area.



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

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

2. Settlement Boundary

- 2.1 Core Policies 1 and 2 of the Wiltshire Core Strategy support in principle proposals for sustainable development within the existing settlement boundaries. A settlement boundary is identified in order to prevent unconstrained growth. Core Policy 2 allows settlement boundaries to be amended either through the Wiltshire Housing Site Allocations Plan or Neighbourhood Plans.

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



- 2.3 The emerging Wiltshire Housing Site Allocations Plan is reconsidering the settlement boundaries for all the towns and villages across Wiltshire. This Plan has drawn the settlement boundary tightly around the existing built form of the two villages as it now exists. The emerging Wiltshire Housing Site Allocations Plan has proposed a number of small alterations to the settlement boundary. In West Lavington the main alteration suggested was where new development has been constructed at Dauntsey’s School. In Littleton Panell a small number of alterations were suggested to include areas of new development including at Littleton Farm. In discussions with Wiltshire Council it has been agreed that the Neighbourhood Plan will define a new settlement boundary for West Lavington and Littleton

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Panell. The Neighbourhood Plan is anticipated to reach its conclusion before the Wiltshire Housing Site Allocations Plan, therefore it was agreed that the Neighbourhood Plan would be the most appropriate document through which to define a new settlement boundary for West Lavington and Littleton Panell as permitted by Core Policy 2.

- 2.4 Details of the changes made to the settlement boundary in this Neighbourhood Plan are set out in the Settlement Boundary Methodology document. The methodology is drawn from the principles established by Wiltshire Council in the emerging Wiltshire Housing Site Allocations Plan, although a number of alterations have been made to the settlement boundary through applying local knowledge to the application of the criteria set by Wiltshire Council in the draft Wiltshire Housing Site Allocations Plan. The Neighbourhood Plan will under Policy H1 allocate a site for housing. In order to ensure internal consistency within the Neighbourhood Plan, the Wiltshire methodology that housing allocations should not be included in an alteration to the settlement boundary is considered to be illogical. Consequently the Neighbourhood Plan Settlement Boundary Methodology adds an additional criteria to include areas allocated for residential development. The southern historic core part of West Lavington has been excluded from the settlement boundary in successive plans over many years. The Neighbourhood Plan does not change this longstanding approach.
- 2.5 National Planning Policy in the NPPF seeks to protect the countryside from inappropriate development. In particular in paragraph 55 it states: *“Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:*
- the essential need for a rural worker to live permanently at or near their place of work in the countryside;*
 - where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
 - where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; and*
 - the exceptional quality or innovative nature of the design of the dwelling*
- Such a design should:*
- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas*
 - reflect the highest standards in architecture*
 - significantly enhance its immediate setting*
 - be sensitive to the defining characteristics of the local area”*

Policy BE1 - Settlement Boundary

The settlement boundary of West Lavington and Littleton Panell serves the purpose of containing the growth of the settlements, protecting the countryside from encroachment and preventing coalescence.

Within the settlement boundary planning permission will be granted for small-scale development on sites not allocated for development which do not adversely affect the structure and form of the existing settlement geography, the landscape setting of the settlement or the transitional edge between the settlement and the surrounding rural areas.

The land outside of the settlement boundary is designated as the countryside. Development outside the settlement boundary will be strictly controlled and planning permission will only be granted for proposals:

- Which require a countryside location, such as agriculture, horticulture or forestry; or are related to community, leisure or recreation use; or

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- Which are educational facilities within the areas safeguarded for educational facilities under Policy CF2 of this Neighbourhood Plan.



Map 3 - Settlement Boundary

3. Design of New Development and Local Distinctiveness

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

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



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

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

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

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

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

3.8 Traditional brick building used the local mellow-red bricks produced in Market Lavington and other local brickworks until the mid-20th century. There are a handful of properties in the two villages that still retain thatched roofs. Despite being few in numbers, these buildings add a particular charm to the village scene. Other buildings are roofed in slate or tiles. As a general rule, older buildings are roofed with slates while some old and most new buildings are tiled. The Policy seeks the use of ‘harmonious materials’ which involves mellow-red brick; stone; slate; pantile; or thatch. Care needs to be taken to avoid hard engineering bricks with a semi-gloss finish as these do not weather in the same way as traditional materials. Further detail on building forms and materials is set out in the [West Lavington and Littleton Panell Village Design Statement](#)¹¹.



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

3.10 The Neighbourhood Plan builds upon the previous West Lavington and Littleton Panell Village Design Statement, which consultation has shown still to be relevant and significant to the local community. Therefore, this Plan embraces the expressed need to maintain and enhance the traditional character of the village and its environs. The Village Design Statement offers further detail on the quality of materials and design detailing. In many



parts of the two villages respecting the traditional building line is an important feature of the character and appearance of the streetscene. Along many parts of the High Street the traditional building line is development adjacent to the road, providing a clear sense of enclosure. In these parts of the two villages development should respect this traditional siting.

3.11 All new development should therefore respect the local character of the area, ensuring that the building height, size and choice of external materials complement the existing fabric and do not obscure important views into and out of the village. The [West Lavington and Littleton Panell Conservation Area Statement](#)¹² identifies features which make up the significant character and appearance of the conservation area. This includes significant trees; significant green spaces; landscape views; and native hedgerows. The plans and text

¹¹ <https://www.westlavington.org.uk/app/download/5803600941/Westlavingtonvillagedesignstatement2004.pdf>

¹² <https://www.westlavington.org.uk/app/download/5803600853/ConservationAreaStatement.pdf>

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within the Conservation Area Statement provide additional information on the architecture of the conservation area, including the distinctive building materials.

- 3.12 A high quality public realm made up of well-designed streets, pavements and other publicly accessible areas, together with the boundary treatments to local properties and front gardens, make a positive contribution to how West Lavington and Littleton Panell looks. Within the two villages the public realm is seen by local people as being an important element of the overall urban design of the settlement. A high quality public realm contributes to a high quality of life which can help to maintain healthy living, prevent anti-social behaviour and encourage high standards of property maintenance. The public realm of the two villages reflects its rural village character and the evolution of the villages over time. In many areas the public realm is informal in style, this could be eroded through the use of strict adherence to modern engineering or highway standards.

Policy BE2 - Design of New Development and Local Distinctiveness

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

Development proposals which have the potential to impact negatively on the boundary treatment or open frontages which make a positive contribution to the public realm will be resisted. Any new development will be expected to demonstrate, appropriate to the scale of development, how they will contribute to high quality streets, pavements and other publicly accessible areas (the public realm) within West Lavington and Littleton Panell.

4. Highway Impact

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

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



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

- 4.4 There are a number of specific traffic issues in the villages:
- The descent from Salisbury Plain is through thick woodland and a shaded sunken “hollow-way”, with frequent bends. The carriageway is narrow and quite steep;

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

4.5 It is an objective of the Neighbourhood Plan to deliver improvements to the pedestrian environment through new development. In particular the allocated housing site offers the opportunity to introduce a safe crossing on Lavington Lane which will benefit pedestrians accessing the services and facilities in the adjacent settlement of Market Lavington. This route is used extensively by children accessing the school in Market Lavington and by boarders moving between Dauntsey School and the boarding house at Dauntsey Manor. It is also used by parents walking their children to and from Dauntsey Academy Primary School and Lavington Pre-school. Elsewhere around the two villages the village character is in part distinctive due to the absence of footways on the roads, this character needs to be retained whilst looking to safeguard pedestrians through the reduction in traffic speeds. The safety of pedestrians on the B3098 between West Lavington and Market Lavington needs to be improved. It remains the aim of the local community to secure the reduction in speed limit on this road from 40mph to 30mph to compliment the new safe crossing facilitated by the housing allocation. The village is crossed by two significant routes, the A360 running north-south and the B3098 running east-west. These two routes cross at West Lavington Crossroads. Counts of vehicles taken in 2011, there being no significant change detected in counts since, are set out in the table below:

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

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



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

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4.8 There are varied public transport connections serving Littleton Panell and West Lavington with bus stops on the West Lavington crossroads at the junction of the B3098 and A360 as well as bus stops further south on the A360 opposite the Bridge Inn and opposite Hooks Court. Various buses alight at those stops including the 55 Devizes to Warminster, the X72 Fairsaver between Easterton, Devizes, Melksham and Bath, and the 87 between Trowbridge, Westbury and Devizes. The nearest train stations are located at Pewsey, Chippenham, Westbury, Salisbury and Trowbridge. These provide onward connections to the wider South West railway network.

4.9 The Parish of West Lavington is well served with footpaths, bridleways and byways. They criss-cross through the settlements and connect the settlements with the surrounding countryside and the adjoining villages of Little Cheverell and Market Lavington.



4.10 Access to and from any development would be governed by the design standards set out by Wiltshire Council as the Highway Authority. These standards set out the requirements for highway infrastructure for new development in terms of access and internal layout. Where new development negatively impacts on the highway network, developers will be required to mitigate these impacts by highway improvements or contributions towards their mitigation. Contributions will be used to mitigate the impacts associated with the development to ensure there is no unacceptable detriment in terms of congestion or safety conditions. Through the planning application process a Transport Study may be necessary to demonstrate the impacts and the appropriate changes to the proposal or contributions that would need to be negotiated. Proposals that maintain or improve, where necessary, the highways, access, pedestrian and cycle infrastructure, whilst maintaining the character of the area will be particularly supported.

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



4.12 In setting local parking standards for residential and non-residential development, local planning authorities should take into account:

- the accessibility of the development;
- the type, mix and use of development;
- the availability of and opportunities for public transport;
- local car ownership levels; and
- an overall need to reduce the use of high-emission vehicles.

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4.13 The Wiltshire Core Strategy Core Policy 64 addresses residential parking standards, it refers to the standards set out in the Wiltshire Local Transport Plan 2011 - 2026 [Car Parking Strategy](#)¹³ as being those to be used. Those standards for new dwellings are:

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

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

Policy BE3 - Highway Impact

Where new development negatively impacts on the highway network, developers will be required to mitigate these impacts by highway improvements or contributions towards their mitigation. Contributions will be used to mitigate the impacts associated with the development to ensure there is no detriment in terms of congestion or safety conditions. Proposals that maintain or improve, where necessary, the highways, access, pedestrian and cycle infrastructure, whilst maintaining the character of the area will be particularly supported.

Planning permission will only be granted for new development that incorporates adequate on-site provision for parking. The parking standards for residential development is as follows:

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

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

Planning permission will only be granted for new development that incorporates adequate on-site provision for the storage of refuse collection bins. Refuse collection storage should be screened and easily accessible to the collection point.

5. Protection of Heritage Assets

5.1 There are 49 Listed Buildings within the Parish of West Lavington; 47 Grade II Listed Buildings, one Grade II* Listed Building and one Grade I Listed Building:

Grade I

Church of All Saints, All Saints Road, West Lavington

Grade II*

Dial House, Church Street, West Lavington

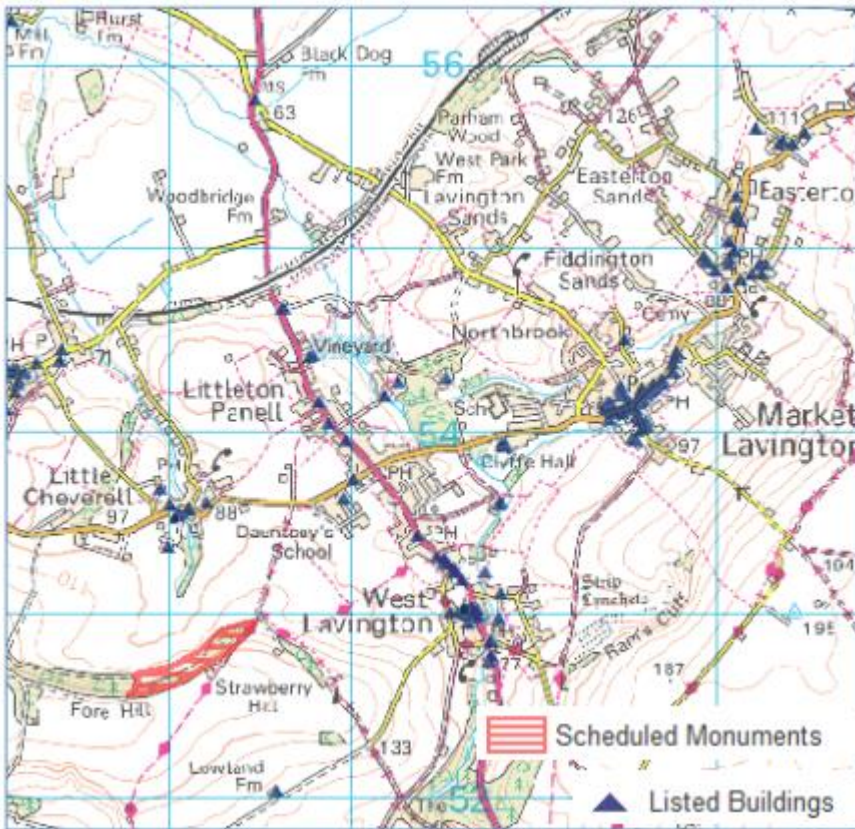
¹³ <http://www.wiltshire.gov.uk/ltp3-car-parking-strategy.pdf>

Grade II

Cornbury Farmhouse, West Lavington
Lodge to Market Lavington Manor House, A360, Littleton Panell
St Joan A Gore Farmhouse, A360, West Lavington
Gatepiers and Wall to Hunt's House, A360, West Lavington
Unidentified Monument in Churchyard, 9m North Of Chancel, Church Of All Saints
Ledd Monument in Churchyard, in North West Corner, Church Of All Saints
The Parsonage, All Saints Road, West Lavington
West Lavington Manor, Church Street, West Lavington
Arched Gateway in Garden Wall, South of Lavington Manor, Church Street, West Lavington
13, Church Street, West Lavington
The Old Post Office, 20, Church Street, West Lavington
Pyt House, Duck Street, West Lavington
Gate Piers to East Front of A'Becketts, High Street, Littleton Panell
63 And 65, High Street, West Lavington
52, High Street, West Lavington
Barn at Lowland Farm, West Lavington
Russell Mill House, Russell Mill Lane, Littleton Panell
Mill Farmhouse, West Lavington
Wall Forming Eastern Boundary to Garden Of West Lavington Manor, West Lavington
Gate Piers & Wing Walls to Driveway to Market Lavington Manor House, A360, Littleton Panell
St Joan A Gore Farm Cottage, A360, West Lavington
Holmers Monument in Churchyard, 3m North of Chancel, Church of All Saints
Group of 10 Monuments in Churchyard, South of South Aisle, Church Of All Saints
Unidentified Monument in Churchyard, 13m West of West End, Church of All Saints
Three Unidentified Headstones in Group, 15m North West of North Aisle, Church of All Saints
7 and 9, Cheverell Road, West Lavington
Wall to West Lavington Manor, Church Street, West Lavington
The Old Vicarage, Church Street, West Lavington
Front Garden Walls and Gate Piers to Dial House, Church Street, West Lavington
The Old House, Duck Street, West Lavington
A'Becketts, High Street, Littleton Panell
Littleton House, High Street, Littleton Panell
Home Farmhouse, 61, High Street, West Lavington
30, High Street, West Lavington
69, High Street, West Lavington
Farm Store at Cornbury Farm South of Farmhouse, West Lavington
The Robbers' Stone, A360, West Lavington
Granary to North of Mill Farmhouse, West Lavington
Gore Cross Old Farmhouse, A360, West Lavington
Hunt's House, A360, West Lavington
Group of 3 Monuments in Churchyard, Adjacent to South Aisle Wall, Church Of All Saints
Two Unidentified Monuments in Churchyard, 8m North West of North Aisle
53, High Street, Littleton Panell
78, High Street, Surgery, High Street, Littleton Panell
Dauntsey's School, High Street, West Lavington
West Lavington War Memorial, Churchyard of All Saint's Church

