

Wiltshire Housing Site Allocations DPD

**Formal Consultation Response
From
Market Lavington Parish Council**

August 2017

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* The full documents will shortly be available to the LPA during the Screening and Reg 14 processes

1.0 Introduction

This is the formal response of Market Lavington Parish Council to the 10-week consultation on the above draft plan. While the Parish Council routinely comments on such consultations, the parish community are currently engaged in producing a Neighbourhood Development Plan (NDP), which also allocates sites, and this gives an additional significance to the following comments, since good planning practice and Government guidance demands that good co-ordination is maintained between emerging strands of policy and that, wherever possible, conflicts should be reconciled and aims harmonised. Paragraph 157 of the NPPF says: *Crucially, Local Plans should ... be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations.*’

1.1 Planning Practice Guidance (Paragraph: 009 Reference ID: 41-009-20160211) adds to this regarding neighbourhood plans:

‘The local planning authority should work with the qualifying body to produce complementary neighbourhood and Local Plans. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging Local Plan, including housing supply policies. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved by the decision maker favouring the policy which is contained in the last document to become part of the development plan.’

1.2 The Sites DPD includes not only sites, but also proposes changes to settlement boundaries. Such boundary changes have consequences for the application of policy, for example in determining where a presumption in favour of certain development should occur. The following response deals with the settlement boundary issue first before moving on to consider the sites. DPD sites are considered as well as those proposed by the NDP.

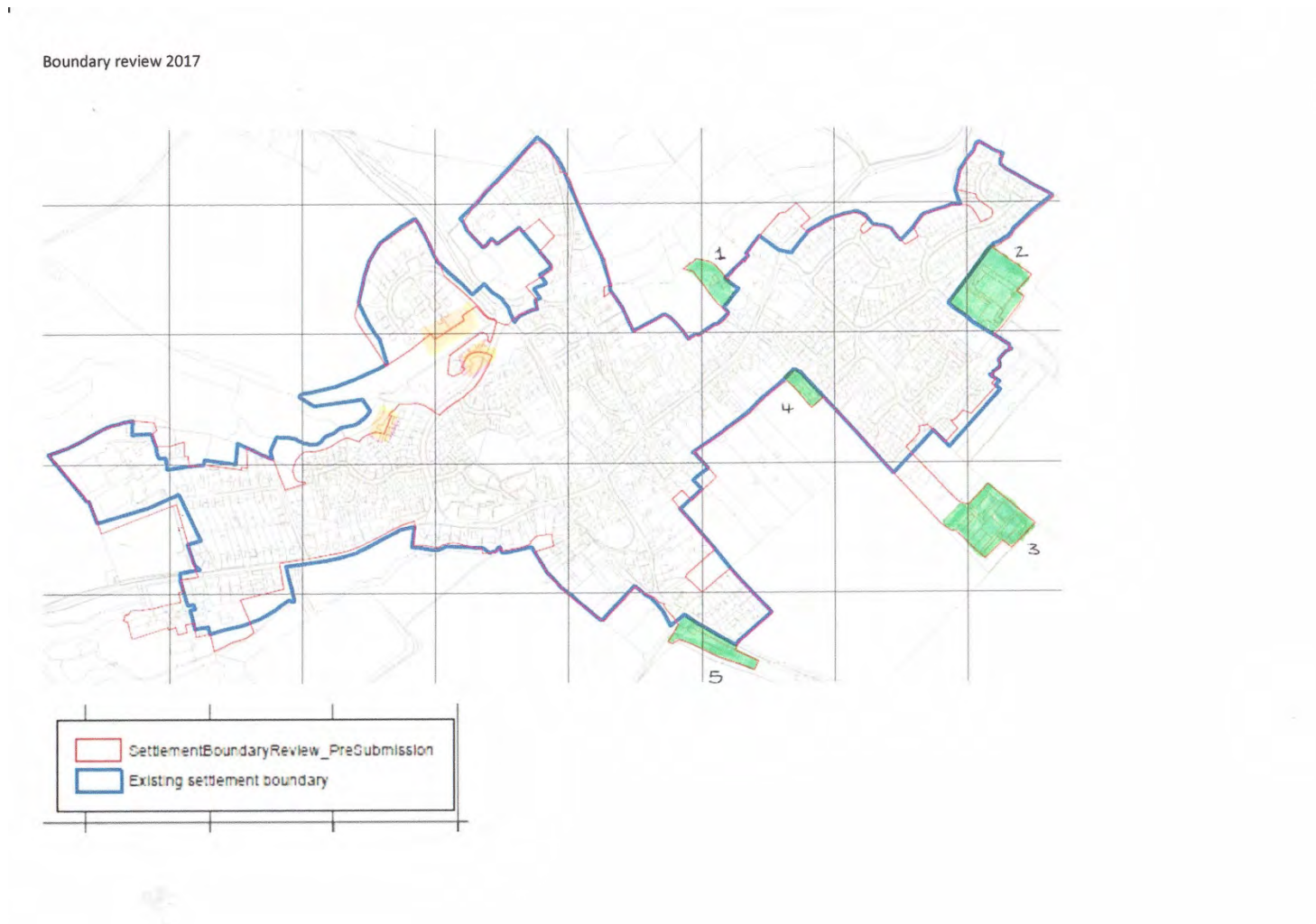
1.3 The way that the DPD process has been managed is also of some concern, especially in terms of what this seems to indicate about the attitude of Wiltshire Council to Neighbourhood Planning. This is the subject of a section of more general comments on the DPD.

