

West Lavington Neighbourhood Plan 2017-2026



**Neighbourhood Plan
Supplementary
Document -
Housing Allocation
Site Development
Brief**

April 2018

West
Lavington
Parish
Council

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

West Lavington Neighbourhood Plan 2017-2026

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A Plan for West Lavington and Littleton Panell*

Neighbourhood Plan Supplementary Document - Housing Allocation Site Development Brief - 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.



NEIGHBOURHOOD-PLAN.CO.UK

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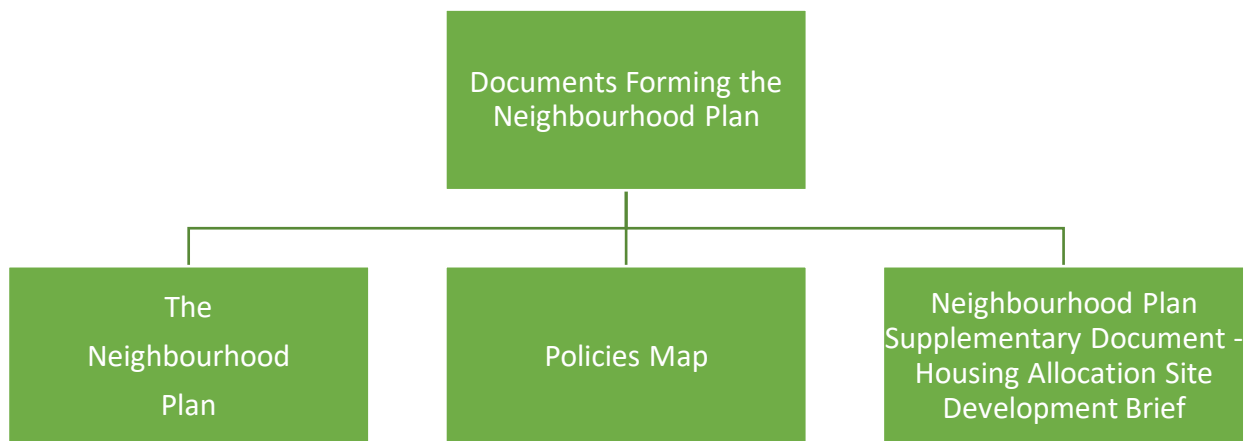
Our Place: Our Plan - A Plan for West Lavington and Littleton Panell

Neighbourhood Plan Supplementary Document - Housing Allocation Site Development Brief

(This Document Forms Part of the Statutory Development Plan)



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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

In relation to this Housing Allocation Site Development Brief, West Lavington Parish Council are grateful for the support and assistance of Gaiger Brothers and their planning consultant Rachel Yeomans of RCC Town Planning Consultancy.

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Supporting Documents

1. West Lavington Parish Council and the Neighbourhood Plan Steering Group have taken into account the evidence produced in a series of Technical Reports. These Technical Reports have been commissioned and funded by Gaiger Brothers as the promoters of the housing allocation through RCC Town Planning Consultancy.
2. These Technical Reports are published as part of the evidence base for this Neighbourhood Plan, they are:



Introduction

3. On behalf of West Lavington Parish Council, welcome to this Supplementary Document to the formal Draft of the Neighbourhood Plan for the West Lavington Parish area. The Draft West Lavington Neighbourhood Plan sets out the vision, objectives and policies to ensure that West Lavington and Littleton Panell maintain their uniqueness over the period 2017 to 2026. This Supplementary Document forms part of the Statutory West Lavington Neighbourhood Plan.
4. The location of the proposed housing site is considered to represent an accessible location in terms of sustainability, as it is within reasonable walking distance of the centre of the village, local schools, the village hall, open space, the village shop and other community facilities. There are existing pedestrian facilities in terms of footway provision available through Sandfield. The proposed housing site is also within approximately 350m walking/cycling distance of the local service centre of Market Lavington where a wider range of local services and facilities are available. In addition public transport via bus stops are accessible from the proposed site (within approximately 350m); these provide connectivity to a range of higher order settlements including Market Lavington, Devizes, Salisbury, Trowbridge and Bath. This site was previously referred to in consultation documents and the site assessment process as Site 7: West Lavington - Behind Lavington Lane/Sandfield/Newby Close.

5. As a consequence of new development within West Lavington and Littleton Panell a number of environmental effects have the potential to arise. These potential effects include aspects which could be arranged under the broad headings of accessibility; infrastructure; the built environment; and the natural environments.



6. 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 and pupils of Dauntsey School walking between the boarding house at Dauntsey Manor and Dauntsey 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

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- 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.
7. As a consequence of the proposed content of the Neighbourhood Plan it is considered that these potential environmental effects will predominantly arise from the proposed housing allocation. Consequently it is necessary to consider through this Housing Site Allocation Development Brief what mitigation measures can be incorporated to ensure that development can take place without unacceptable adverse effects. In addition it is necessary to consider planning and other constraints likely to arise. These issues are considered in the Principles of Development set out in this document below.

The Housing Allocation

8. Policy H1 in the Neighbourhood Plan allocates a site south of Lavington Lane for residential development of up to 50 housing units. The policy states:

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.

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

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 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