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

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Map 4 - Listed Buildings and Scheduled Monuments in the Two Villages



Map 5 - Listed Buildings and Scheduled Monuments in the South of the Plan Area

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- 5.3 Other Listed Buildings and Scheduled Ancient Monuments exist in the surrounding parishes, some of which are close to the boundary of West Lavington. Archaeological features are also important to the Neighbourhood Plan Area. The most substantial evidence of medieval occupation has been recorded to the south west of Rutts Lane where a number of ditches, pits and post holes containing pottery dated to the 12th and 13th century has been identified. To the east of Stibb Hill a significant quantity of similar pottery was also identified. West Lavington is believed to have contracted in the 14th century but expanded again subsequently. Evidence for the early occupation of the medieval parts of the village is still visible in aerial photographs (Source: Wiltshire Police Air Support Unit/Quentin Goggs, 2003).
- 
- 5.4 The central part of West Lavington and Littleton Panell is also the subject of a statutory Conservation Area designation. The Conservation Area was originally designated for West Lavington in 1975 and minor boundary changes were brought into effect in 1989. The Conservation Area Statement records the origins of the two villages. It notes that the Domesday Book records two water mills at Littleton in 1086. In 1253 the King gave William Paynel seisin of Littleton until the early 14th century when it was conveyed to Lord Hastings of Abergavenny.
- 
- 5.5 The [West Lavington and Littleton Panell Conservation Area Statement](#)¹⁴ was adopted in January 2003 by the former Kennet District Council. This is a character appraisal whose purpose is to identify and record those special qualities of West Lavington and Littleton Panell that make up their architectural and historic character. This Neighbourhood Plan draws upon this Statement as part of its evidence base. The [West Lavington and Littleton Panell Village Design Statement](#)¹⁵ was adopted by the former Kennet District Council as Supplementary Planning Guidance in September 2004. This document is now dated in some respects, for example in relation to aspects of green space and setting where the Neighbourhood Plan reflects a new approach. However the document still provides useful information on aspects such as building form and materials.
- 5.6 There are records of part of the village of West Lavington having been abandoned after a major fire in 1689. The core part of the 17th century village grew up around springs at the foot of the hill in the area of Rutts Lane, Stibb Hill and Duck Street in the south east, and All Saints Road, Church Lane and White Street in the north-west.
- 5.7 West Lavington was originally part of a large estate held by Queen Edith wife of Edward the Confessor, which included both the present day Lavington villages and was known as Laventone. When the Bishop of Salisbury became the chief tenant in the west village, it was referred to as Bishop's Lavetone. It first became known as West Lavington in the early 1600s to distinguish it from East Lavington now Market Lavington. A number of green spaces are

¹⁴ <https://www.westlavington.org.uk/app/download/5803600853/ConservationAreaStatement.pdf>

¹⁵ <https://www.westlavington.org.uk/app/download/5803600941/Westlavingtonvillagedesignstatement2004.pdf>

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identified as contributing to the character of the Conservation Area in the Conservation Area statement:

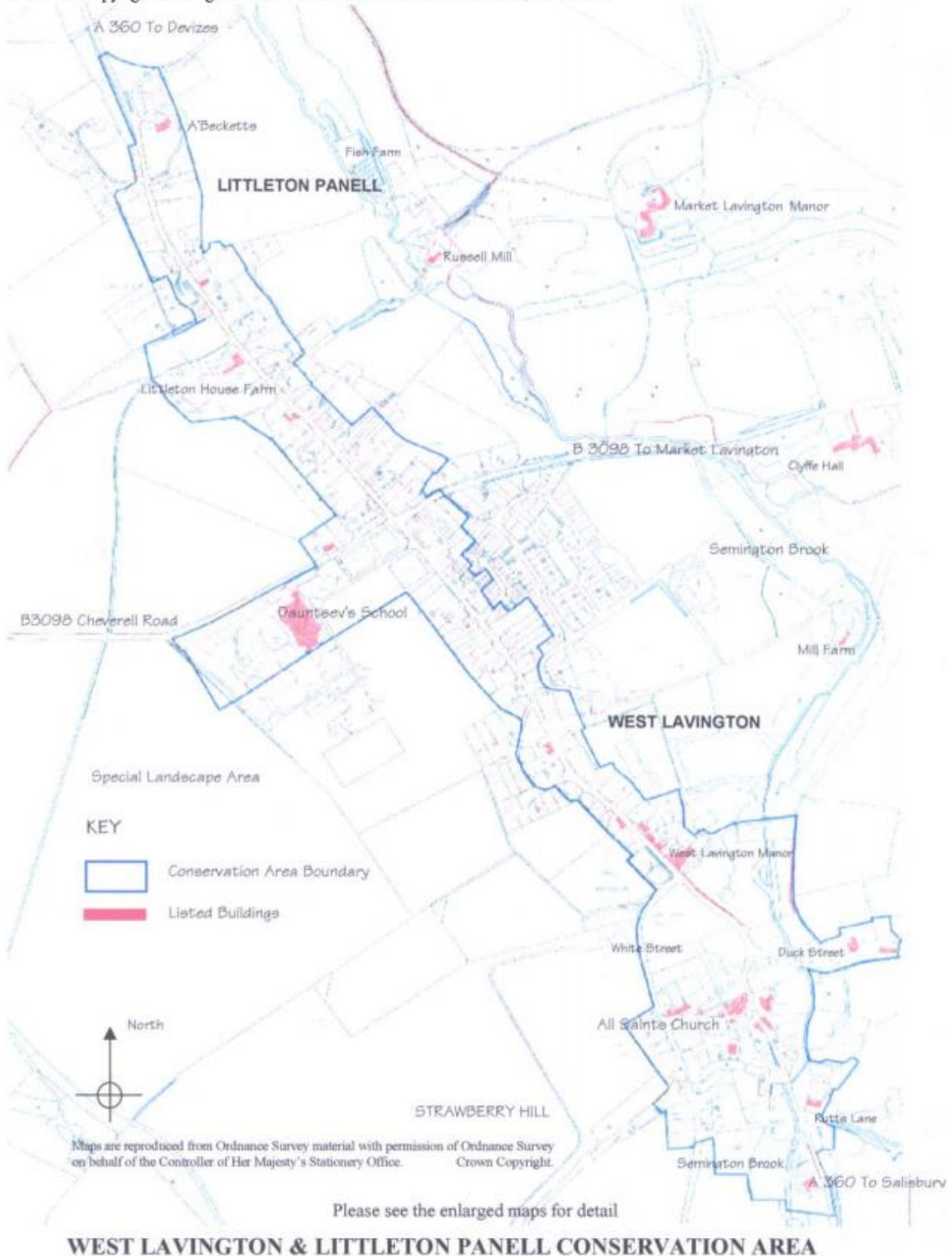
- The meadow to the north of Littleton House, fronting onto the High Street;
- The grounds and avenue east of Dauntsey's School;
- The green at the junction of Sandfields and High Street;
- The garden of Wyneshore House;
- The grounds of West Lavington Manor House;
- The churchyard of All Saints Parish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

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



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Map 6 - West Lavington and Littleton Panell Conservation Area Boundary © Wiltshire Council

Note - The above map is the official plan taken from the Conservation Area Statement. A more detailed map illustrating the boundary on a clearer OS base map is included in Appendix 3 for ease of local residents to clarify whether or not they lie in the conservation area.

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

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



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

5.12 Areas of special architectural or historic interest are designated as Conservation Areas to help preserve and enhance them for future generations. Once designated, there are restrictions on the nature of works within Conservation Areas that can be carried out to properties and trees without permission from the local planning authority. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. The effect of development proposals on the special character and significance of Conservation Areas should be given considerable weight when determining planning applications. The [West Lavington and Littleton Panell Conservation Area Statement](#)¹⁶ contains a series of illustrations which detail features that make up the character and appearance of the conservation area. These illustrations help to identify the significance of the conservation area as a heritage asset. These illustrations are reproduced in Appendix 3.

5.13 The historic environment contributes to:

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



¹⁶ <https://www.westlavington.org.uk/app/download/5803600853/ConservationAreaStatement.pdf>

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- an understanding of the history of the United Kingdom, by offering physical links to the past

Policy BE4 - Heritage Assets

Proposals for the change of use of listed buildings and development affecting or within the setting of listed buildings requiring planning permission will be required to demonstrate that the proposal is compatible with the fabric, setting and significance of the building as a heritage asset.

Development proposals should take account of the distinctive character and appearance of the conservation area including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Development proposals within the conservation area and its setting should have regard to the significance of the conservation area as a heritage asset.

Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Proposals that are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation. This will then be used to inform a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would destroy or detrimentally affect archaeological interests.

All development proposals affecting heritage assets and their settings, including new operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. Particular attention should be paid to reflecting locally distinctive styles of development and these should respect traditional methods and materials wherever possible. All development proposals affecting heritage assets should have regard to their significance as a designated or non-designated heritage asset in decision making.

Where development proposals requiring planning permission involve demolition, the resulting impact on heritage assets will be assessed under this policy.



Housing



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Housing

6. Background

6.1 Housing is at the very heart of the future of West Lavington and Littleton Panell. The Neighbourhood Plan will address how many homes should be built, where and when. The Site Allocation Methodology document explains in detail how the Neighbourhood Plan came to the conclusions on the allocation of a site(s) for residential development.

6.2 The number of homes that is being proposed in this Plan is drawn from a number of factors:

- Planning for ‘zero’ growth (i.e. no development) is not considered to be a viable option, as West Lavington is designated as a ‘Large Village’ in the Wiltshire Core Strategy and as such is identified as being suitable for some growth;
- The outcome of consultation on the Neighbourhood Plan to date which has demonstrated support for some growth in the Parish;
- ‘Need’ and ‘Demand’ are not necessarily the same, so an objective review of the evidence is required;
- Wider need is evident from both national and county-wide assessments, which have been published previously in support of the Wiltshire Core Strategy;
- Local 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.



6.3 The Neighbourhood Plan must reflect both wider strategic pressures and local needs or demand whilst also restricting potential excessive and inappropriate development. Over the 10 years between the census of 2001 and that of 2011 the Parish has absorbed 55 additional households established in 45 more dwellings. The Table below illustrates the detail:

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

6.4 In September and October 2017 a Parish Housing Needs Survey was carried out. The aim of carrying out the survey was to investigate the affordable housing needs of local people (or those who need to live in the parish) in West Lavington parish.

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- 'Housing need' can be defined as the need for an individual or household to obtain housing that is suitable to their circumstances.
- It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure either immediately or in the future.

6.5 A total of 537 questionnaires were distributed to the parish, everyone was asked to complete the first section of the form. If a household considered itself in need of, or likely to be in need of, affordable housing within the next five years, it was invited to complete the rest of the survey. There was a very good response rate of 36.1% with 194 replies received. The report is published alongside the Neighbourhood Plan. However it describes the views only of the residents who returned the questionnaires and these views may not be representative of the wider population of West Lavington. The majority (74.0%) of respondents were owner-occupiers, while 18.8% of respondents were living in socially rented properties, 4.7% were renting from a private landlord or letting agency, 2.1% were living in accommodation tied to their employment, 0.5% were living in shared ownership properties, and none were living in a tenure described as 'other'. These results indicate a bias in the survey responses toward those living in owner-occupied homes and the survey has to be read on that basis.

6.6 Respondents were then in the Housing Needs Survey asked how many new homes they would support being built in the parish. A large majority of respondents (88.4%) were in support of some new housing in West Lavington. The 2011 Census recorded ninety one social homes in the parish. These properties represent 18.3% of the total housing in West Lavington, which is higher than the Wiltshire affordable housing average of 14.7. The social housing in West Lavington has a very low turnover rate with only a 2.2% re-let rate in the past year: from the third quarter 2016/17 to the end of the second quarter 2017/18, 2 social homes were re-let in the parish. It is also notable that, while West Lavington has a large proportion of privately owned homes (61.2% of the total parish stock), the turnover of these is also low. The Housing Needs Survey indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey. The recommendations describe a snapshot of the need for affordable housing at the time the survey. These results have been built into Policy H1.