1.4 The Parish Council has employed a qualified planning consultant to assist with the Neighbourhood Plan and his advice has also been incorporated in this response.

1.5 This response includes extracts of emerging Market Lavington NDP documents as appendices. These indicate some of the extensive work done so far to develop the preferred approach of the community towards planning future development including the allocation of acceptable sites.

2.0 Boundary Changes

Generally, the boundary review seems to be sensible. However, the PC has the following comments. Numbers refer to those on the sketch map below.

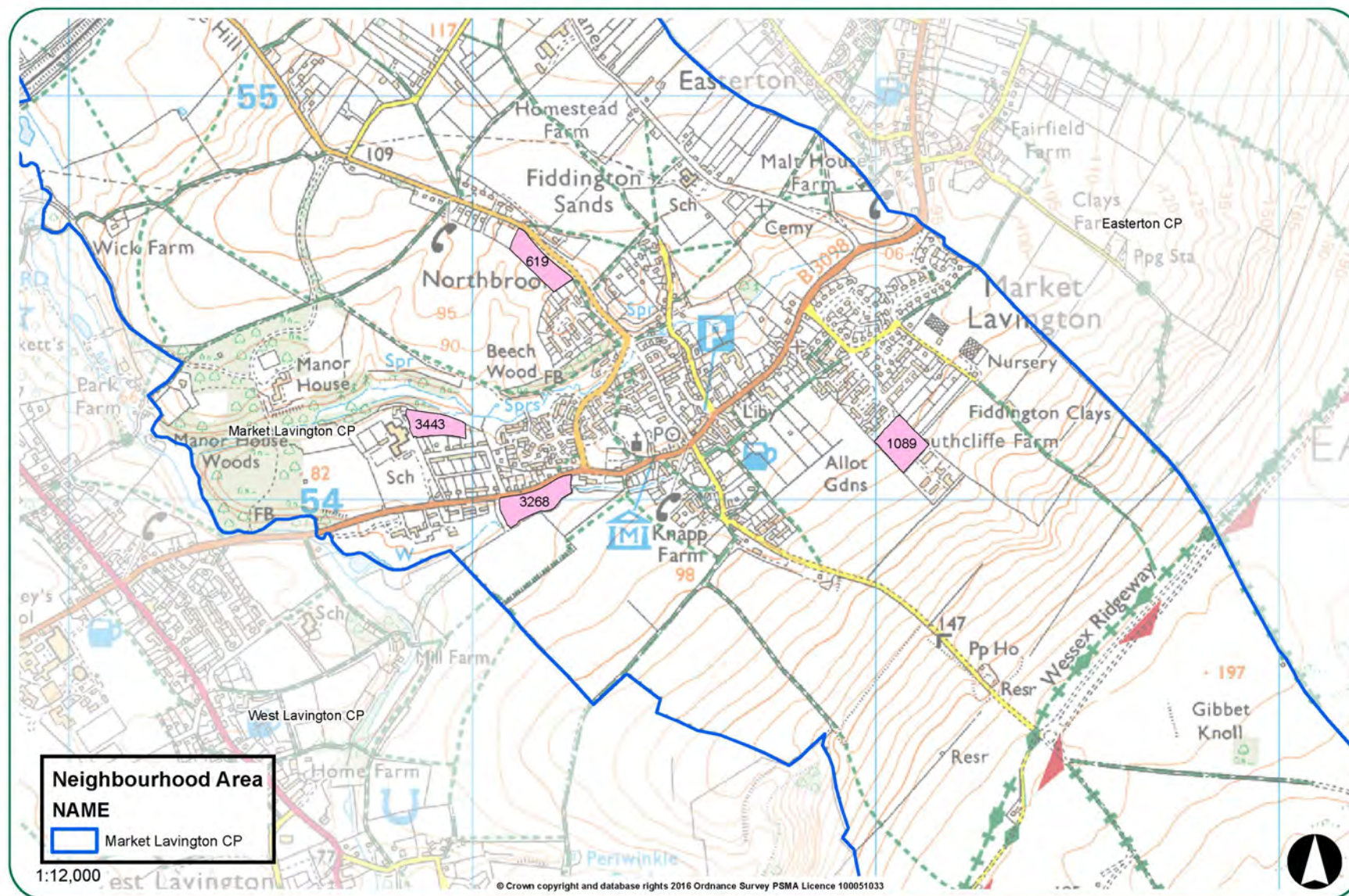


2.1 Specific comments:

- 1. Keep to existing settlement boundary line. Councillors felt that as it was sited behind the current 'ribbon' development line of the village – not well attached to the urban framework, and was therefore not suitable for any possible future development, and as such should not be included within the settlement boundary.
- 2. Keep to existing settlement boundary line - The Fiddington Nursery site – Councillors wanted to retain the potential employment uses for this site to keep the settlement sustainable and not encourage re-development / not well attached to the urban framework.
- 3. The Wiltshire Council proposal encompasses the 'Southcliffe' site, as proposed in the Neighbourhood Plan, as well as some industrial units at the end. Councilors do not want the area highlighted in green to be included in the settlement boundary i.e. the industrial units (to retain the potential employment uses for this site to keep the settlement sustainable and not encourage re-development / not well attached to the urban framework).