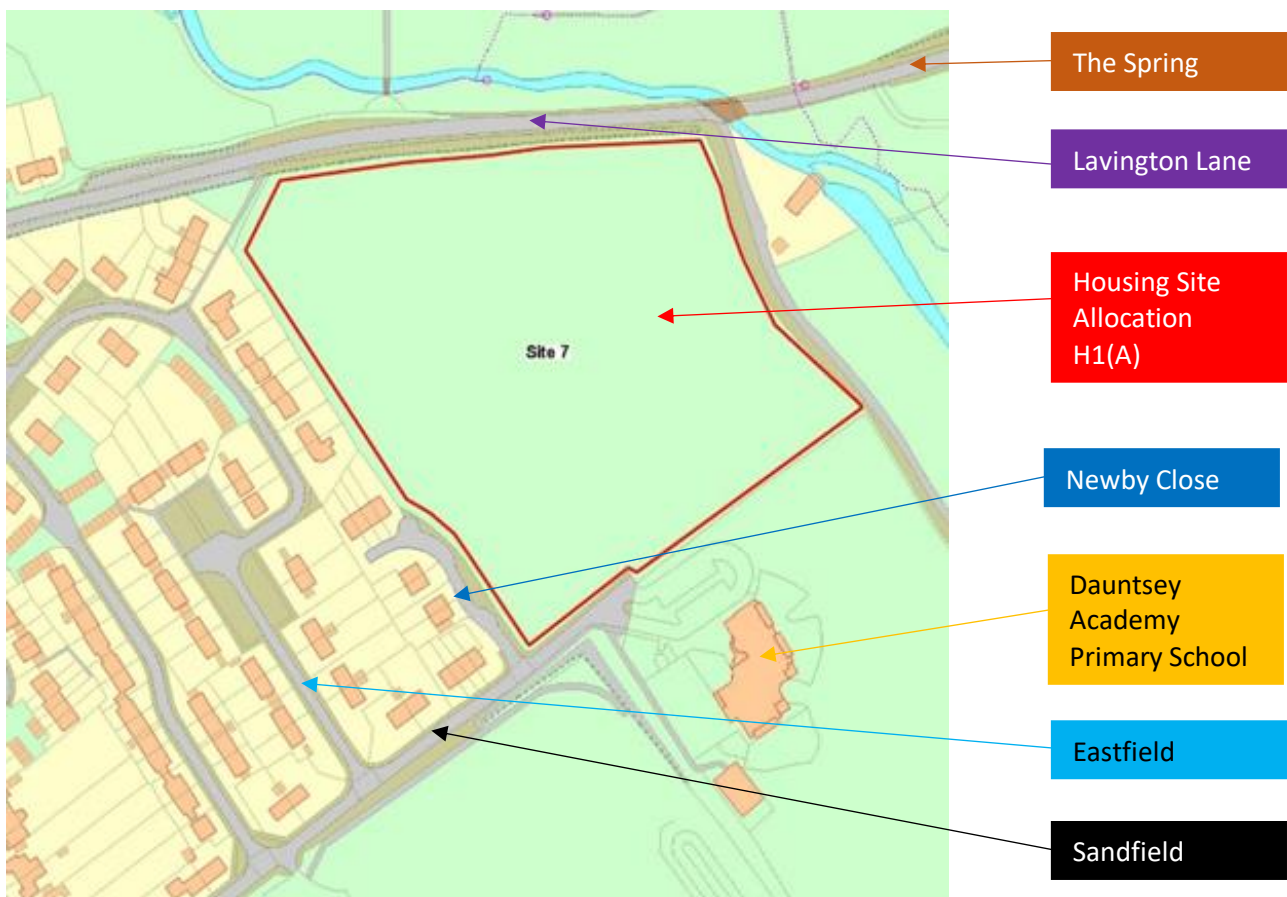
1. Vehicle Access - Provide a new access from Lavington Lane and also create a drop-off/collection parking area to service the Primary School.
2. Pedestrian Movement - Provide footways across the site to link with local pavement and footpath routes. Provide a safe crossing opportunity on Lavington Lane.
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.

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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.

Housing Allocation Site Boundary

9. Policy H1 refers to further detail being set out in this Development Brief. This Development Brief therefore forms part of the Neighbourhood Plan and as such is part of the Statutory Development Plan for planning decision making.
10. The site allocation boundary together with the surrounding context is set out below:



Site H1(A) Land South of Lavington Lane

Principles of Development

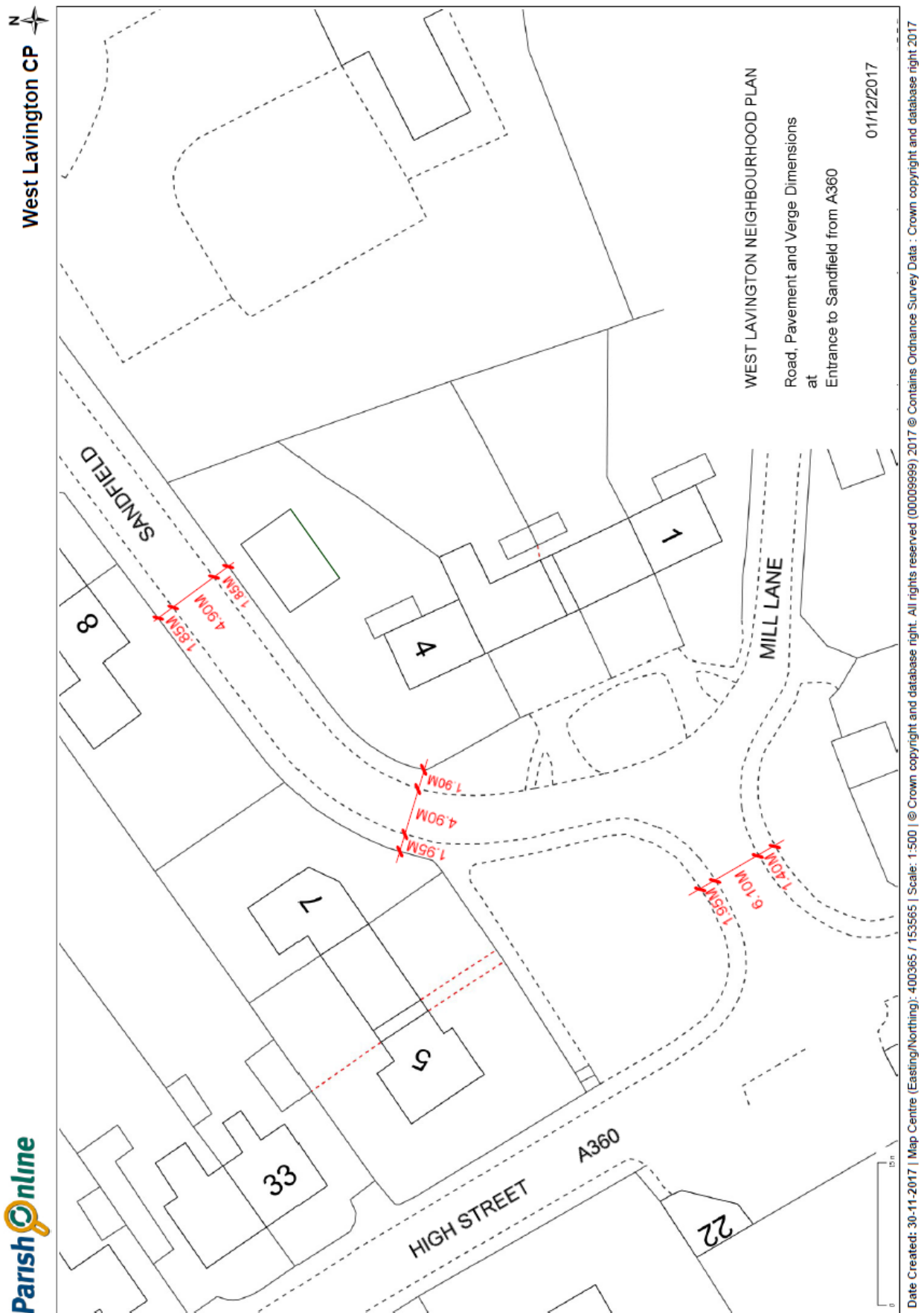
11. The site allocation should be developed having regard to the following principles of development.