West Lavington

Parish Housing Needs Survey

Survey Report
October 2017

Wiltshire Council
County Hall, Bythesea Road, Trowbridge BA14 8JN

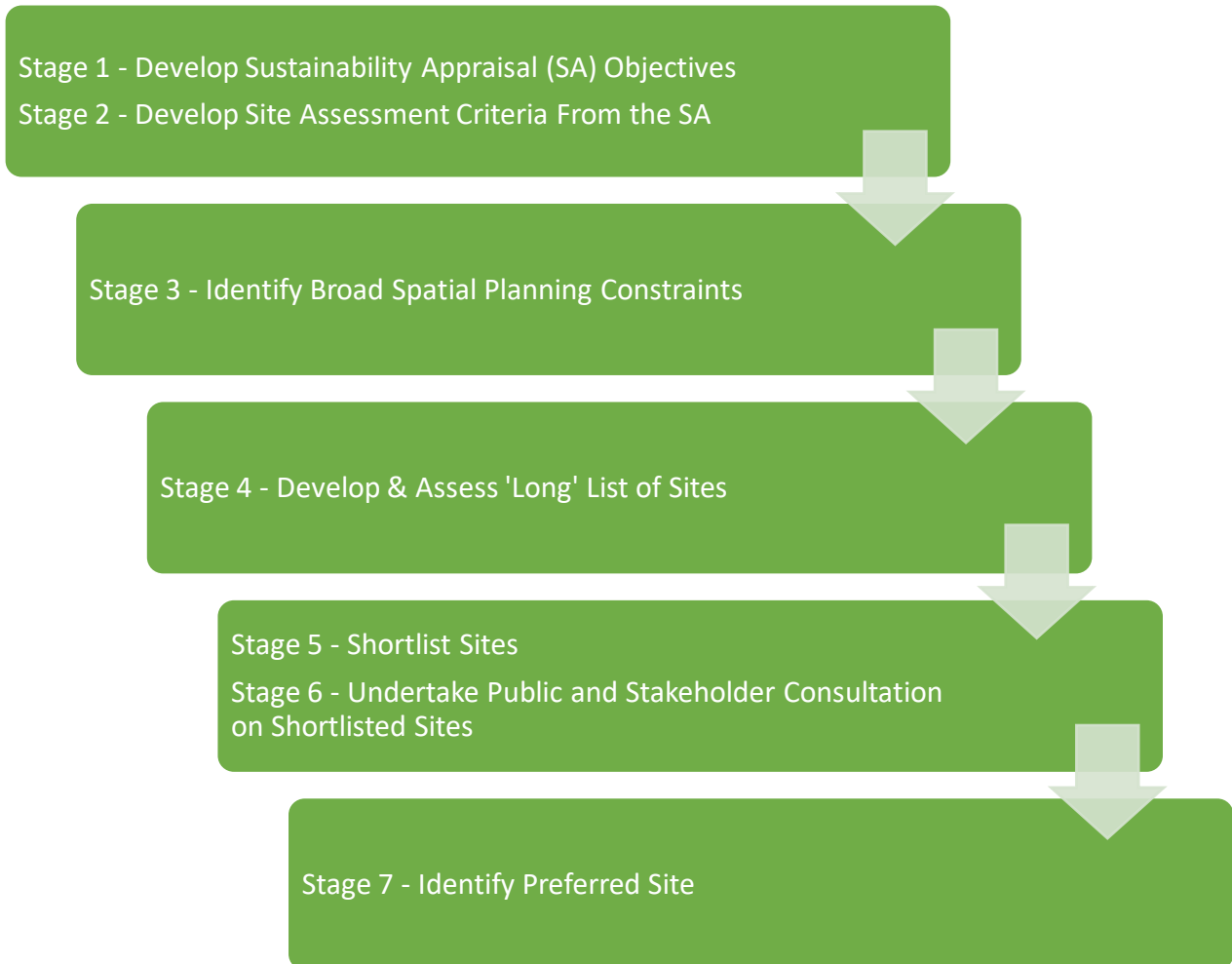
7. New Housing and Housing Allocation

- 7.1 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'.
- 7.2 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

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schools, as well as the need to provide for those who needed housing in the area. Almost half of all respondents (46%) said there was a shortage of affordable housing.

- 7.3 There was sufficient support for lower levels of housing (around 20 to 40) but this tended to decline markedly above around 60. However, the Steering Group have had to balance this against the practicalities of developing suitable sites, the need to secure affordable housing and the past rate of growth of around 50 over the decade. Given these factors and the need for housing in the wider area it has been felt that future supply should be at least comparable to past trends.
- 7.4 The Neighbourhood Plan has undertaken a comprehensive seven stage approach towards site selection as follows:



- 7.5 The site selection process is detailed in full in the accompanying document 'Housing Site Selection Methodology'. A total of 14 potential sites were analysed in detail. These sites were examined against the detailed criteria previously established. This assessment was undertaken as a two stage process. This two stage process resulted in a smaller number of eight sites for further consideration. This scoring process brought forward a 'Long List' of 8 best performing sites for further consideration.
- 7.6 Having identified the sites where development could be provided, and acknowledging that developing them all would exceed the constraints set out within the Plan Purpose, the Steering Group then considered which of the short listed sites, if taken together, would provide the ideal mix of opportunity or whether one single site would suffice.

7.7 West Lavington Parish Council has been preparing a Neighbourhood Plan for the Parish and in November 2015 published a Draft Plan for Consultation. 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.



7.8 It was then necessary for the Steering Group to determine the preferred site for a housing allocation. In addition to the outcome of the Site Assessment Methodology and the Public Consultation, the Steering Group had regard to a number of validation criteria to inform them in reaching the decision to identify Site 7 (West Lavington - Behind Lavington Lane/Sandfield/Newby Close) as the preferred housing allocation. As a housing allocation in the Neighbourhood Plan Site 7 has been renamed Site H1(A) - Land South of Lavington Lane, West Lavington which better describes its location. A number of technical reports have also been undertaken to demonstrate the acceptability in planning terms of the site allocation.

7.9 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 then to be found for the Devizes area had 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 proposing either ‘under 50’ or ‘50-75 houses’ to ascertain the most sustainable level of housing for the village”*.



7.10 A housing needs survey has been undertaken in the Parish during September and October 2017. A questionnaire was delivered to every household in the Parish, the results have then been analysed by Wiltshire Council to determine the need for affordable housing in West Lavington and Littleton Panell. The results indicate the following headlines:

Subsidised rented housing

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

Shared ownership / discount market homes

- 2 x two bedroom home

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- 7.11 The results of the Parish housing needs survey have been incorporated into Policy H1 in order that the site allocated for housing delivers the affordable housing mix identified. In order to meet the affordable housing need identified in the Parish Housing Needs Survey an overall housing allocation of at least 30 units is required, based on the 30% requirement of Core Policy 43 of the Wiltshire Core Strategy.
- 7.12 Over the Wiltshire Core Strategy plan period (2006 to 2026), approximately 2,500 new homes will be provided in the overall Devizes Community Area, of which about 2,010 should occur at Devizes. Approximately 490 homes will be provided in the rest of the Community Area. Growth in the Devizes Community Area outside of Devizes itself is to be focussed principally in Market Lavington as the designated ‘Local Service Centre’, with more limited levels of housing development than in the ‘Large Villages’ including West Lavington.
- 7.13 The Wiltshire Housing Site Allocations Plan Pre-submission draft plan Topic Paper 3 Housing Land Supply (June 2017), as at April 2017 confirms that the Devizes Community Area Remainder which covers a number of parishes including West Lavington still has an indicative housing requirement to be met. This can be met through the emerging Wiltshire Housing Site Allocations Plan and through Neighbourhood Plans including this Plan. The indicative housing requirement for the plan period is as follows:

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

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

- 7.14 The emerging Wiltshire Housing Site Allocations Plan is proposing to allocate 80 dwellings in Market Lavington, although the emerging Market Lavington Neighbourhood Plan suggests 65 dwellings. In addition other Neighbourhood Plans are looking to allocate housing sites. However the Wiltshire Housing Site Allocations Plan is still under preparation and at this stage there is no certainty that the proposed housing sites in Market Lavington will actually be allocated. Consequently the steering group considers it prudent to allocate land for housing to contribute towards the indicative housing requirements prescribed in the Wiltshire Core Strategy. These housing requirements in the Core Strategy are a minimum and not a maximum. In addition the Housing Needs Survey undertaken for the Parish has demonstrated a local need for housing in West Lavington.



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

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and 2)”. But further it is stated (paragraph 4.17): “Proposals for improved local employment opportunities, housing growth (over and above that allowed by this Core Strategy) and/or new services and facilities outside the defined limits of development will not be supported unless they arise through community-led planning documents, such as neighbourhood plans, which are endorsed by the local community and accord with the provision of this plan”.

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



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

- 7.17 The Neighbourhood Plan has taken the Housing Needs Survey conclusions into account, together with the strategic housing requirements of the Wiltshire Core Strategy and its underlying wider evidence on housing need. In addition the Neighbourhood Plan is taking into account the previous results of community consultation which has demonstrated support for the provision of additional housing in West Lavington; and that the site 7, now known as H1(A) is the community’s preferred location for new development.



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

7.19 The strategic planning framework set by the emerging Wiltshire Housing Site Allocations Plan includes [Topic Paper 2](#)¹⁷ on Site Selection Methodology. Paragraph 3.8 of the Topic Paper is clear that: *“the most appropriate means to assess local needs and plan growth at each Large Village is through the neighbourhood planning process.”* The consultation on this Neighbourhood Plan has demonstrated strong support for both the site allocated and the numbers of dwellings proposed. Page 37 of the Topic Paper identifies that one method of determining modest housing growth in the Large Villages is through consideration of a *“Proportionate increase in the total size of a settlement and continuity with past rates of development.”* The Neighbourhood Plan proposes a future growth rate which is both proportionate and in line with past rates of development. This approach is consistent with the strategic approach taken by the emerging Wiltshire Housing Site Allocations Plan. Wiltshire Council has also confirmed in its response at the Regulation 14 stage that the emerging Wiltshire Housing Site Allocations Plan does not look at allocating sites in Large Villages in the East Wiltshire Housing Market Area. They went on to confirm that Neighbourhood Plans are the appropriate mechanism for a community to develop a shared vision for addressing local housing needs.

7.20 The NPPF in paragraph 55 seeks thriving rural communities, in looking to meet this the Wiltshire Core Strategy identified a minimum strategic requirement of 490 dwellings across the Devizes Community Area Remainder. This covers the Local Service Centre - Market Lavington; six Large Villages - Bromham, Potterne, Rowde, Urchfont, West Lavington/Littleton Panell and Worton; and six Small Villages - All Cannings, Bishops Cannings, Easterton, Erlestoke, Great Cheverell and Marston. The Core Strategy does not disaggregate this figure to individual settlements. However the emerging Wiltshire Housing Site Allocations Plan proposes that *“where Neighbourhood Plans have been ‘made’ or are well advanced the Plan leaves decisions on the scale and locations for growth in settlements to the communities concerned.”*

7.21 Large villages are intended ‘to help meet the housing needs of settlements and improve housing opportunities, services and facilities.’ In the Devizes Community Area Remainder housing is intended to be provided in the Local Service Centre and Large Villages. If for example 40% of the housing requirement of 490 dwellings were to be focussed in the Local Service Centre, with the remaining 60% to be spread across the six Large Villages this would equate to around 55 dwellings in each large village. Consequently the size of the proposed housing allocation is not out of general conformity with the strategic policy framework in the Wiltshire Core Strategy. This level of housing has been supported through public consultation through the Neighbourhood Plan process. In addition a site of at least 30 dwellings is required to provide the affordable housing requirement identified in the Parish Housing Needs Survey.



7.22 In addition the site has a clearly defined site boundary which is a logical and rational development area. In addition the community is also seeking the additional community benefit of provision of a new access, drop off point and car parking for Dauntsey Academy Primary School. This additional community benefit further supports a higher number of dwellings above that required purely to meet the needs in the West Lavington Housing Needs Survey. Access to the site from Lavington Lane has attracted continuous community support

¹⁷

<http://www.wiltshire.gov.uk/planningpolicydocument?directory=Wiltshire%20Housing%20Site%20Allocations%20DP/Pre-Submission%20Consultation%20July%202017&fileref=6>

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throughout the Neighbourhood Plan process, allied to the community objective of addressing vehicular access and parking for Dauntsey Academy Primary School. In addition Sandfield is only 4.90m in width with a footway of 1.85m along one side and a 1.85m verge on the other side. As Sandfield already serves approximately 135 dwellings from a single point; to meet the Wiltshire highway standards it would need to have the following dimensions to serve any additional development: Carriageway width of 5.5m; and Footway width of 2.0m (on both sides). There is no additional space along Sandfield to meet the overall 0.8m extra width that would be needed.

7.23 The proposed housing allocation like any site has a number of potential benefits and potential impacts. The various technical documents produced to support the allocation make it clear that the potential impacts are acceptable in planning terms. In addition the potential benefits are considered to significantly and demonstrably outweigh the limited residual potential impacts. The community benefits from the site allocation include:

- Provision of a new safe pedestrian crossing facility to Lavington Lane for pedestrians; including in particular pupils who reside in West Lavington walking to Lavington School; pupils of Dauntsey School walking between the boarding house at Dauntsey Manor and Dauntsey School; and parents walking children to Dauntsey Academy Primary School and Lavington Pre-school;
- Securing additional development to help justify a reduced speed limit along Lavington Lane between Market Lavington and West Lavington; thereby improving safety especially for pedestrians moving between West Lavington and Market Lavington;
- Provision of an access point off Lavington Lane with associated access, drop off point and car parking for Dauntsey Academy Primary School. This would alleviate congestion and inappropriate parking on Sandfield which is narrow and below the standards required for the housing it serves;
- The provision of new affordable housing to meet the identified local needs; and
- The opportunity to provide a mixed development including some smaller and medium sized homes as part of the housing mix in order to meet the needs of the parish.



Policy H1 - New Housing

Small-scale residential development within the settlement boundary that does not impact adversely on the surrounding area will be supported. Sites will be expected to have a direct highway frontage and safe highway access.

Planning permission for proposals for backland residential development will not be granted where the existing character of the settlement is adversely affected.

Proposals for residential development on the Site H1(A) - Land South of Lavington Lane, West Lavington will be supported for residential development of up to 50 housing units. Proposals for this allocated site should be accompanied by a masterplan developed in collaboration with the community, the Parish Council, the local Planning Authority. The masterplan and the proposed

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development should reflect the development principles set out below and detailed further in the Development Brief published as a Supplementary Document to this Neighbourhood Plan.

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. Provide a safe crossing opportunity on Lavington Lane.
3. Housing and Design - Provide a mixed development of small/medium family houses and smaller accommodation for downsizing including bungalow and other types of accommodation for elderly and disabled people in an open, well designed layout. The provision of affordable housing should meet the need identified in the 2017 West Lavington Parish Housing Needs Survey.
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.

Economy



Economy

8. Background

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

8.2 Within the Plan Area, local surveys undertaken by the Neighbourhood Plan Steering Group confirm (at the time of survey) that the main employers are:

- Dauntsey's School, employing approximately 340 staff (90 full time academic and 30 part time; 90 full time Bursarial staff and 39 part time)
- Dauntsey Academy Primary School (including pre-school) - 27 people
- Various retail units (a public house and 2 shops)
- Care homes (The Haven and Dauntsey House) - 37 staff in total
- Wentrow Media - 45 people (in Littleton Panell)
- A'Beckett's Vineyard - variable
- NHS Surgery - approximately 10 staff (part-time/full-time)



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

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

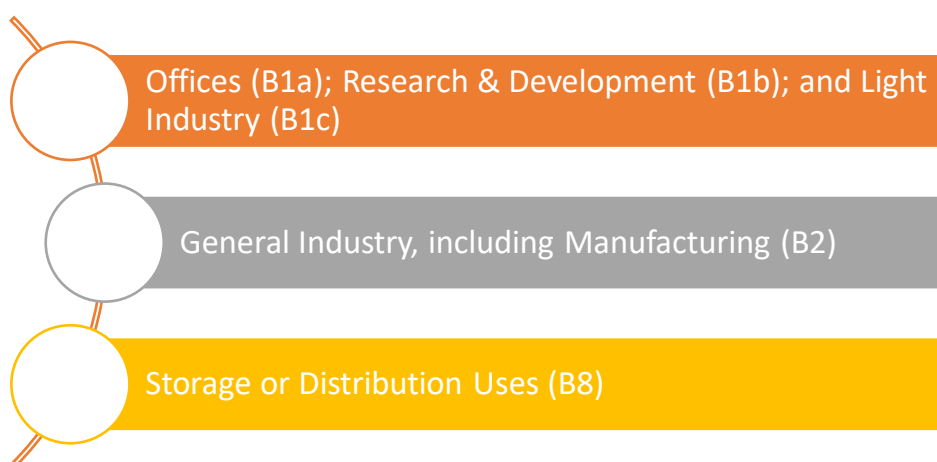


8.5 With improvements in flexibility of working patterns, it is likely that home-working will increase particularly where employees are not required to work in a certain geographical location and can be connected via the internet. This suggests that good quality broadband connection

will be critical to sustaining increased homeworking and without it is less likely to occur, or to be only a minor factor.