- 4. Keep to existing settlement boundary line – There are no residential properties on this site, rather just disused farm buildings - barns and sheds.
- 5. Keep to existing settlement boundary line – Commercial yard operation - Councillors wanted to retain the potential employment uses for this site to keep the settlement sustainable and not encourage re-development / not well attached to the urban framework.

2.2 Regarding sites proposed in the Market Lavington NDP (see map below), the Neighbourhood Pan has the power to amend the settlement boundary *de facto* by allocating such sites. It is up to Wiltshire Council whether they chose to revise the settlement boundary to accommodate these or let the NDP do it.

Market Lavington - Proposed sites to be included in the Plan



3.0 **DPD and NDP Sites**

It is unfortunate that the site selection methodology used by the DPD did not include consultation *prior to draft allocation* of all possible sites with the neighbourhood planning groups that Wiltshire Council knew were emerging at the time. In the view of the Parish Council, this is a serious error that could bring into question the soundness of the DPD, in particular in relation to its Duty to Co-Operate. While Parish Councils were consulted, NDP steering groups are often semi-autonomous sub-groups that may not necessarily receive a consultation sent to the PC. There was no specific attempt that we are aware of to co-ordinate site selection in NDP's and the DPD. This and the role of the Link Officer (who could have fulfilled this function) are discussed later in this response. However it is worth quoting the NPPF here. This says:

155. Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.