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

12. The existing narrow Sandfields estate road is already the subject of considerable concern in the village. The housing development in this area has limited off-street parking availability due to the design and layout. Consequently it has a significant level of on-street parking which in combination with the relatively narrow carriageway width poses a constraint on the further use of these roads.

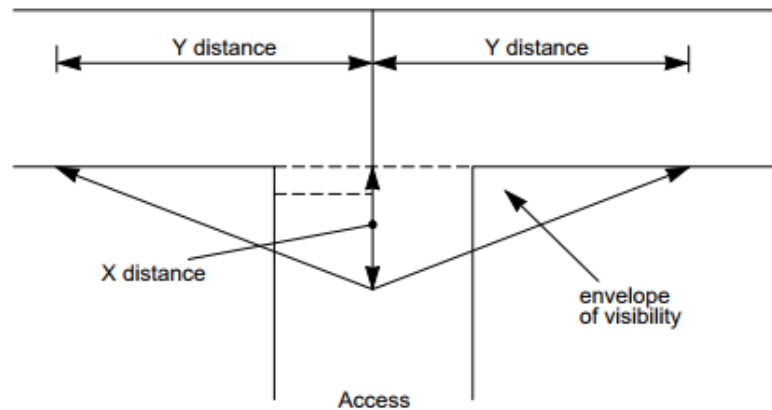


13. Access to the site from Lavington Lane has attracted continuous community support throughout the Neighbourhood Plan process, allied to the community objective of addressing vehicular access and parking for Dauntsey Academy Primary School. In addition Sandfield is only 4.90m in width with a footway 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. The measurements of Sandfield are illustrated on the plan below.
14. Consultation has demonstrated local concerns regarding its current level of use given that it is used to service not only the existing housing estate but also the Village Hall and the Primary School. The existing residential on street parking in the estate and the school related traffic causes significant congestion at morning and evening peak school hours.
15. This vehicular and pedestrian conflict is detrimental to road safety. It is considered by many local residents and users to be potentially dangerous in view of the large numbers of parents with small children off-loading or picking up and walking to or from school.
16. Consequently it would not therefore be satisfactory to service the housing site allocation from Sandfield since this would add considerably to the through flow of traffic at these peak school hours. These matters have been widely discussed in the village for some years and concerns were raised at the public meeting on the Plan when the options were presented.



Sandfield Carriageway Widths

17. A new vehicular access into the housing site allocation from Lavington Lane is therefore proposed which following feasibility works by consultants on behalf of the landowner will probably need to be towards the eastern end of the northern boundary of the site to take advantage of the visibility splays in either direction down Lavington Lane.



18. A visibility splay with an X distance of 2.4m and a Y distance between 54m and 120m will be required depending on the 85th percentile speed of traffic using Lavington Lane. The site frontage has a sufficient length to secure the maximum of these visibility splay distances. However it is proposed that the current 40mph speed limit should be reviewed.
19. The plan below illustrates how a satisfactory access can be set out which achieves suitable visibility on Lavington Lane. It also indicates how a satisfactory access can address the topography of the bank without having to resort to significant engineering works.
20. This access option also presents the opportunity to secure **pedestrian safety improvements** to Lavington Lane thereby allowing a safe crossing point which will serve pupils walking from West Lavington to Lavington School, the Secondary School in Market Lavington. This safe crossing will also serve pupils walking to/from Dauntsey's School and the boarding house at Dauntsey Manor. In addition the safe crossing will serve parents and children walking to/from Dauntsey Academy Primary School and the Pre-school from Market Lavington; together with residents of West Lavington walking to/from the services and facilities in Market Lavington. The pedestrian safety improvements that can be secured on Lavington Lane more than outweigh the change in character that will arise to the Lane from the new access. The plan below illustrates a safe crossing point.