9. Retention of Employment Land and Buildings

- 9.1 The villages have considerable amounts of local employment in schools, care homes and other local businesses, many of the latter of which operate from the homes of individuals rather than dedicated commercial premises. It is felt that one of the greatest benefits to local business in the short term will be the substantial upgrading of the internet network that is due to be completed shortly. There does not, at present, appear to be any commercial pressure to identify any proposed area of land for new business units but equally we would not wish to see the loss of any existing employment premises to other uses.
- 9.2 Employment land relates to business use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. This involves:



- 9.3 The Parish Council acknowledges that the unnecessary long term protection of sites allocated for employment should be avoided. However, where there is a reasonable prospect of a site being used for employment use alternative uses should be avoided to ensure the retention of employment sites and premises at accessible locations. Where a site is genuinely no longer suitable for employment use and there is no reasonable prospect of the site being used for employment purposes the Neighbourhood Plan will support change of use. Change of use to recreation, leisure or other purposes providing some ongoing local employment will be preferred as this will result in the retention of jobs within the villages.
- 9.4 Where an applicant contends that the site is no longer needed for employment use, they will be expected to demonstrate that the site has been marketed for employment use for a continuous period of at least six months and at a fair market price reflecting the employment use. Proposals will need to satisfy the criteria of both Policy E1 below and Core Policy 35 of the Wiltshire Core Strategy. In this policy reference to 'reasonable period of time' means six months as specified in Core Policy 35 of the Wiltshire Core Strategy or any subsequent amendment to that policy.

Policy E1 - Retention of Existing Employment Land and Buildings

Existing established employment sites and premises sites will be protected from change of use to non-employment alternative uses.

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

Where it has been successfully demonstrated that the site or premises is no longer suitable for employment uses preference will be given to the change of use to community or leisure use (use classes D1 and D2).

10. Employment Development

10.1 The core strategy makes provision for 9.9 hectares of new employment land within the Devizes community area with the two main sites being located at Devizes (land between the A361 and Horton Road, and Nurstead Road). This will undoubtedly broaden the range of employment opportunities in the community area which will be of benefit to the Plan Area.

10.2 The creation of high quality employment provision, this means skilled and well-paid employment, for example research and development or professional services within West Lavington and Littleton Panell would be particularly welcomed. High quality employment is often based on work involving technology, innovation, and talent.

10.3 Whilst it is unlikely to be commercially viable to identify specific new sites for employment purposes there are potentially a number of older non-residential premises within the settlement boundary that could prove to be suitable for conversion to the types of premises that could be suitable for small business ventures. This could provide additional sources of employment within the village and will be supported providing that it does not have a negative effect on residents or the local environment.



Policy E2 - Employment Development

The intensification, refurbishment or redevelopment of existing commercial or agricultural buildings within the settlement boundary for the purposes of new business development will be supported in principle providing that there are no negative impacts on the local environment or on adjacent residents by reason of noise, smell, loss of visual amenity or undue traffic generation.

Applications which facilitate working from home will be supported, provided that they are small scale and do not undermine neighbouring amenity. Proposals involving additional high quality employment provision will be particularly supported.

Community Facilities



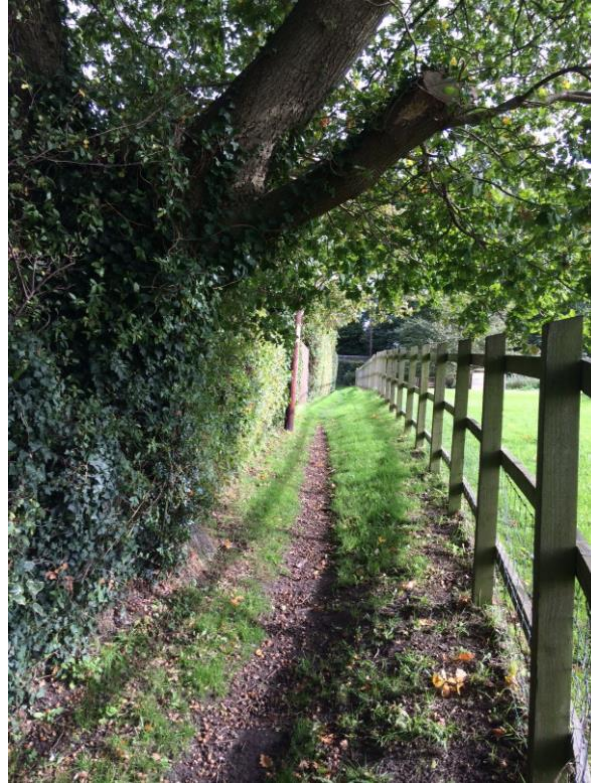
Community Facilities

11. Background

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

11.2 Data for health from the 2011 census indicates that, of a population of 1502, there were 811 people in very good health living in West Lavington Parish in March 2011; 517 in good health, and 126 in fair health. 32 were in bad health and 10 in very bad health.

11.3 West Lavington and Littleton Panell are fortunate to host some excellent and essential community facilities. These include a number of built facilities and a number of open spaces.



12. Community Facilities

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

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

Places of Worship

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

Health

Courtyard Surgery

Facilities for children and young people

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



BMX track
Robert's (junior) Playground

Schools

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

Pub

The Churchill Arms

Shops

Costcutters
Post Office
Homestead Dairy (Including a Mobile Shop)

Other Facilities

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

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

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



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

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



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- 12.5 The village hall car park currently performs a secondary role as a car park and drop-off area for the Dauntsey Academy Primary School. The car park is not large enough for this activity, it has been previously considered an option to enlarge the car park. However this would reduce the areas available for sport and recreation. Therefore through the housing allocation provision of an access point off Lavington Lane with associated access, drop off point and car parking for Dauntsey Academy Primary School will be achieved. This would alleviate congestion and inappropriate parking on Sandfield which is narrow and below the standards required for the housing it serves. It will also eliminate use of the car park of the village hall which would reduce the conflict that this use can provide with bookings and use of the village hall.



- 12.6 In early 2013, the committee carried out a survey of parish households to gauge the reaction to a suggestion that, with the right redevelopment, the hall could form much more of a community focus, “a hub”, than it does now. Some 30% of the parish population gave its overwhelming support to the concept and new facilities suggested. 72% of those affirmed that they would use the new facilities themselves.
- 12.7 The Youth Club building was opened in 2008 and is now named The George Baker Centre, after the club's founder. Prior to the building's opening, activities took place in the Village Hall itself, but the establishment of a dedicated building has enabled the setting up of permanent equipment, storage, computer areas and games areas.
- 12.8 West Lavington is fortunate to have a large dedicated area of land as a playing field. This land is leased by the Parish Council at a nominal rent from the Holloway Trust. The 1947 deed makes it clear that the land is for recreational purposes only, and that no buildings or structures can be erected on it without the permission of the trustees.
- 12.9 The Playing Fields currently incorporate a BMX track, an area with some senior play equipment, and Robert's Playground, a fenced in area for younger children. All three of these fairly recent developments were provided by charitable/community donations and grants. The Parish Council was not involved in this funding but accepted responsibility for on-going insurance and maintenance. The other main use of the playing area is for football in the winter. Two pitches are used by the Worton and Cheverell Football Club for matches and training purposes, together with another team the Edington Daggers who use the playing fields on a regular basis.



- 12.10 Courtyard Surgery is situated at 39 High Street, West Lavington. The medical team consists of a senior partner assisted by three other GPs, a nurse and a health care assistant. Also attached to the surgery is a Physiotherapist and a Counsellor.
- 12.11 The loss of community facilities will be resisted unless it can be demonstrated that the facility is no longer viable or that adequate alternative provision is available. In rural areas,

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which includes the Parish of West Lavington Core Policy 49 of the Wiltshire Core Strategy requires proposals for the loss of a community facility to be accompanied by a comprehensive marketing plan.

Policy CF1 - Community Facilities

Development proposals that result in the improvement and expansion of community facilities or the provision of new community facilities will be supported subject to the following criteria being met:

- The proposal will not generate unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;
- The proposal will not lead to traffic congestion or adversely affect the free flow of traffic; and
- Access arrangements and off street parking can be satisfactorily provided

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

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

13. Educational Facilities

13.1 West Lavington and Littleton Panell host three excellent educational facilities: Dauntsey Academy Primary School; Lavington Pre-school; and Dauntsey's School. Lavington Pre-School is situated on the Dauntsey Academy Primary School campus and provides care and education for children aged 2 to 5. It operates in purpose-built premises offering well-equipped, stimulating classroom spaces, with free-flow outdoor play in a secure garden.

13.2 Dauntsey Academy Primary School caters for around 190 pupils aged 4 to 11. It opened a seventh classroom in 2014, it also operates a Breakfast Club and an After School Club providing a service from 7:45am to 5:45pm.

13.3 An unusual feature of West Lavington and Littleton Panell is the presence of a large independent school (Dauntsey's School), a co-educational independent boarding and day school for 11-18 year olds set in an estate of more than 150 acres. The school educates around 800 pupils, broadly a third of which are boarders. Therefore for part of the year, a significant proportion of the school community are resident in the community. With the demise of labour associated with agriculture, this does offer the major source of employment within the village. In addition, the school makes many of its facilities available to people in the village and a harmonious relationship between the two has grown over the years.



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

Policy CF2 - Educational Facilities

Land at Dauntsey's School and Dauntsey Academy Primary School is safeguarded for educational use, any proposals for non-educational or community use will not be permitted.

Proposals for the expansion of existing educational facilities in the Plan area will be supported where it can be demonstrated that:

- Expansion would not exacerbate existing access related or traffic circulation problems, or that suitable mitigation measures are being brought forward as part of the proposal;
- Any loss of existing open space is minimised and that sufficient open space is retained to meet the needs of the users of the school;
- The development would not result in a significant loss of amenity to local residents or other adjacent users; and
- The development does not conflict with other Plan policies or proposals.

Natural Environment



Natural Environment

14. Background

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



14.2 In the vicinity of the West Lavington Neighbourhood Plan area the key European designations of interest are the Salisbury Plain Special Area of Conservation (SACs are designated under the ‘Habitats Directive’ - EU Directive 92/43/EEC) and Special Protection Area (SPAs are designated under the ‘Birds Directive’ - EU Directive 2009/147/EC on the Conservation of Wild Birds).

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



14.4 The Habitats Regulation Assessment screening decision issued by Wiltshire Council concluded that the Neighbourhood Plan proposals would not individually or cumulatively result in any potential significant effects on any European designated site.

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14.5 The Parish of West Lavington contains no National Nature Reserves but does contain two Sites of Special Scientific Interest: Salisbury Plain SSSI occupying largely the same areas as the SPA/SAC in the southern part of the Plan Area; and a portion of Great Cheverell Hill SSSI in the very western part of the Plan Area. Great Cheverell Hill SSSI is 33 hectares in area, notified most recently in 1985, and designated because it is an area of botanically rich chalk grassland on the northern edge of Salisbury Plain. With over 40 plant species per square metre in some areas. The site supports 3 nationally restricted plant species and several uncommon butterflies.

14.6 Within the Plan Area lie a series of County Wildlife Sites located towards the southern end of the Parish on the north edge of the Imber Ridge perimeter path, the Warren (a wooded area just south of West Lavington) and Rams Cliff to the east of West Lavington. An area of woodland (Manor House Woods) just to the east of the A360/B3098 junction is also identified as a County Wildlife Site. It lies almost entirely outside the Plan Area although a tiny part in the north-west corner of the site lies just inside the eastern boundary north of Lavington Lane.



15. Local Green Space

15.1 In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection. Once designated, planning permission will only be granted for the development of the sites in very special circumstances or if the development clearly enhances the Local Green Space for the purposes it was designated.

15.2 Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.



15.3 The sites listed in the policy have been assessed as according with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in character and not an extensive tract of land; and demonstrably special to the local community and holding a particular local significance. A tabular assessment of each of the designated Local Green Spaces against the criteria set out in the NPPF, together with a brief summary of each of the areas is set out in Appendix 1. A detailed map of each of the Local Green Spaces is also included in Appendix 1. More detail

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is also set out in the Local Green Spaces Evidence document which accompanies this Neighbourhood Plan.

Policy NE1 - Local Green Space

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

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

The policy taken towards development in these areas is consistent with that taken towards development in Green Belt. Inappropriate development will not be allowed other than in very special circumstances. Development should not adversely affect the tranquillity of the Local Green Spaces.

Proposals adjacent to these sites will need to demonstrate that they will not harm the Local Green Space and where possible enhance access to the Local Green Space for people and wildlife.