It is felt that the early engagement of the DPD team with the Neighbourhood Plan Steering Group in Market Lavington did not reach the standard set by the NPPF.

- 3.1 The Market Lavington NDP has in fact been growing and developing for some three years. Prior to the formal decision being made to produce a Neighbourhood Plan, information was provided by the Parish Council, and the views sought from members of the community at various events. The Public Open Meeting held on the 6th of May 2014 led to the formation of the Neighbourhood Planning Steering Group, made up of representatives from the Parish Council and the local community. The first Steering Group meeting was held on the 23rd June 2014, and meetings have been held on a monthly basis throughout the process. The Draft Consultation Statement (Extract as Appendix 2) indicates the very extensive community involvement so far, as does the ENACT report (Extract Appendix 5). This includes a whole programme of events as well as a detailed questionnaire which was professionally analysed.
- 3.2 In addition to the fact that the sites selected for the NDP reflect the wishes of the community, extensive objective research was also undertaken and incorporated within a Scoping Report. This includes an expert report from consultants 'AECOM' which rigorously assessed the sites, a Housing Needs Survey (HNS) produced by Wiltshire Council in February 2017, and further assessment in the sites section of the NDP itself (see Appendix 3) .
- 3.3 The Parish Council is therefore extremely confident that the sites selected in the draft NDP are soundly selected, are suitable, viable and available and will meet the needs of the area as identified in the Wiltshire Core Strategy.

- 3.4 In Market Lavington's case, early consultation would therefore have revealed that an extensive (and expensive) site selection process had already generated a series of preferred sites and that moreover these reflected not only practical evidence such as expert reports and Wiltshire Council's own HNS and SHLAA, but also the wishes of the community.
- 3.5 However the Parish is now faced with a list of proposed DPD sites which do not completely agree with those in the emerging neighbourhood plan, which is close to beginning its Regulation 14 consultation. The situation is set out in the tables below.
- 3.6 **Shared Sites**
The following sites are proposed in both DPD and NDP. Reasons for inclusion in the NDP are indicated in the AECOM Report, the Scoping Report, Consultation Statement and NDP itself (see appendices for extracts). The Parish Council therefore supports the inclusion of the following in the Wiltshire Housing Site Allocations DPD. Site boundaries should be harmonised.

Site name / SHLAA no.	Number of Dwellings NDP	Number of Dwellings DPD	Notes / Justification
Southcliffe / 1089	23	15	As per evidence quoted.
East of Lavington School (SHLAA 3443)	20	15	As per evidence quoted.

3.7 Sites included in DPD not included in NDP

The following site is not included in the NDP. It is requested that this site be removed from the DPD for the reasons shown.

Site name / SHLAA no.	Number of Dwellings NDP	Number of Dwellings DPD	Notes / Reasons
Underhill Nursery *	N/A	50	<p>This site was considered and was rejected for the following reasons:</p> <ul style="list-style-type: none"> • It is larger than the preferred size expressed in community engagement and tends to undermine the agreed strategy of a number of smaller sites located around the village (See Appendix 6). • The location is at the end of the village that suffers the worst congestion problems particularly bad pinch point, and mini-roundabout with limited vision – even if access were improved this would create a lot more traffic at exactly the worst location, especially on the High Street, and in Fiddington Clay Road. • The loss would represent a loss of employment possibilities which the NDP is trying to encourage. We would prefer the site to be used for agriculture, horticulture or suitable rural businesses. • The site is prone to bad flooding, being located at the bottom of a hill. This problem is likely to grow due to climate change. Development could add to the problem. • Soil contamination is likely to be present after horticultural use • Alternative sites are available (and proposed) in the NDP which adequately provide for the sustainable growth of Market Lavington <p>If not removed, this site proposal will effectively undermine the existing neighbourhood plan, which seeks to ‘plan by consent’ – giving local people a direct say in how and where Market Lavington grows. If the site is imposed, regardless of the NDP, then it could destroy confidence in neighbourhood planning and Localism generally.</p> <p>The Parish Council therefore respectfully requests that this site be dropped from the DPD.</p>