Part of the Site Frontage to Lavington Lane Looking West

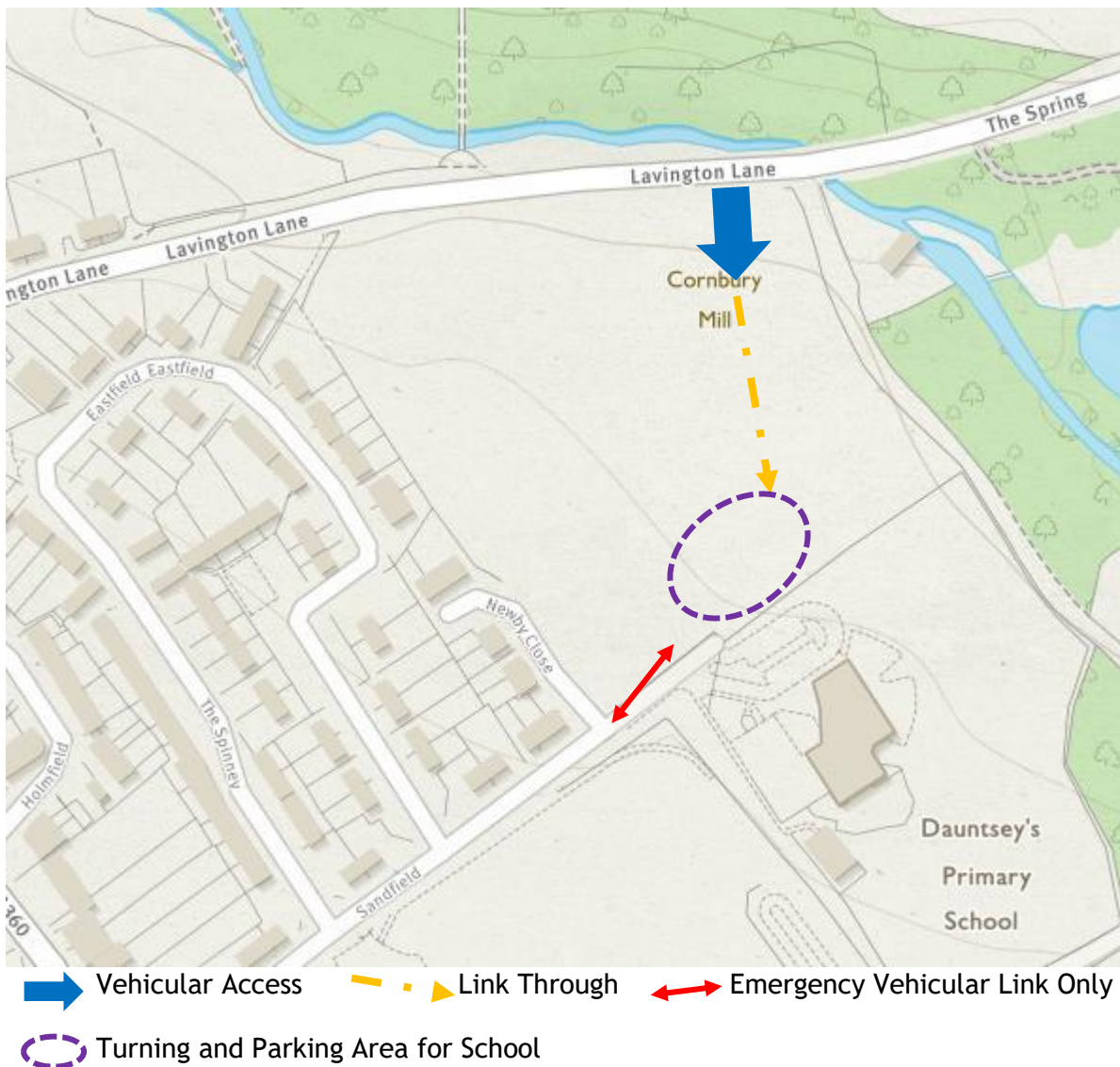


Part of the Site Frontage to Lavington Lane Looking East

21. This **access arrangement** would further have a number of advantages both for the development of the site and for the wider pattern of traffic flow around the village including:

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

14



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

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

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



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24. This is a matter of significant local concern that was highlighted recently when Market Lavington Parish Council wanted to ensure that the pavement could be widened to reduce the overgrowth - work that was promptly carried out by Dauntseys School. All three local schools (Dauntseys, Lavington and the Primary School) have made it clear to the Parish Council that they would support a significant reduction in the speed limit of this road to help improve child safety.
25. Taken together these measures should have the effect of materially improving the traffic circulation and pedestrian safety arrangements around this whole area of the village, especially at peak hours when congestion and conflicts are most apparent. This would be an appreciable benefit to the village.

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

26. The site should be designed to support **pedestrian flows** internally on established desire lines and to link with both pavement and footpath routes. The pedestrian routes should be open and attractive to encourage pedestrian flows and feelings of security. It will be important to recognise the desire line that exists at present across the site to exit in the corner adjacent to Cornbury Mill cottage. This is used by children going to Lavington School and others walking to Market Lavington. It will be essential to ensure that proper provision is made for a well sited pedestrian crossing point over Lavington Lane that allows the pedestrian route from the site to cross directly to the pavement that leads up to Lavington School. Achieving a safe crossing opportunity on Lavington Lane is a material benefit that the development can provide to also help to address an existing road safety issue. In addition pavement/footway improvements on Lavington Lane should be undertaken as part of the access junction works to help to improve the facilities available for pedestrians from both the site and the wider village.