16. Setting of West Lavington Parish

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

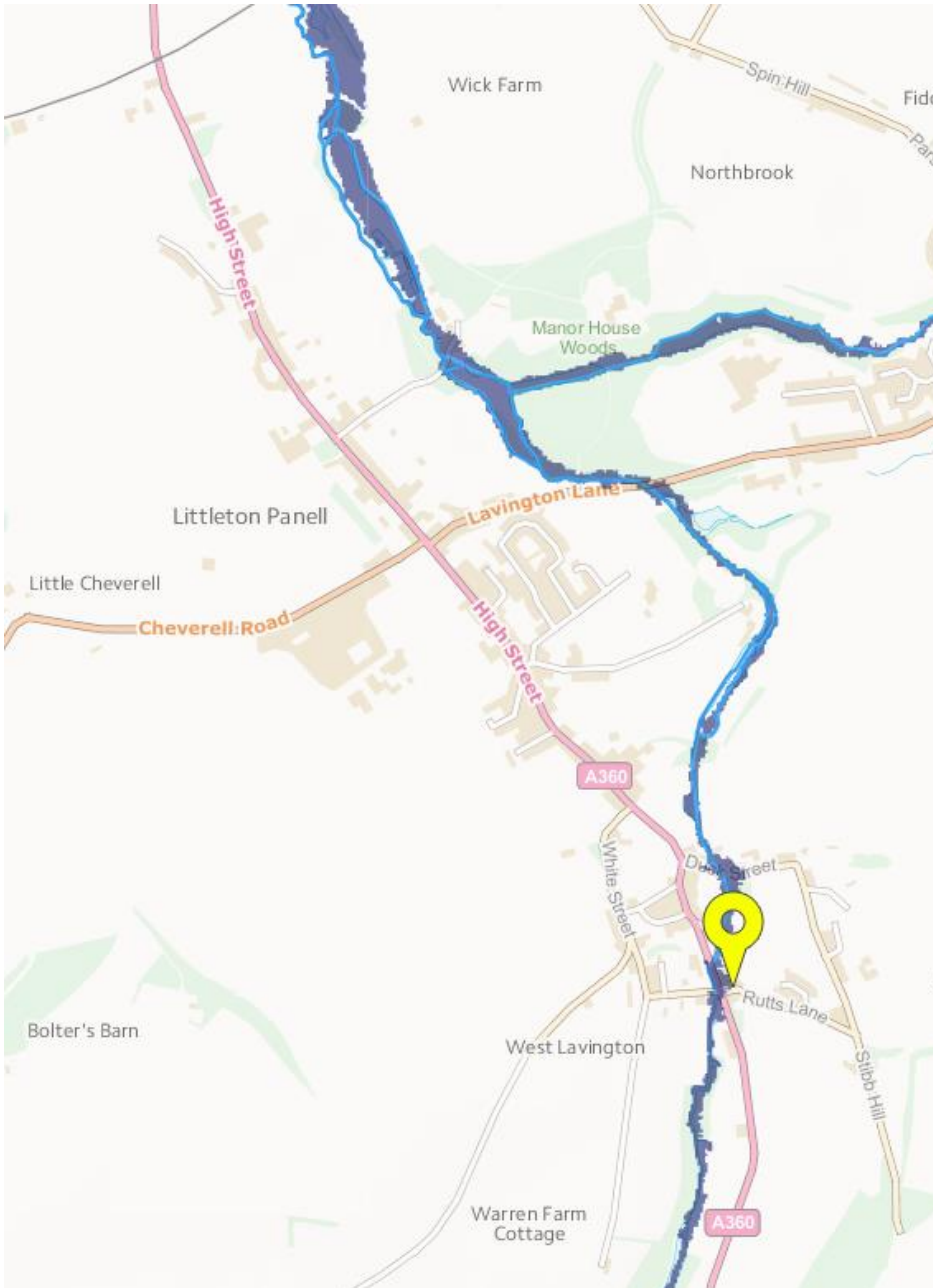
16.2 The Semington Brook is sourced principally from a spring in the south western part of the Plan Area, on White Hill/The Warren. It flows in an easterly direction initially, before flowing along the western side of the A360 into West Lavington in a northerly direction.



16.3 Along the initial path of its course, there are several man-made lakes/ponds in The Warren which act to retain water during peak flows. Further along its course, there are several parts of the village which are more liable to flooding and in particular land east of Church Street and in the vicinity of Duck Street. Here the land is identified as lying within Flood Zone 3. The floodplain for the Brook widens out towards the east of Littleton Panell although it is

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largely contained (other than in the vicinity of Park Farm on Russell Mill Lane) within open pasture. In the far northern part of the Plan Area the floodplain is largely contained within a wide corridor where most of the land is classed as being within Flood Zone 3. There are a number of former mills within the Plan Area. These have the potential (where still operational or capable of being made operational again) of utilisation for renewable energy generation and water flow management. The areas affected by Flood Zones 2 and 3 are illustrated on the map below:



Map 7 - Flood Zones 2 and 3 in West Lavington and Littleton Panell © Environment Agency

- 16.4 There are also two areas of ancient and semi-natural woodland (planted and original), both of which are just beyond the eastern edge of the Plan Area at the eastern end of Russell Mill Lane (Manor House Woods).
- 16.5 The Wiltshire Landscape Character Assessment divides the Neighbourhood Plan area into three distinctively different Landscape Character Areas (LCAs). The first is referred to variously as the Rolling Clay Lowland LCA or the Bristol Avon Clay Vale. This occupies the far

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northern part of the Neighbourhood Plan Area, predominantly that land lying north of the railway line. The second LCA is referred to variously as the Greensand Vale or the Vale of Pewsey. The third LCA is also referred to variously as the High Chalk Plain or Salisbury Plain LCA.

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



- 16.7 In order to conserve the individual character and identity of the villages it is important that they do not appear to link up with any adjoining development in adjacent parishes. This is most at risk in the Lavington Lane area due to the short distance to Market Lavington. It will therefore be important that any development in such areas can be carefully sited and landscaped to ensure that the two settlements do not merge or appear to visually merge, especially when viewed from the road.
- 16.8 The Plan seeks to maintain the landscape views and historic open character of the villages and their surrounding area on the edge of Salisbury Plain. Any new structures that would obtrude into such views would seriously prejudice the character of the Plan area. This aspect of the Plan had overwhelming public support in our consultation exercises. The Plan seeks to enhance the environment of the village wherever possible and there are areas where additional landscaping and planting could make the area more attractive. Appropriate landscaping proposals will be expected as part of any new development. The [West Lavington and Littleton Panell Conservation Area Statement](#)¹⁸ contains a series of illustrations which detail features including views that make up the character and appearance of the conservation area. These illustrations help to identify the significance of the conservation area as a heritage asset. These illustrations are reproduced in Appendix 3.



- 16.9 A number of specific landscape features and areas make an important contribution to the setting of the Parish as Green Infrastructure. More detail is set out in the Local Green Spaces Evidence document which accompanies this Neighbourhood Plan. This assessment looked at

¹⁸ <https://www.westlavington.org.uk/app/download/5803600853/ConservationAreaStatement.pdf>

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the green spaces across the entire Parish, whilst not all areas meet the requirements for designation as Local Green Space, many areas of green infrastructure nonetheless make a very valuable contribution to the setting of the Parish. Further detail on the areas designated under Policy NE2 is included in Appendix 2.

16.10A summary of the designated areas is set out below:

Areas are considered important to the overall setting of West Lavington Parish

- Fields West of White Street and Behind High Street - Hedged undisturbed fields providing open views towards the top of Strawberry Hill to the south and west;
- Strawberry Hill and Wood - A high path away from the settlement but visually linked by far reaching views over the two villages;
- Ramscliff - Very visible from the village and an easily reached popular recreational area for walking along the rights of way;
- The Warren - A secluded area of private mature woodland with rights of way; much used and appreciated for walks and peace; and
- Dauntsey Manor Woods - It forms a strong visual backdrop to many easterly views from the Villages.

Areas of Important Green Infrastructure

- Woodland and Trees forming the entrance to Littleton Panell from the North - An entrance gateway of the tree lined road rising up between increasingly high banks to the start of Littleton Panell;
- The Woodland separating the eastern end of Russell Mill Lane from the main part of Littleton Panell - A single track “No Through” lane down a wooded cut between greensand “cliffs” which crosses the Semington Brook and leads past Russell Mill to the start of the footpaths and bridleways through the Dauntsey Manor Woods to Market Lavington and beyond; and
- Trees between Dauntsey Academy Primary School and Clyffe Hall - A North/South natural barrier, parallel with the Settlement Boundary and the stream, between West Lavington and Market Lavington.

Policy NE2 - Setting of West Lavington Parish

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

- a. Measures to protect & enhance our natural environment & landscape character and to maintain tree cover & hedgerows will be promoted wherever possible;
- b. Proposals that provide favourable conditions for biodiversity including maintenance and enhancement of habitat connectivity and landscape scale conservation will be supported. Mitigation measures will be sought where any loss would be unavoidable and cause significant harm;
- c. Woodlands & hedgerows. The community support measures to increase the enhancement, reinstatement or creation of hedgerows along boundaries, and support the creation of additional pockets of woodland.

Development within and on the edge of West Lavington and Littleton Panell will only be permitted where it does not adversely affect views and linkages into and out of the two villages. The following areas are considered important to the overall setting of West Lavington Parish and are identified on the Policies Map:

- Fields West of White Street and Behind High Street
- Strawberry Hill and Wood
- Ramscliff
- The Warren

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- Dauntsey Manor Woods

New development will be supported provided that it does not adversely affect or devalue the structure, diversity or views of the streetscene and landscape. New development, where supported by other plan policies, must be integrated into the streetscene and landscape through design and the incorporation of suitable green buffers and the planting including trees.

Development which adversely affects the character, appearance, setting, recreational purpose, and tranquillity of the river corridors of North Brook and Semington Brook will not be permitted.

Development which adversely affects the character, appearance or ecological importance of the Salisbury Plain Special Protection Area/Special Area of Conservation; the Salisbury Plain SSSI; Great Cheverell Hill SSSI; Ancient Woodland and County Wildlife Sites will not be permitted.

The following sites are designated as Areas of Important Green Infrastructure and are identified on the Policies Map:

- Woodland and Trees forming the entrance to Littleton Panell from the North
- The Woodland separating the eastern end of Russell Mill Lane from the main part of Littleton Panell
- Trees between Dauntsey Academy Primary School and Clyffe Hall

Proposals for built development within these sites will only be permitted where it relates to supporting their ongoing role as green infrastructure including the contribution that they make to the character and setting of the Parish.

Proposals to enhance the village and surrounding areas through appropriate green infrastructure such as landscaping and planting, especially around playing fields and any new developments, will be encouraged.

Where any proposed new development extends the existing built form of West Lavington and Littleton Panell closer to neighbouring settlements of Little Cheverell and Market Lavington, suitable landscaped buffers shall be incorporated to ensure the continued visual separation between the settlements.



Implementation and Delivery

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

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

Local Partners

West Lavington Parish Council (PC)
 Wiltshire Council (WC)
 Health Providers (HP)
 Private Developers (PD)
 Local Schools (LS)
 Local Bus Operators (LBO)
 Community Groups (CG)
 Local Residents (LR)
 Local Businesses (B)

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

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

Policy	Delivery Partners	Implementation Method
Built Environment		
Policy BE1 - Settlement Boundary	PC, WC, PD & LR	Determination of Planning Applications
Policy BE2 - Design of New Development and Local Distinctiveness	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Policy BE3 - Highway Impact	PC, WC, PD, LR, LBO, LS & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy BE4 - Protection of Heritage Assets	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Housing		
Policy H1 - Housing	PC, WC, PD, LR & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy

Policy	Delivery Partners	Implementation Method
Economy		
Policy E1 - Retention of Employment Land and Buildings	PC, WC, PD, LR, B, LS & CG	Determination of Planning Applications
Policy E2 - Employment Development	PC, WC, PD, LR, B, LS & CG	Determination of Planning Applications
Community Facilities		
Policy CF1 - Community Facilities	LR, PC, WC, LS, CG & HP	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy CF2 - Educational Facilities	LR, LS, PC, WC & CG	Determination of Planning Applications & Planning Obligations or Community Initiatives
Natural Environment		
Policy NE1 - Local Green Space	PC, WC, PD, LR, B, LS & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy NE2 - Setting of West Lavington Parish	PC, WC, PD, LR, B, LS & CG	Determination of Planning Applications or Community Initiatives

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



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

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

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

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

Monitoring and Review

65. Continual plan review is a fundamental element of the planning system. It is important to check that the plan is being implemented correctly, ensure that outcomes match objectives and to change the plan if they are not. This Neighbourhood Plan will be carefully monitored and reviewed if it becomes apparent that the aim and objectives of the Plan are not being met.
66. The Neighbourhood Plan has been prepared to guide development up to 2026. This is in line with the adopted Wiltshire Core Strategy - one of the documents which provides the strategic context for the Neighbourhood Plan. It is unlikely that the Neighbourhood Plan will remain current and entirely relevant for the entire plan period and may, in whole or in part, require some amendments before 2026.
67. There are a number of circumstances under which a partial review of the plan may be necessary, in accordance with best practice, West Lavington Parish Council and its partners will consider undertaking a partial review of the Neighbourhood Plan no later than 5 years following its finalisation.



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Glossary

The majority of the glossary is copied from the NPPF to ensure consistency.

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

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

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

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

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

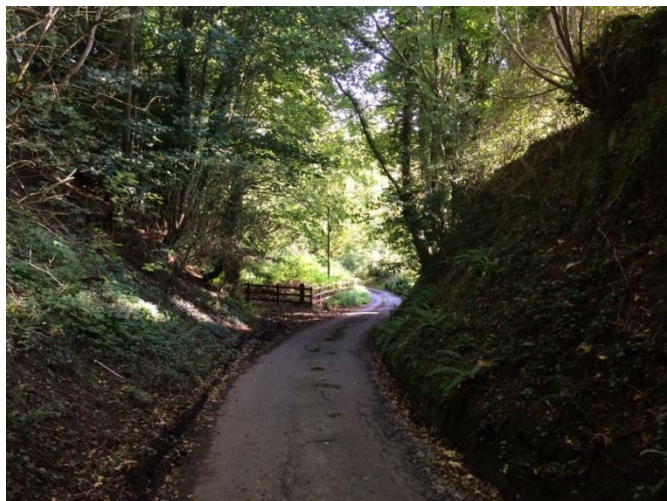
Core Strategy: The Wiltshire Core Strategy which forms part of the Development Plan setting out the spatial vision and strategic objectives of the planning framework for an area.

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

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

Ecological networks: These link sites of biodiversity importance.

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



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

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

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

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

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

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



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

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

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

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



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

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

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

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

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

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



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

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

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

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

Special Area of Conservation (SAC): Areas which have been given special protection under the European Union's Habitat Directive, as identified by Natural England.

Special Protection Area (SPA): Strictly protected sites classified for wild and vulnerable birds.



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

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

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

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

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

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

Wildlife corridor: Areas of habitat connecting wildlife populations.



Appendix 1 - Descriptions of Designated Local Green Spaces

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

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

Littleton Panell

The Meadow by Littleton House

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

A small meadow to the north of Littleton House which fronts onto the High Street in Littleton Panell. It gives an effect of open space onto the main A360 road, it is the only remaining green space which provides a functional and visual link between the countryside and High Street. The importance of this meadow remaining open was enhanced by the development of The Farm immediately to the south. As an open area it makes a positive and important contribution to the character and appearance of the Conservation Area. It is surrounded on three sides by well-used bridleway and footpaths. Visually it breaks up the straight line of the A360 and housing with a historic stone wall and greenery. It provides an area of limited tranquillity which is also a habitat for a variety of wildlife including brambles and wildflowers.



Pocock's Wood, North of Cheverell Road

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

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This wood lies at the rear of the Catholic Church carpark, it adjoins the edge of the village and makes an important contribution to the setting of the Conservation Area. The green space forms an undisturbed area providing a tranquil alternative peaceful and safe alternative route parallel to the main A360 road pavement, linking the south of West Lavington through Dauntsey's School grounds to the northern end of Littleton Panell. It is a mature copse with various trees including elm, spring flowers and insects and butterflies. Despite the proximity to the edge of the village it provides an area of tranquillity. The wooded copse borders the well-used footpath WLAV12.