* also known as Fiddington Nursery

3.8 Sites not Included in the DPD but in the NDP

Two sites have been selected by the NDP that have not been taken forward via the DPD. These NDP selected SHLAA sites are suitable, available and viable and reflect the desire of the community for smaller developments around the edges of the settlement and avoidance of larger ones, especially close to the centre or near sensitive road junctions.

Site name / SHLAA no.	Number of Dwellings NDP	Number of Dwellings DPD	Notes / Reasons
The Longfield, The Spring - SHLAA ref 3268	23	N/A	<ul style="list-style-type: none"> • The site is of the size and location supported by community engagement and strategy of the NDP (See Appendix 6) • Edge of village location • Surrounded by development on 3 sides. • Some possible impacts on archaeology have now been addressed by an archaeological report (see Appendix 7) that indicates this is not a bar to development. • Good access to facilities
Land to south of Spin Hill next to Canada Rise - SHLAA ref 619	22	N/A	<ul style="list-style-type: none"> • The site is of the size and location supported by community engagement and strategy of the NDP (See Appendix 6) • Outer edge of village location • Located between 2 existing residential developments • No known environmental or heritage constraints • Acceptable access to facilities

3.9 Quantum of Development Proposed and Density

It will be apparent that, on sites common to both NDP and DPD, the NDP proposes higher numbers of housing per site. In fact, looked at overall, the density proposed on NDP sites remains slightly higher as can be seen below.

Plan	Overall Quantum	Total Area (ha)	Average Density
NDP	88	3.14	28 / ha
DPD	80	4.1	23 / ha

The reason for this difference is mainly that both the community engagement undertaken by the NDP team and the Housing Needs Survey completed by Wiltshire Council indicated a need for numbers of smaller sized units – especially 1 and 2 bedroom properties. Since a larger number of smaller properties can be fitted comfortably on a given site this accounts for some of the difference. However, AECOM also tended to indicate that higher numbers were possible, and the NDP team were in any case keen to make the best use of land, and in so doing minimise the impact of new development on the high quality landscape and heritage nearby.

- 3.10 Paragraph 47 of the NPPF allows Councils to set locally appropriate density levels. Given the evidence from the HNS and Community Engagement on the NDP, the Parish Council requests that the number suggested for the DPD sites are revised upwards to meet those of the NDP which reflect local circumstances more accurately.

3.11 Conclusion

It is the view of the parish council that the DPD sites should be modified to include only those that are in the NDP, for reasons that are set out above and in particular the points made below.

- Co-ordination of DPD and NDP would support the status and reputation of neighbourhood planning in Wiltshire
- Imposition of DPD sites on top of the NDP would weaken confidence in the neighbourhood planning process.

The above two points find a sympathetic echo in the NPPF Paragraph 185, which states that *'Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.'*

This seems to imply that far closer co-operation should have been achieved between the two plans than was actually the case. Further points are:

- The NDP sites have community support and have progressed through a rigorous site selection process
- The NDP sites represent a coherent strategy to spread development around the village in moderate-sized sites to help prevent congestion.
- The loss of the nursery site to housing would represent a regrettable loss of rural employment land that the NDP seeks to retain in the interests of balancing housing with employment, reducing the need to travel and thereby maintaining the sustainability of Market Lavington
- The density of development proposed by the NDP is higher than that of the DPD, making a more efficient use of land.