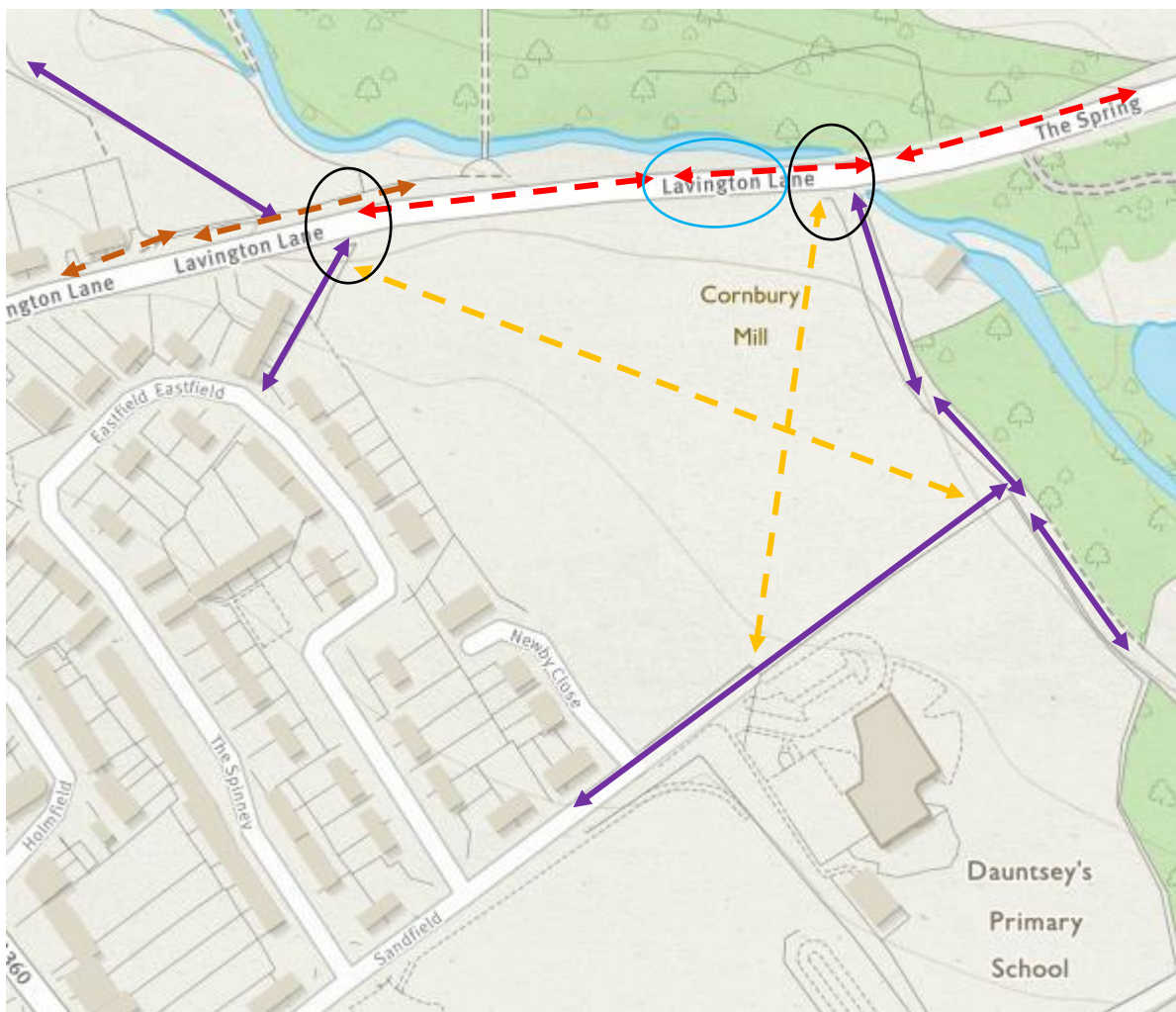


27. **Pedestrian routes** across the site should also link to the wider footpath network that runs down behind the Primary School and joins paths to other parts of West Lavington. These links would be beneficial in providing good recreational (especially dog walking) opportunities to residents on the new site and in the wider area.
28. The preferred vehicular access based on public consultation is off Lavington Lane, pedestrian access from Sandfield and links to Eastfield is important to aid community integration and ensure accessibility to the heart of the village. Any vehicular access must incorporate adequate visibility, the proposed development offers the potential to improve the visibility from the existing footpath to Eastfields which currently has limited visibility.
29. This access option also presents the opportunity to secure **pedestrian safety improvements** to Lavington Lane thereby allowing a safe crossing point which will serve pupils walking from West Lavington to Lavington School, the Secondary School in Market Lavington. This safe crossing will also serve pupils walking to/from Dauntsey's School and the boarding house at Dauntsey Manor. In addition the safe crossing will serve parents and children walking to/from Dauntsey Academy Primary School and the Pre-school from Market Lavington; together with residents of West Lavington walking to/from the services and facilities in Market Lavington. The pedestrian safety improvements that can be secured

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on Lavington Lane more than outweigh the change in character that will arise to the Lane from the new access. The plan below illustrates a current and planned pedestrian crossing points. A new safe crossing point should be introduced which seeks to replace the existing crossing points.

30. **Open Space and Rights of Way** - The proposed development on this site has the potential to extend the existing rights of way network, open spaces and common land assets. Currently the field is crossed with desire lines that link existing public rights of way (WLAV44, WLAV13), bridleway (WLAV29) and roadside footpaths. As such there is the potential to extend the existing rights of way network if these are considered in site design and layout. Development in this location would not result in loss of amenity greenspace. A site of this size has potential to include public open space within the site layout.



- Definitive Rights of Way
- 'Desire Line' Routes Currently Used
- Footway to Northern Side of Lavington Lane
- Footway via Service Road Parallel to Lavington Lane
- Locations Where Pedestrians Currently Look to Cross Lavington Lane
- New Safe Crossing Facility

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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.

31. The proposals in the Neighbourhood Plan permit up to 50 dwellings on this site. The development should incorporate a mix of housing designs, with a variety of dwelling types and sizes. The **layout** should incorporate the areas required for uses such as landscaping, roads and parking and amenity open space. This site is of a sufficient size to allow for this degree of flexibility and still produce an attractive scheme that incorporates the landscaping and access arrangements that are described.
32. The layout will need to recognise that there is a significant difference in levels between the site and Lavington Lane (from which access will be gained). It is essential, both for visual, practical and safety reasons that the gradient of the access road is not unduly steep and this will have an influence on the pattern of feeder roads within the estate and therefore the pattern of housing layout.
33. The layout should provide a **mixed development** to include some small to medium sized family houses which can offer competitively priced accommodation for families close to the village facilities. Smaller accommodation for downsizing by older people or young persons' first homes will also be appropriate. The layout should aim to incorporate an open flow which can visually link through to the playing fields and the school.
34. **Materials** should be predominantly traditional with brick facings which can link to the school and adjacent housing. Sustainable, energy efficient and ecologically sound design principles and construction techniques should be adopted wherever possible. The layout will need to be strongly influenced by the landscaping and access requirements for the site.
35. **Affordable Housing** - The development of this proposed site for housing would help boost the local supply of affordable houses, the proposed policy in the Neighbourhood Plan will seek to ensure that the affordable housing provision meets the nature of the local need identified in the Housing Needs Survey undertaken in September and October 2017. In accordance with the requirements of Core Policy 43 of the Wiltshire Core Strategy the site should provide 30% affordable housing.



Parish Housing Needs Survey

Survey Report

October 2017

36. As part of the Housing Needs Survey 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:

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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