West Lavington

Open Space on Sandfield

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

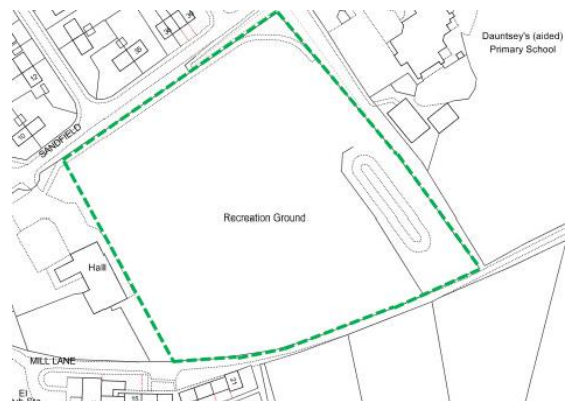
A collection of a small number of adjacent grassed areas with trees on the Sandfield Estate which provide a green heart to this area of built development. They also give a visual relief to the uniform layout of the housing area. They enable a visual link to the open landscape on the southern edge of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



Recreation Ground South of Sandfield

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

This open area provides important open views to Salisbury Plain lying in the southern part of the Parish. It has importance in local village history, the Holloway family "gave" land to village and subscriptions were raised door to door in the 1960s to build the Village Hall on the land to the west. The green space encompasses two grass pitches used weekly by adult and childrens' football teams, as well as the site for the annual village Fete and Dog Show. It includes a wildlife area with rotting wood bug stack, mature trees and a bmx track for youngsters. This is a large open site for all types of village groups to enjoy, even



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

Millennium Cross/Entrance to Sandfield

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

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



Land at Greenfields, Duck Street and Stibb Hill

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

A large open field, the original medieval site of the village and accessible to walkers from three corners. It has historic significance as the medieval centre of the village, which was burnt down and destroyed in the 1650s. Archaeological investigation in the 1990s did not yield any remains, but there are several buildings in the southern end of WL which dated from this time and may well have been built with the materials which survived the fire. It also makes an important contribution to the character and appearance of the setting of the Conservation Area. It is away from the main road but near to the heart of the old village with views towards Ramscliff and Salisbury Plain. The Duck Street entrance is over a small spring fed stream. The field is regularly grazed by donkeys and sheep and the surrounding natural hedgerows provide habitats for birds, rabbits and insects.

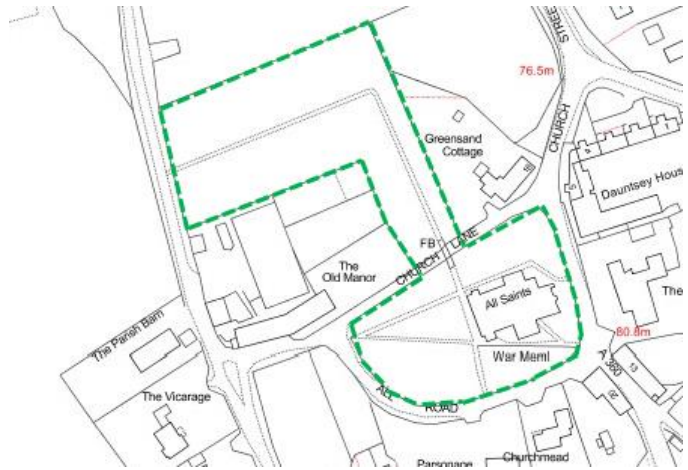


All Saints Church Grounds

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

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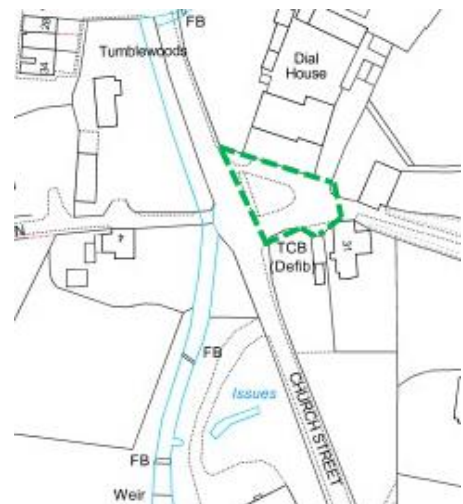
The site provides a calm and spiritual place within the centre of the village, the grounds have historic significance as a consequence of the 13/14th century parish church (Grade 1 Listed). The grounds extend unusually either side of a road thoroughfare, they make an important contribution to the character and appearance of the Conservation Area. Grassed area around church is ideal backdrop for wedding and celebratory photographs. Although the church building itself borders the A360, the main doorway and burial ground is to the south/west of the church affording quietness and the burial ground is reached by White Street, a single track minor road, with views over open fields. The closed burial ground around the church has had the gravestones removed in the past, the grass is mown but the trees and shrubs (yew, holly, ash, lime, cherry, and ornamental trees) are home to a wide variety of birds, including owls, goldcrests, green and greater spotted woodpeckers. Wild orchids, teasels, cow parsley, autumn crocuses, and a profusion of valerian provide food for butterflies and migrant hummingbird hawkmoths. The old stone walls (iron railings removed in WW2) are home to small mammals e.g. bank voles, mice, shrews and lizards.



The 'Gun'

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

A small green at the Southern entrance to the villages at the junctions of Rickbarton and Rutts Lane with Church Street (A360). This small but important site provides a classic setting for the walled and gated Dial House (late 17th century/early 18th) with a small triangular green in front, a bus stop and opposite a red telephone box. Quintessentially an English 'village centre' setting. This area, with Rutts Lane, had many workers' cottages. It was the location of the long demolished Lamb Inn (where the red telephone box now stands). Fleece Cottage was once thatched Stocks Cottage. The small green was the site of a captured WW1 German field gun, with white metal railings around it. Overall it makes a very valuable contribution to the character and appearance of the Conservation Area.



Appendix 2 - Descriptions of Areas Designated Under Policy NE2 (Setting of West Lavington Parish)

69. A summary of the areas suggested to be designated under Policy NE2 Setting of West Lavington Parish in the Neighbourhood Plan is set out below:

Areas are considered important to the overall setting of West Lavington Parish

Fields West of White Street and Behind High Street - Hedged undisturbed fields providing open views towards the top of Strawberry Hill to the south and west

These fields are behind the former Horse and Jockey, and fields opposite burial ground with views up to Strawberry Hill. Several well-used footpaths cross the area with some forming hedged “tunnels” and some with open aspects. Two fields are not cultivated and are undisturbed so harbour a variety of wildlife, insects, and woodpeckers. Other fields are used by local farmer for hay/silage crop and large arable field has a line of mature trees and a hedgerow of brambles and habitats for birds, insects and small/medium mammals. Species spotted include pheasants, rabbits, foxes, badgers, hedgehogs, barn owl, green and spotted woodpeckers, squirrels, buzzards, red kite, deer and lots of bugs. The fields provide open views towards the top of Strawberry Hill to the south and west.

Strawberry Hill and Wood - A high path away from the settlement but visually linked by far reaching views over the two villages

This is a scenic area with mature trees on a byway, with rights of way linking to other parts of the Parish. It contains wooden seats for viewing the far reaching views to the east, north and west towards Ramscliff, the Marlborough Downs and White horses and south towards the Plain.

Ramscliff - Very visible from the village and an easily reached popular recreational area for walking along the rights of way

From the two villages the forms of Ramscliff and the ancient field system of strip lynchets are very visible and form a backdrop to most southerly views. Access is gained via a narrow road leads to a mature deciduous wood on a byway. Other rights of way link to give far reaching views to the East, North and West towards the Vale of Pewsey, the Marlborough Downs and the White horses and South towards Salisbury Plain.

The Warren - A secluded area of private mature woodland with rights of way; much used and appreciated for walks and peace

A privately owned area of mixed woodland with spring fed lake, Keepers Cottage and the source of the Semington Brook which runs through the settlement. Rights of way lead from White Street/Rickbarton through to Gore Cross, White Hill, (Imber Range Path) Strawberry Hill and the Ridgeway. Part of the Warren was originally a 17th century pleasure garden with small ponds and waterfall and planted with a variety of tree species, with a drive

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down the slight ravine from the top spring fed lake. It is reported that “in smuggling days, the village of West Lavington, like many others along the edge of Salisbury Plain, were notorious as a resort for defrauders of the Revenue” - smuggled goods from the coast in Hampshire and Southampton Water were stored locally before being dispersed among the principal towns - Devizes, Chippenham and Bath.

Dauntsey Manor Woods - It forms a strong visual backdrop to many easterly views from the Villages

This mature woodland forms a backdrop to the settlement edge of Littleton Panell. Although part of the woods is outside the Parish boundary it forms strong visual backdrop to many easterly views from the Villages. The overall site is ancient woodland containing a Victorian mansion (1860s) owned by Sir Edward Pleydell-Bouverie, an MP in Palmerston’s government, set in 65 acres, now part of Dauntsey’s School since 1920s and used as a lower boarding house for about 70 pupils.

Areas of Important Green Infrastructure

Woodland and Trees forming the entrance to Littleton Panell from the North - An entrance gateway of the tree lined road rising up between increasingly high banks to the start of Littleton Panell

An important area of woodland and trees carpeted with snowdrops and daffodils. When approaching the villages from the North, the railway bridge, like an entrance gateway, opens to the tree lined road rising up between increasingly high banks to the start of Littleton Panell.

The Woodland separating the eastern end of Russell Mill Lane from the main part of Littleton Panell - A single track “No Through” lane down a wooded cut between greensand “cliffs” which crosses the Semington Brook and leads past Russell Mill to the start of the footpaths and bridleways through the Dauntsey Manor Woods to Market Lavington and beyond

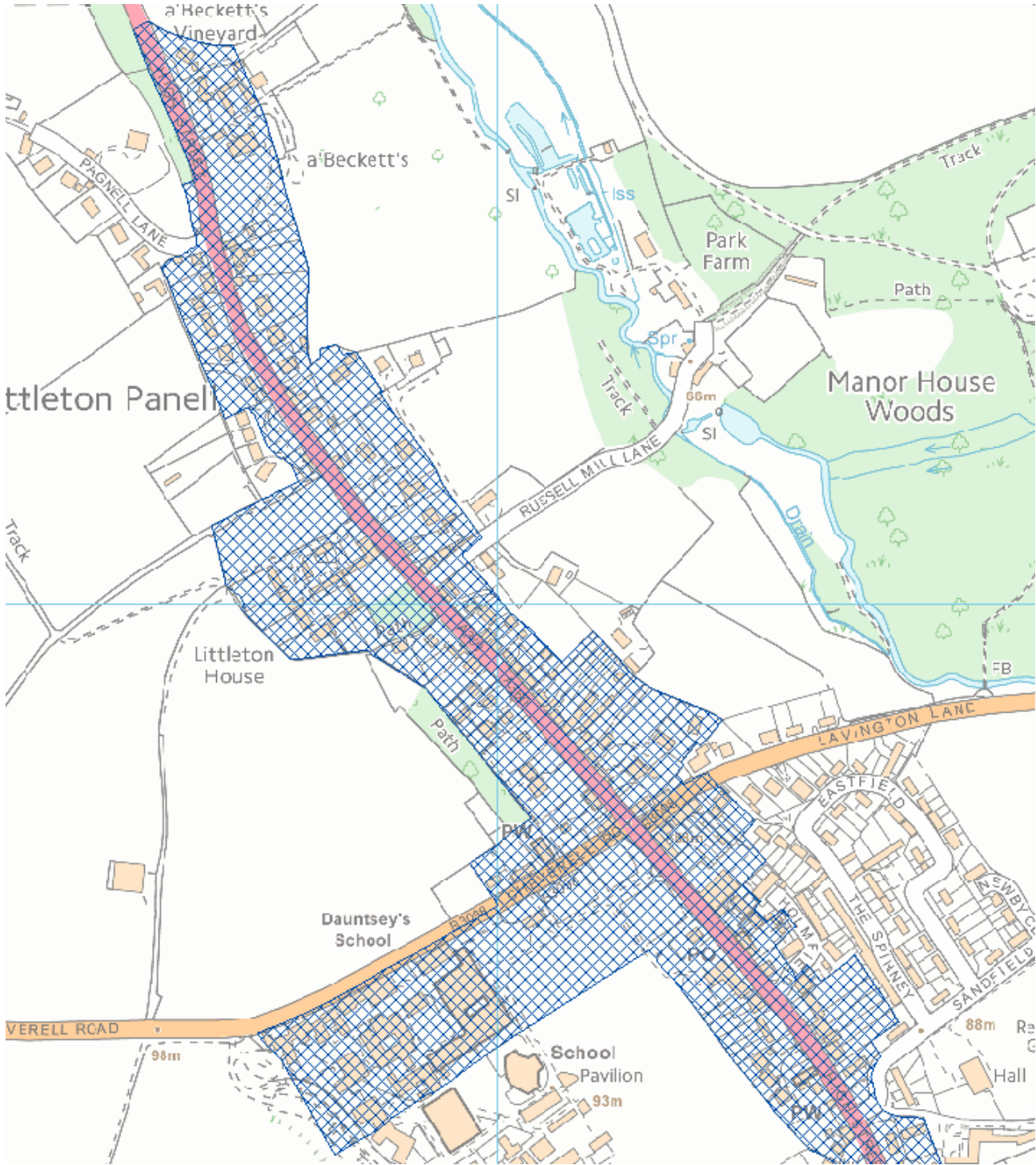
This area is a wooded cut through greensand “cliffs” on a single track lane crossing the meandering trout inhabited Semington Brook and leading to the Dauntsey School Manor Woods; together with the start of the footpaths and bridleways through the Dauntsey Manor Woods to Market Lavington and beyond. With access to secluded and extensive woodland this area is very rich in biodiversity. Mammals include badgers, foxes, roe and muntjak deer.

Trees between Dauntsey Academy Primary School and Clyffe Hall - A North/South natural barrier, parallel with the Settlement Boundary and the stream, between West Lavington and Market Lavington

This area of trees forms an important natural barrier, which includes the stream, between West Lavington and Market Lavington. These trees are significant in views from the villages to Ramscliff and the Plain. The area of trees incorporates a well-used bridleway and footpath linking West Lavington and Market Lavington villages, which provides access to school and shops and is therefore used frequently by walkers.