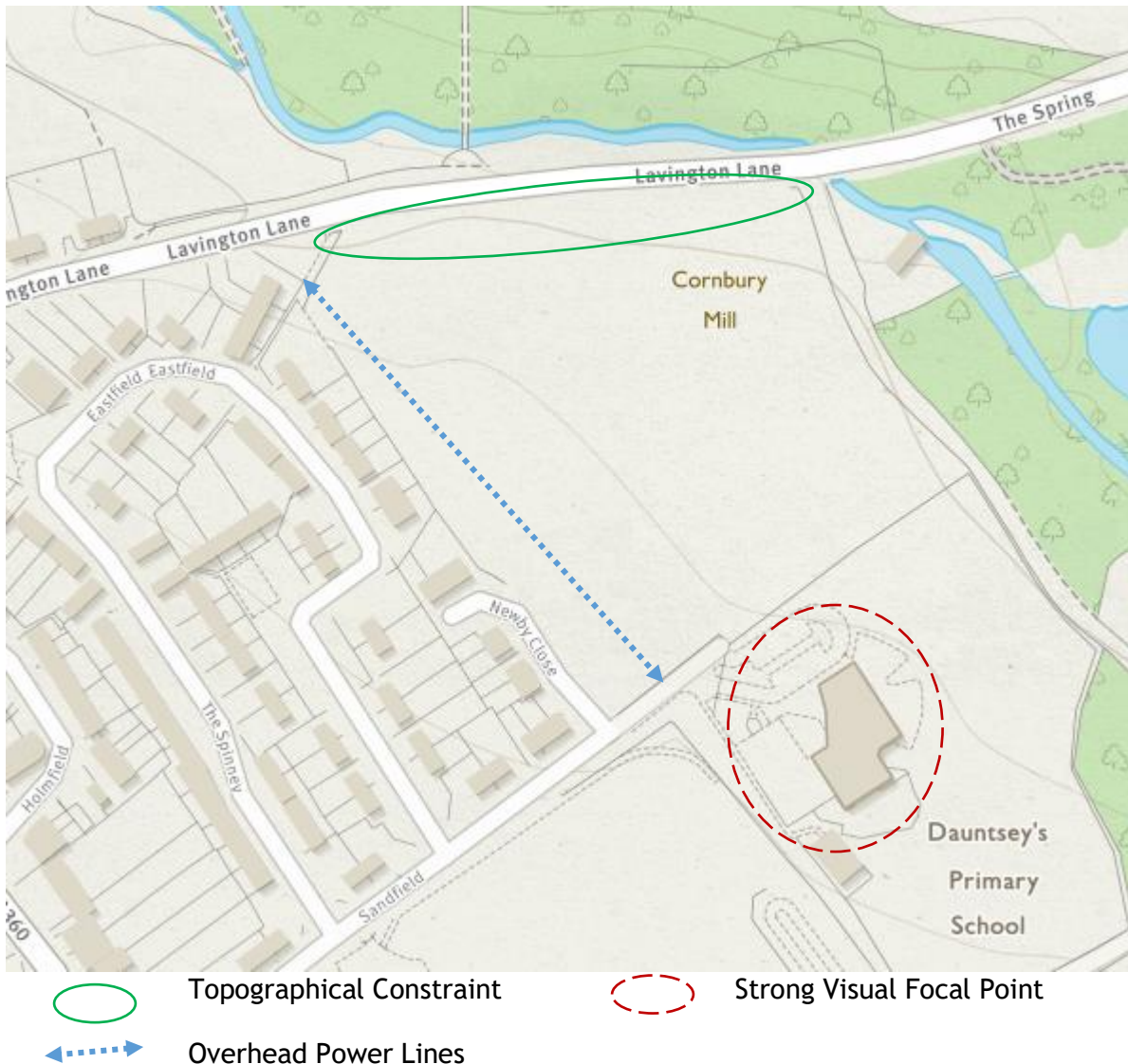
- 2 x two bedroom home

37. The potential design constraints and influences that need to be considered in developing this site include the following:
38. **Heritage Assets (Conservation Area)** - The proposed housing site is elevated above Lavington Lane and any prominent or extensive development has the potential for adverse effect on the wider setting of the conservation area by changing the eastern gateway into the village. This means that careful consideration must be given to the extent and positioning of development within this site. The site frontage needs to incorporate an appropriate open area and retain as far as possible the existing topography and boundary treatment.
39. **Heritage Assets (Listed Buildings)** - The proposed housing allocation site is in relatively close proximity to listed buildings, namely Mill Farmhouse and Granary to the south-east and Clyffe Hall to the east. The setting of these is unlikely to be directly affected by development at the proposed site as a consequence of the intervening distance which is approximately 215m in all cases and the intervening landscape features, land uses and other built development.
40. A Heritage Assessment has been undertaken and has concluded: *“The settings of Clyffe Hall, and the West Lavington & Littleton Panell Conservation Area, and the hitherto unrecognised Cornbury Mill seemed the most likely to be impacted. It became clear however the development site does not contribute meaningfully to setting of these items. The appraisal found, in fact, that two-storey development at Lavington Lane would not be injurious to the survival, or the settings, of any of the relevant heritage assets. In these circumstances the historic environment would not be harmed and a positive view can be taken of the housing proposals contained in the Neighbourhood Plan.”* Consequently the site allocation is acceptable in relation to heritage assets.
41. **Heritage Assets (Archaeology)** - Records indicate that the proposed housing site has a medium archaeological potential and records indicate that archaeology has been found at a property in Sandfield, approximately 150m south west of the site. Therefore an appropriate assessment was undertaken to establish the current position.
42. An Archaeological Evaluation was undertaken, it concludes: *“The evaluation works identified only two archaeological features across the entire site area in the form of undated gullies in Trenches 8 and 12, both of which cut into the natural greensand... Therefore, although the likelihood of significant archaeological deposits is considered very low, the potential for the survival of any such deposits is moderate-good.”* Accordingly the site allocation is acceptable in relation to archaeology.



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43. **Historic Landscape** - The proposed housing site is characterised as a modern green space which has been created on former post-medieval fields, as such there is little remaining legible historic character. As such the site has low sensitivity and could accommodate change.
44. **Contamination** - There is no evidence to suggest that the proposed housing site is affected by contamination, it is not formally registered as such in accordance with the provisions of relevant legislation. It is therefore unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, all sites should be screened for any contaminated land potential through the planning application process.



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

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

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



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

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

48. Two strong landscaping belts will be required on the northern and eastern perimeter of the site in order to maintain the rural character of Lavington Lane and the separation between West Lavington and Market Lavington. This planting should help to reinforce the visual link between some existing planting on site and the trees adjacent to the Semington Brook and in the Manor Woods.
49. On the northern edge the layout should provide for dwellings to be sited away from the steepest part of the sloped banking adjacent to Lavington Lane; perhaps with their back gardens facing in this direction so that space is provided for the landscaped belt to be planted along the road frontage. This will ensure that houses and roof tops visibility from Lavington Lane will be minimised thus maintaining as strong an impression as possible of visual separation between the two villages and maintaining the rural feel of the road.

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



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

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

53. The potential design constraints and influences that need to be considered in developing this site include the following natural environment issues:

54. **Landscape Setting** - The proposed housing site is elevated above Lavington Lane and dwellings have the potential to appear very prominent in the landscape setting from this road. This means that careful consideration must be given to the extent and positioning of development within this site. The site frontage needs to incorporate an appropriate open

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area and retain as far as possible the existing topography and boundary treatment. The proposed site allocation lies within the Greensand Vale landscape typology and the Landscape Character Area is 15A The Vale of Pewsey which is characterised by its broad, low-lying, level vale enclosed by escarpments of chalk upland to either side (in close proximity to the south of West Lavington is the Salisbury Plain). The settlement pattern of nucleated villages is mentioned in the Wiltshire Landscape Assessment as a positive feature and it is noted that modern development at the edges of settlements has tended to erode their historic pattern and character. The strategy is to conserve and improve the rural, agricultural character of the vale, maintaining the pattern of hedgerows, streams and remnant water pastures, wet meadows and woodlands and historic features. It also states that road engineering should be monitored to protect the rural character of the lanes. It is considered that development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.

55. The Landscape and Visual Impact Assessment (LVIA) undertaken by WH Landscape has concluded that in respect of changes in landscape character there will be no significant effects as a result of the proposed residential development. Any potential effects will be localised, with the area of unused rough pasture being the landscape element primarily affected. The LVIA identifies that the Neighbourhood Plan requirement to provide substantial areas of green infrastructure as part of the residential development will not only allow for the development to be well integrated into the landscape and provide biodiversity enhancements with the provision of a woodland buffer on the northern and eastern boundaries, but also to ensure that the rural character of the area, particularly adjacent to Lavington Lane is not lost. Furthermore, the increase in green infrastructure required will mean that landscape enhancements can form a key part of the development, rather than planting being proposed simply for mitigation purposes.
56. The proposed dwellings will be located largely towards the centre of the site, and on the western edge adjacent to the existing housing on the edge of West Lavington on Newby Close and Eastfield. Although this development creates a new edge to West Lavington, the eastern boundary and the recommended landscaping creates a much more defensible boundary than the current village edge. This will ensure that there is no coalescence between the villages of West and Market Lavington. The LVIA identifies that whilst there is currently no development on the site, it has the opportunity to be enhanced with the development and a suitable landscape structure. The proposals also provide scope for extensive new planting to ensure that it can be integrated into the local area while providing an attractive setting, as well as ensuring that the rural character of Lavington Lane running adjacent to the site remains. These reports conclude that development of the chosen site is acceptable in planning terms and endorses the outcome of the methodology used.



57. **Coalescence** - The proposed housing site is located on the eastern side of the village which would bring the built footprint closer to the neighbouring settlement of Market Lavington. As a consequence careful consideration must be given to the extent and positioning of development within this site. To prevent a visual perception of the two villages becoming closer along Lavington Lane in a visual sense, the site frontage needs to incorporate an

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appropriate undeveloped area and retain as far as possible the existing topography and boundary treatment. The proposed access arrangement diagram shown on page 14 demonstrates how it is possible to retain a substantial amount of the existing topography. The topographical survey also identifies how the northern portion of the site naturally lends itself to being left undeveloped. Again the number of dwellings and the relative density allows for the northern end to remain undeveloped, thereby helping to prevent any impression of coalescence taking place. In addition to prevent physical coalescence the eastern fringe needs to be left undeveloped to preserve the separation from Market Lavington, again the number of dwellings and the relative density allows for the eastern fringe to remain undeveloped. The erosion of the countryside buffer between the two villages and their coalescence would have an adverse impact on the character of each. This can be mitigated through careful consideration of the extent and positioning of development within this site.

58. **River Corridor** - The proposed housing site is sited close to the Semington Brook river corridor. Although this carries no specific designation, running water is a UK Biodiversity Action Plan Priority Habitat. The brook is likely be a hotspot for a range of wildlife that use the riparian habitat for foraging and for commuting between different habitat areas. It is understood that there are several existing records of water voles associated with this area of the Semington Brook. There may be additional issues in relation to pollution prevention during the construction period for any development within this site, which will need to be addressed during the planning process. The eastern fringe of the proposed site needs to be left undeveloped to preserve the separation from the Semington Brook. The potential impacts on the river corridor can be mitigated through careful consideration of the extent and positioning of development within this site.

59. **Ancient Woodland** - The proposed housing site is close to the Manor House Woods area of Ancient Woodland (a UK Biodiversity Action Plan Priority Habitat) which also carries the non-statutory designation of County Wildlife Site. The proposed site is separated from the woodland by a minor road and this will do much to prevent direct impacts as a result of development, however it is necessary to also consider the indirect impacts arising from lighting, including lighting from both the development site itself and additional lighting of Lavington Lane. Careful consideration must be given to the extent and positioning of development within this site. The site frontage needs to incorporate an appropriate open area and retain as far as possible the existing topography and boundary treatment. This will help to ensure that light spillage from the new dwellings does not extend as far as the ancient woodland opposite. In addition highway lighting of the site access from Lavington Lane can be of led design which offers the opportunity to prevent unintended light spillage.



60. The Tree Survey has assessed on-site and off-site trees and has concluded: *“The trees which are the subject of this report have largely received limited management in recent years, with a number showing signs of extensive decay. Offsite trees to the east and south are visually significant B-grade trees when viewed from the site, with these trees posing a potential constraint on the site where low crowns marginally overhang the site boundary. The onsite trees of note are the B-grade trees, all of which are sited along the*

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northern boundary, some of which are shrouded in ivy and contain moderate amounts of dead wood with low crowns to the south. However, the creation of the new site access will necessitate the loss of T61 and T62 from this group, with minimal ground level changes within the RPAs of trees T58 to T60, which should be undertaken by hand in line with an approved method statement. The majority of the C and U-grade trees are also sited along the northern and eastern boundaries, with many being poorly sited and of poor overall quality. The remaining C-grade trees and those which fall beneath the survey criteria for inclusion in this report due to size are located within the middle of the site, some of which could be transplanted and used in the proposed landscaping scheme if desired. The two notable hedges bordering parts of the southern and western boundaries are significant sylvan features of the site and pose a minor constraint on their respective sections.”