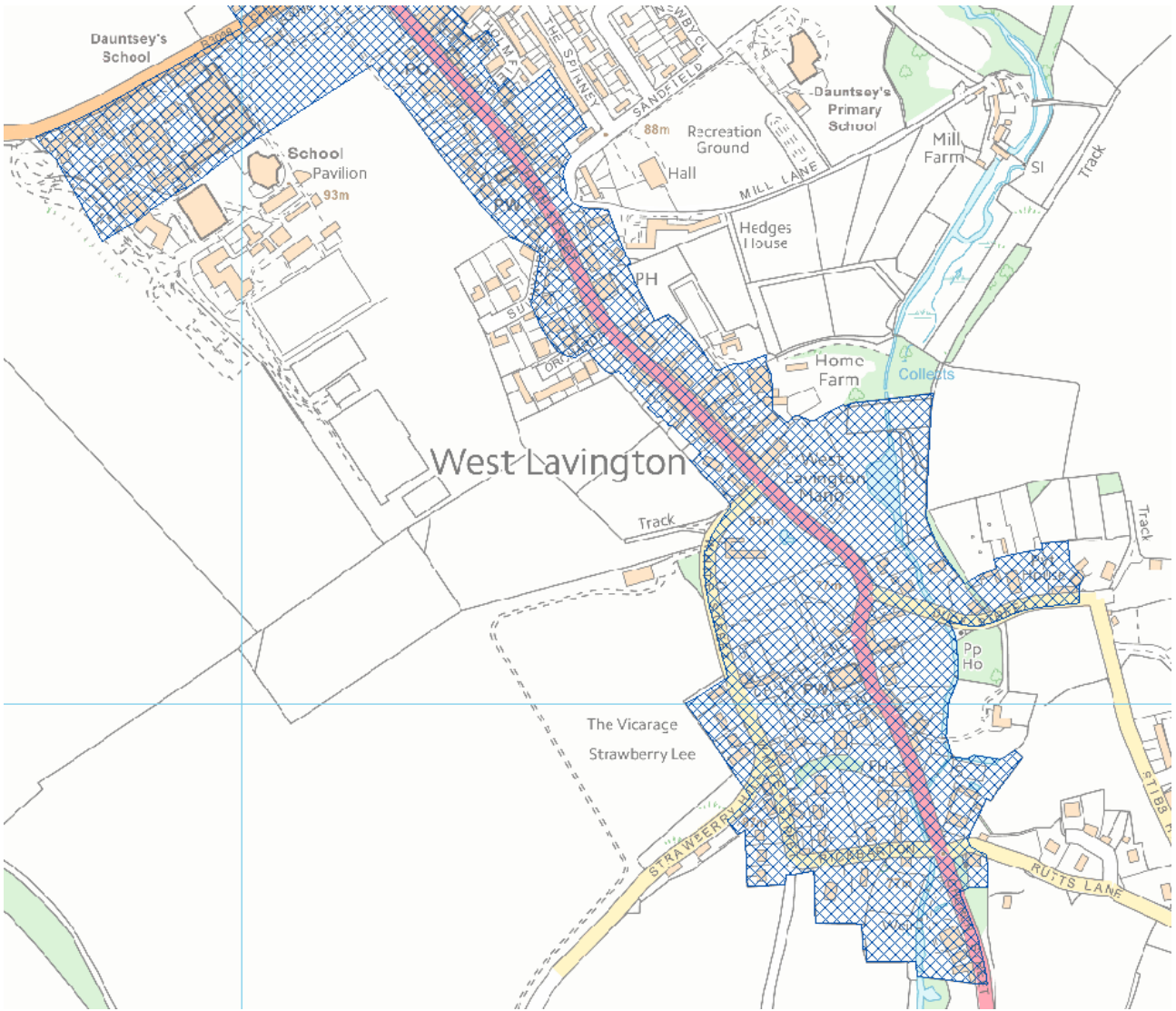
Appendix 3 - Conservation Area

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



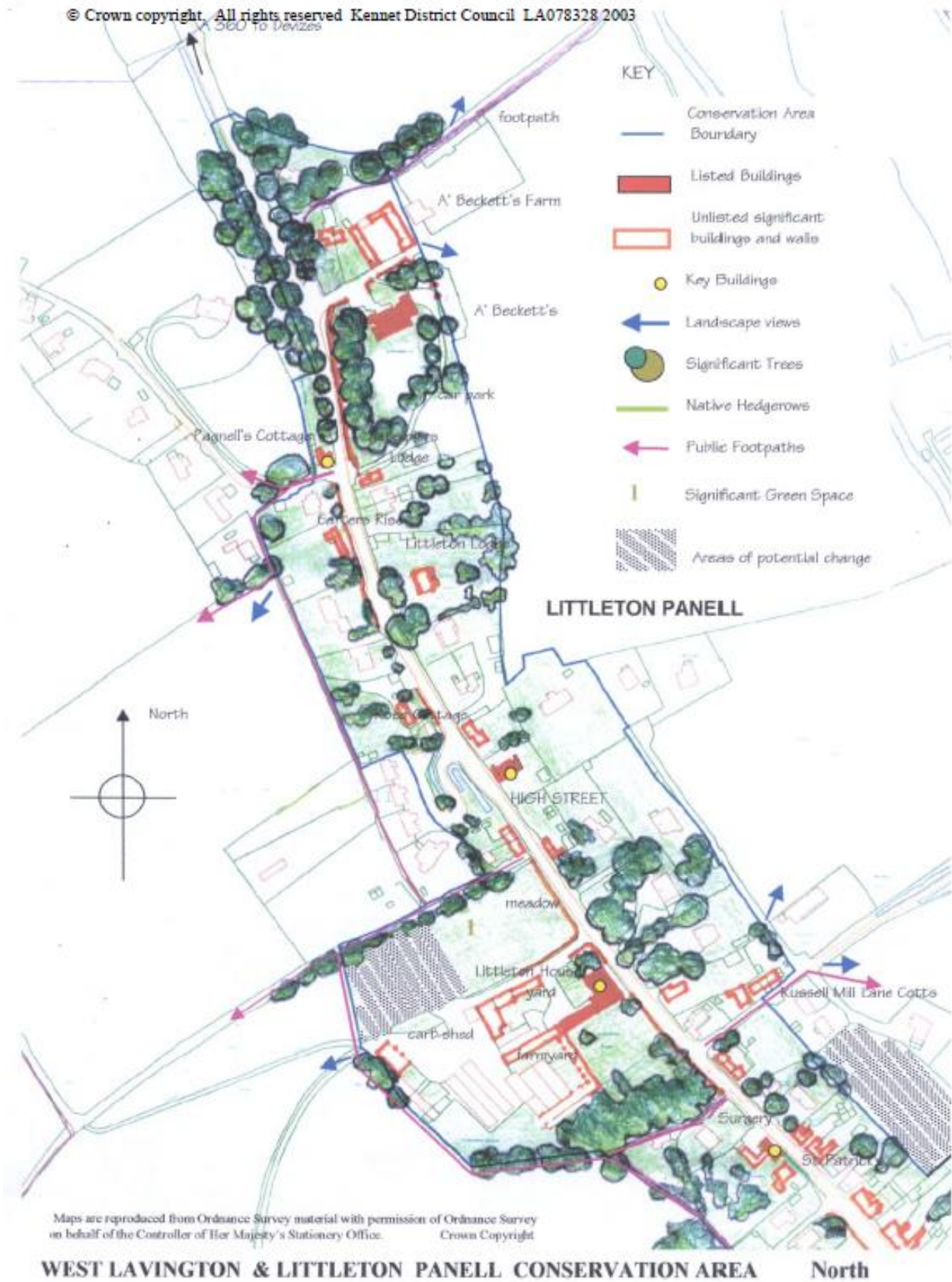
Map 8 - Conservation Area Boundary - Northern End © Wiltshire Council

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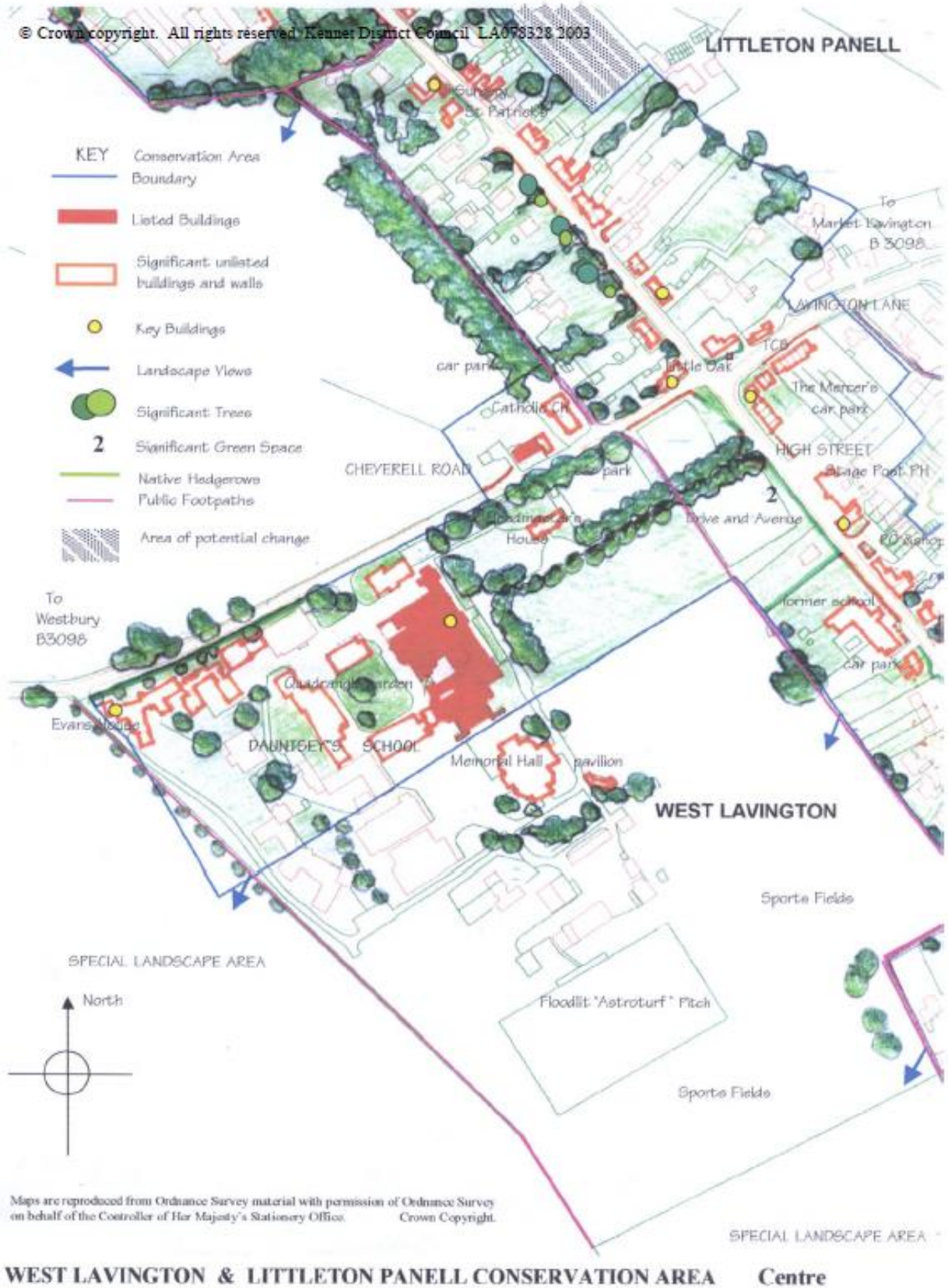
Map 9 - Conservation Area Boundary - Southern End © Wiltshire Council

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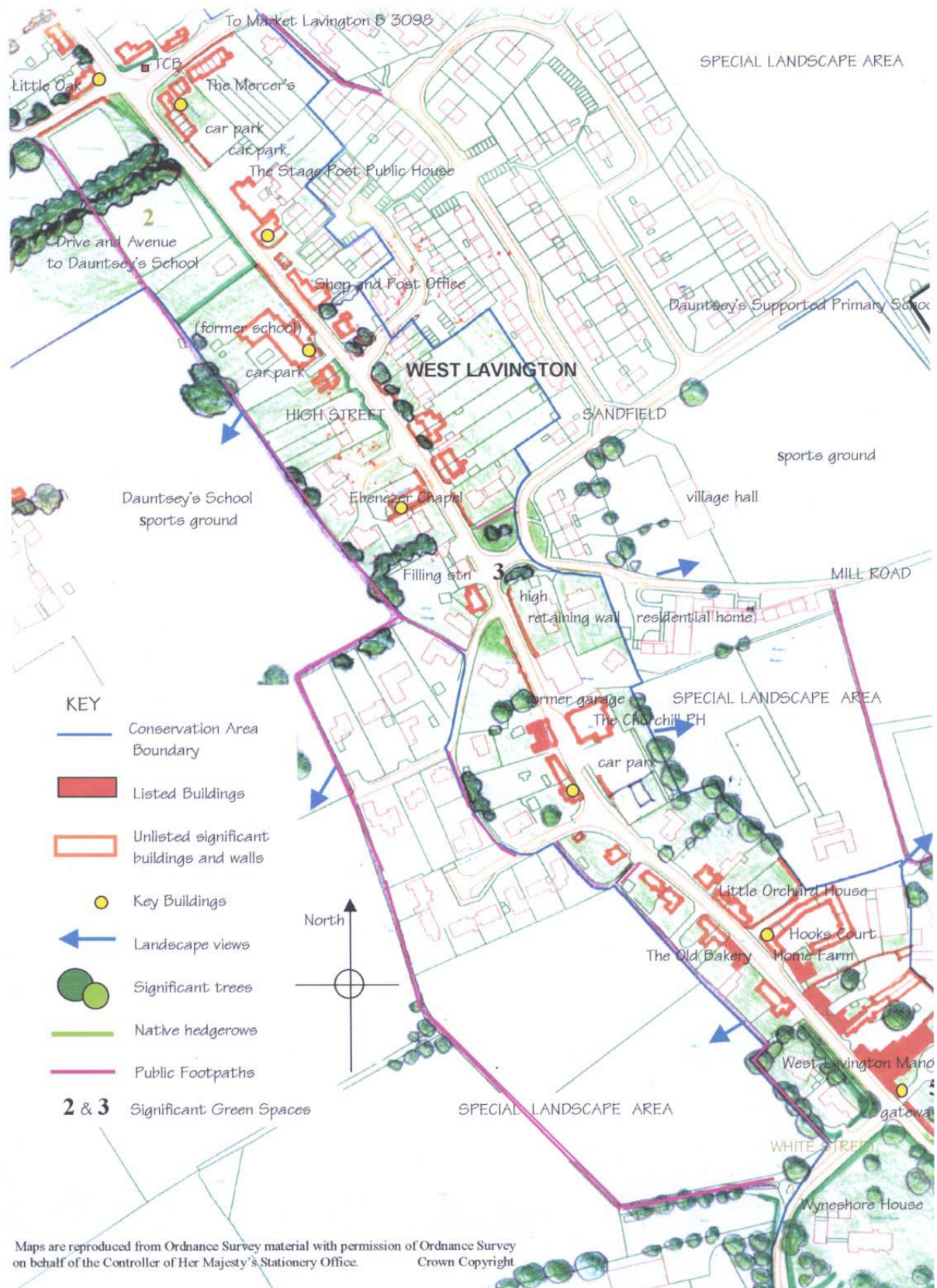
Map 10 - Features of the Conservation Area © Wiltshire Council