61. The Arboricultural Impact Assessment has concluded: *“Provided the recommendations in this report are followed, the arboricultural impact of the development of this site is considered to be acceptable.”*

62. **Ecological Value and Biodiversity** - The proposed housing site presently consists mainly of rough grassland and scrub. Consequently it has the potential to support a range of wildlife including nesting birds. Any planning application will need to be supported by a sufficient ecological survey in order to identify any issues that will need to be addressed through a mitigation plan. The extent and positioning of development within this site needs to incorporate landscape buffers which also offer the potential to operate as ecological corridors. The proposed site also contains mature trees and hedgerows which are also a BAP Priority Habitat. The grassland and hedgerows contribute to secondary habitat connectivity and should be retained wherever possible, these can contribute to green infrastructure and ecological corridors.



63. At the site allocation stage a draft ecological appraisal has been undertaken, it has concluded that the ecological effects are acceptable. The appraisal concludes: *“There are a few predicted potential adverse impacts associated with the change in use of this improved grassland field. Boundary habitats will be retained and protected, and strengthened with additional planting along the northern and eastern boundaries. Potential predicted adverse impacts on protected species can be appropriately mitigated through appropriate scheme design and implementation. There are no predicted significant residual adverse impacts associated with the proposed development on designated nature conservation sites, protected/notable habitats (woodland, stream or wooded boundaries) or protected/notable species (hedgehog, nesting birds and reptiles), which is in accordance with national and Wiltshire Council Core Policy 50. The development can provide alternative and enhanced habitat for target species, particularly bats, birds and reptiles that includes diversifying habitat, additional woodland planting, integrating bat roosting features and bird nesting boxes into new buildings, and providing wildlife refugia piles within site boundary vegetation. These design features will ensure that a variety of local wildlife species can continue to use the site in the long-term. The proposed scheme will not have adverse impacts on the ability of local wildlife to survive, breed or reproduce, to rear or nurture their young or to hibernate or migrate, and may improve the situation for target species such as bats and birds. The proposed scheme will*

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not adversely affect the local distribution or abundance of locally notable wildlife species. The long-term ecological effects of the proposed scheme are considered to be neutral."



64. **Statutory Environmental Assets** - The proposed housing site is within 2km (at its closest point) of the Salisbury Plain SPA, the Salisbury Plain SAC and the Salisbury Plain SSSI. The development of the site for housing would be unlikely to lead to major adverse impacts on designated and non-designated biodiversity interests within the local area. However, because of the proximity to the Salisbury Plain Special Protection Area (SPA) housing development may trigger contributions to Salisbury Plain SPA HRA Mitigation Strategy (Stone Curlew Project).

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

65. The site presents challenges from a drainage viewpoint which will require considerable care to overcome. The Semington Brook runs close to the site, especially at the northeast corner by Cornbury Mill. This is a very high quality stream that rises out of the chalk on the edge of Salisbury Plain at the southern end of West Lavington and flows north past Manor Woods. The stream has been used for trout breeding and on occasion floods across areas in the valley adjacent to A'Becketts. It is essential that development of the site does not

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result in any water pollution to the stream either from foul drainage overflows or unmanaged surface water run-off.

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

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



68. To counter this it will be essential to design a surface water drainage network that can adequately manage the potential flows and has spare capacity to deal with exceptional rainfall events. In addition it will be necessary to adopt ground surfacing techniques that minimise areas of hard standing or other impermeable surfaces. If the maximum permeability of the site can be maintained this will greatly assist in reducing any surface water flows.
69. **Drainage and Water Infrastructure** - Development of the proposed site for housing would need to access the sewerage network across the site to the west, which we understand has the capacity to support the proposed number of dwellings. In relation to surface water drainage there may be issues with storm water disposal and historic issues have been known to occur upstream. A detailed assessment would be required to inform proposals and should be submitted with any planning application. The proposed site will need to incorporate relevant sustainable drainage systems to mitigate surface water run-off into the Semington Brook. Water supply infrastructure has limited capacity but we understand would be capable of serving the proposed number of dwellings at this proposed site. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.
70. **Flood Risk** - The land to the north and east of the site lies within Flood Zones 2 & 3 but the proposed housing site lies within Flood Zone 1. The proposed site will need to incorporate relevant sustainable drainage systems to mitigate surface water run-off into the Semington Brook. The site is not within a Groundwater Protection Zone.

71. The site topography is illustrated on the plan below:



Other Infrastructure Requirements

72. The other potential infrastructure constraints and effects to be considered in relation to the development of the site allocation include health and education. Housing development on the proposed site would provide an opportunity for existing vital local services and facilities to be supported and remain viable. In addition to the infrastructure addressed in the Principles of Development above the impact on health and education also needs to be considered.

73. **Health Provision** - The proposed housing site allocation would be sustainably located with good opportunities to access local health facilities. The site is within the catchment of the 'Courtyard' surgery (West Lavington) the Market Lavington surgery and the 'Southbroom' surgery (Devizes). The West Lavington surgery is located on the High St and is within easy walking distance of the site (350m) and the Market Lavington and Devizes surgeries are accessible by bus. Available evidence suggests that development at the village would not require additional capacity to be provided at either the West Lavington or the Market Lavington surgeries.



74. **Education Provision** - In terms of school capacity, there is no current evidence to indicate that additional pupils from development could not be accommodated, though this may require expansion of schools. The site is within the catchment of Dauntsey Primary and is adjacent to the school site. The school would have additional places for children from within the catchment. It is likely that the school could be expanded if necessary. This school site also incorporates the pre-school provision. Lavington Secondary is the catchment secondary and is located at Market Lavington which is within 0.5km from the site. The school is currently full and predicted to remain so, however it could be expanded to accommodate growth due to additional housing at Market Lavington and West Lavington, and it has the site capacity for growth. Devizes Secondary School currently has surplus places but these are expected to diminish over the next 10 years as larger cohorts begin feeding through from the area primary schools. The school could however be expanded further if necessary. There is also the Dauntsey's independent boarding and day school for 11-18 year olds, located in the village, within walking distance from the site.



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West Lavington Neighbourhood Plan 2017-2026

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A Plan for West Lavington and Littleton Panell*

Neighbourhood Plan Supplementary Document - April 2018

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

Housing Allocation Site Development Brief

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

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