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Map 11 - Features of the Conservation Area © Wiltshire Council

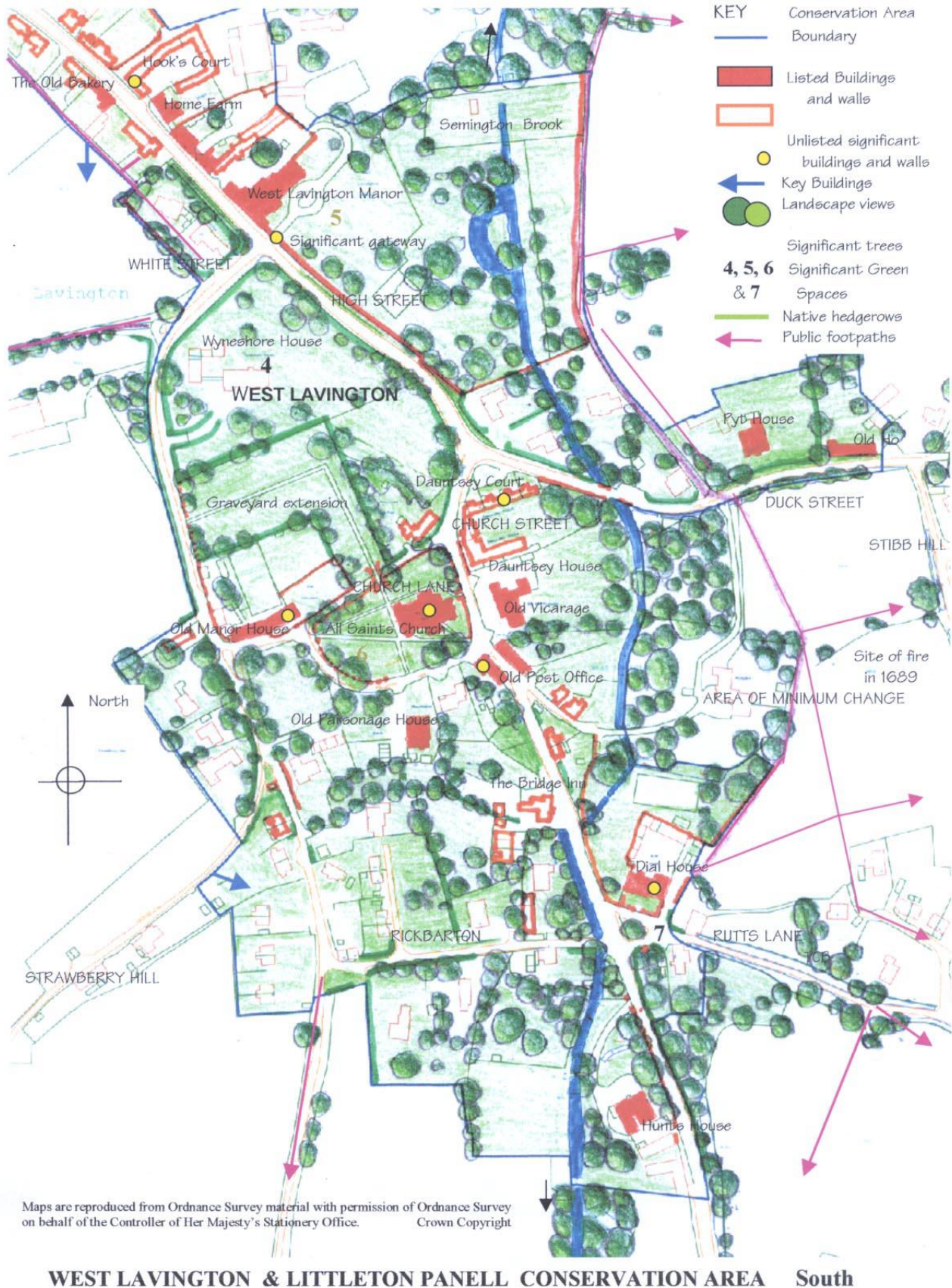
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WEST LAVINGTON & LITTLETON PANELL CONSERVATION AREA Centre south

Map 12 - Features of the Conservation Area © Wiltshire Council

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Map 13 - Features of the Conservation Area © Wiltshire Council

The Neighbourhood Plan

Policies Maps

The West Lavington Neighbourhood Plan contains two Policies Map:


- The first is an overview Map which illustrates all of the designations excluding the Settlement Boundary (Policies Map A); and
- The second which is a more detailed Map illustrating the defined Settlement Boundary (Policies Map B).


More detailed plans are contained throughout the plan which indicate many of the designated areas.


Policy Map A - Key


Key To Policies Map

 Housing Allocation (Policy H1)

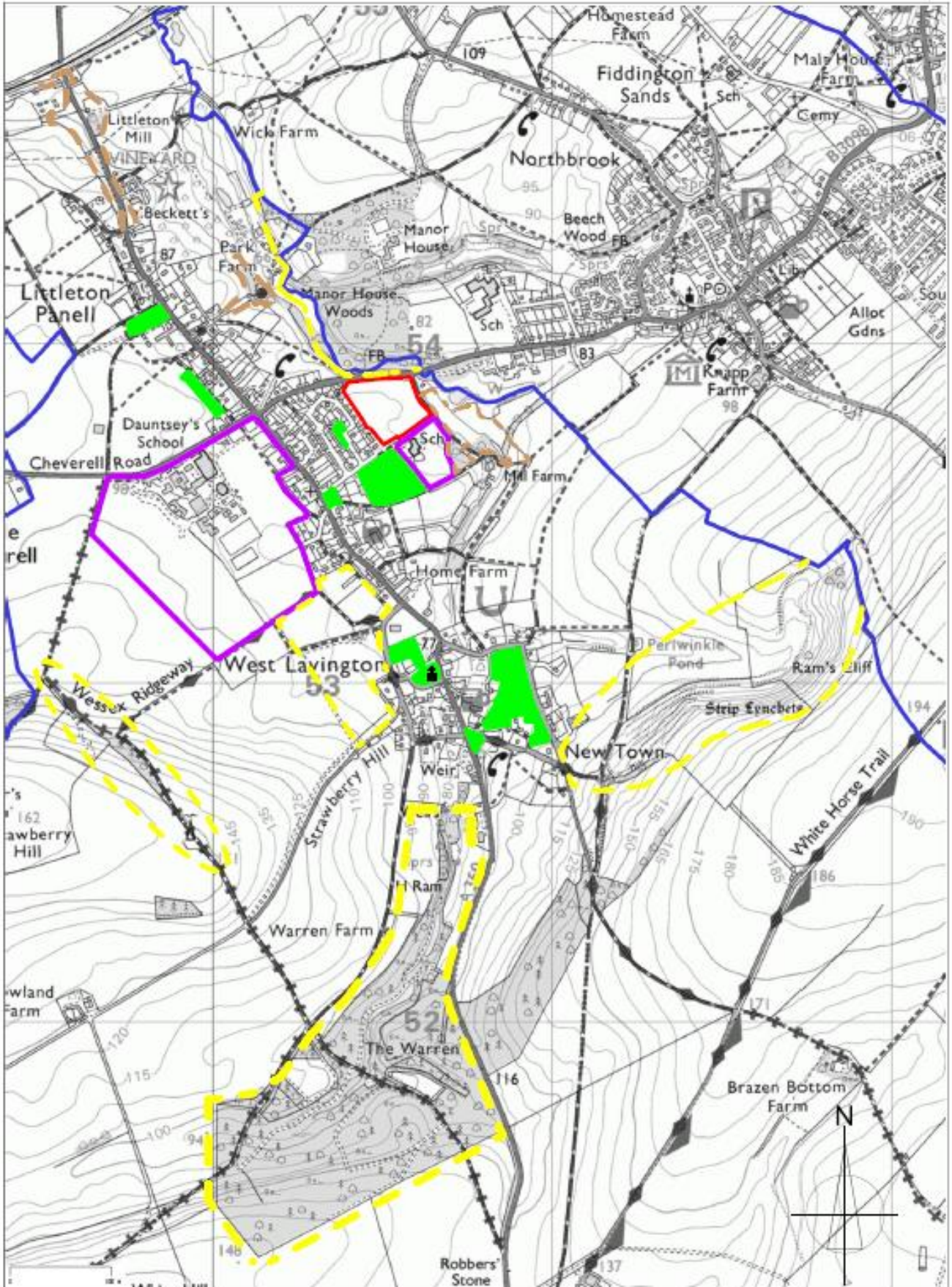
 Educational Facilities (Policy CF2)

 Local Green Spaces (Policy NE1)
The Meadow by Littleton House
Pocock's Wood, north of Cheverell Road
Open Space on Eastfield
Recreation Ground east of Sandfield
Millenium Cross and Entrance to Sandfield
Land at Greenfields, Duck Street and Stibb Hill
All Saints Church Grounds
The Gun


 Areas Important to the Overall setting of West Lavington Parish (Policy NE2)
Fields West of White Street and behind High Street
Strawberry Hill and Wood
Ramscliff
The Warren
Part of Dauntsey Manor Woods

 Areas of Important green Infrastructure (Policy NE2)
Woodland and Trees forming the entrance to Littleton Panell from the North
Woodland separating the eastern end of Russell Mill Lane from the main part of Littleton Panell
Trees between Dauntsey Academy Primary School and Clyffe Hall

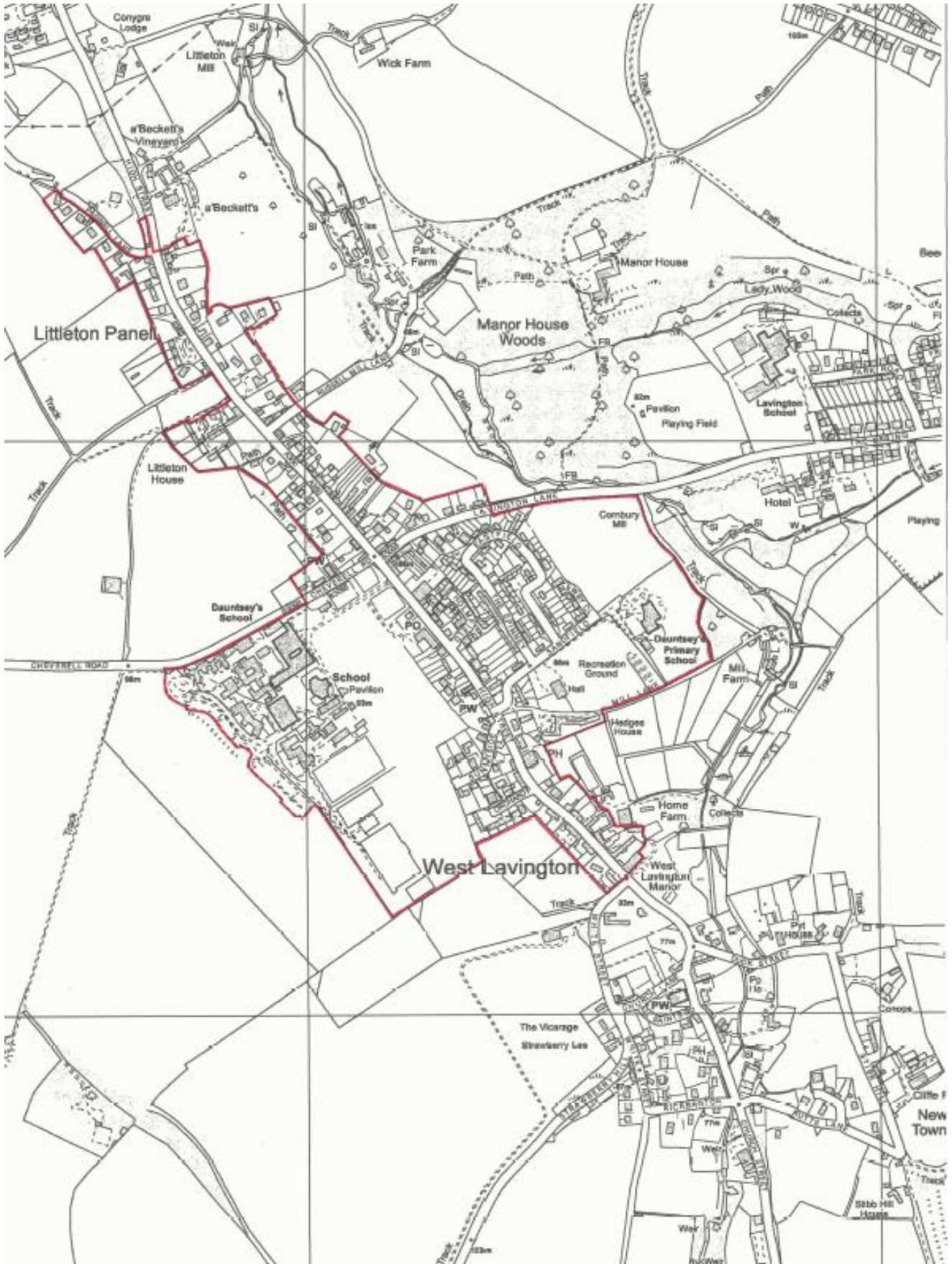
Policy Map A



Policy Map B - Key

 Settlement Boundary

Policy Map B



Section 2

Non-Land Use Planning Issues

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



Non-Land Use Planning Issues

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

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



Community Aspirations

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

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

Meeting the Transport Needs of Local People

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

Managing the Impact of Traffic

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

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In addition the Parish Council will work with Wiltshire Council to explore the options that may be available to address traffic management at the junction of the A360 and the B3098 (High Street/Cheverell Road/Lavington Lane).

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

Pedestrian Safety

Consultation has confirmed that the narrow pavements/footway around West Lavington and Littleton Panell together with the complete absence of pavements/footway in some parts of the Parish disincentives local residents from walking around the two villages. This together with the volume and speed of traffic is leading to a lack of pedestrian safety. The Parish Council will work with Wiltshire Council to examine the opportunities to improve pedestrian safety which could be combined with traffic management measures.



West Lavington Neighbourhood Plan 2017-2026

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

Submission Plan
April 2018

Submission of the Neighbourhood Plan in accordance with
Regulation 15 of Neighbourhood Planning Regulations 2012

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

www.westlavington.org.uk/planning/

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