4.0 **General Comments on the DPD and Neighbourhood Planning Process**

The publication of the DPD consultation has brought to a head some concerns that the Parish Council has regarding the management of neighbourhood planning in Wiltshire.

4.1 In terms of the Sites DPD, it is regrettable that there has been little direct effort to co-ordinate the DPD with evolving NDP's. In the case of Market Lavington for example, our link officer kindly provided us with site maps for our plan back in March, yet this activity does not seem to have been fed back to the DPD team at Wiltshire Council – in any event no one contacted us to discuss the implications of having two separate sets of proposals.

4.2 More worryingly, one of our plan team who spoke to Sophie in your Spatial Planning Team was recently informed that;

'Wiltshire Council could only take into account the recommendation of a Neighbourhood Plan, regarding assessment of sites, once it had reached the 'Regulation 16 stage'.

If this does indeed indicate the attitude of Wiltshire Council to the role of neighbourhood planning then it is most concerning. As you will know, Annex 1. Paragraph 216 of the NPPF says:

From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

4.3 Planning Practice Guidance Neighbourhood Planning para 07 adds:

'An emerging neighbourhood plan may be a material consideration. Factors to consider include the stage of preparation of the plan and the extent to which there are unresolved objections to relevant policies.... Decision makers should respect evidence of local support prior to referendum when seeking to apply weight to an emerging neighbourhood plan.It is for the decision maker in each case to determine what a material consideration is and what weight to give it.'

4.4 It seems as if Wiltshire Council's view differs somewhat from that of the Government and we would seek assurances that this is not the case and specifically that the advice given by a staff member (above) that a neighbourhood plan was effectively irrelevant prior to the Reg 16 stage is incorrect. In terms of creating DPD documents, an emerging neighbourhood plan should be taken account of from the moment it is created and weight duly attached according to its stage of progress. We would like this also to be made clear to all Wiltshire Council planners.

Appendix 1: Scoping Report Extract

6.58 Population and housing

- 6.59 Over the period 2001 to mid-year 2011, Devizes Community Area's population growth was 16.1%, significantly higher than the Wiltshire average of 9.6%, and the fourth highest of all Wiltshire's community areas. However, the population of Market Lavington actually fell during this period – being 2,257 in 2001, but dropping slightly to 2,213 at the time of the 2011 census ('Usual Resident Persons').
- 6.60 The vast majority of the population are of white British origin and have an average age of 41. This is slightly lower than the average for Wiltshire and could suggest that the village is not a retirement centre, but an active and mixed community with significant numbers of families and children. Most people of working age are in employment, spanning a wide variety of occupations. However, the proportion of the population (as Usual Resident Persons) that is over 60 is rising – as it is over the community area as a whole – from 17.6% in 2001 to 23% in 2011.
- 6.61 Devizes Community Area has higher than average levels of social rented accommodation (20.4% of all households, 14.7% in Wiltshire) and demand for affordable housing is high. There is likely to be demand for such accommodation in Market Lavington, however the proportion of residents in social housing is relatively small and has remained stable (12.48 of households in 2001, 12.62 in 2011). This may suggest that, although there may be some deprivation in the Parish, overall it is a relatively affluent place. This is supported by the fact that almost a third of people own their own homes outright. On the other hand, there seems to be a fairly even spread of occupations, with significant numbers in occupations as diverse as construction, retail, public administration and education. Despite being in a rural area, very few people work in agriculture (just 28 in 2011).
- 6.62 Market Lavington is designated in the Wiltshire Core Strategy as a 'Local Service Centre' and as such will be expected to deliver a fair proportion of the new housing allocated for the 'Devizes Community Area Remainder'. Given that the population is actually falling, in order to meet this role, the building of more housing seems essential. As of November 2016, there was an overall 'indicative remaining housing requirement' (2016-2026) of 154.
- 6.63 As part of the research for the neighbourhood plan, the Steering Group asked Wiltshire Council to carry out a housing needs survey. Although this was carried out using standard methodology for a survey of this type, the Steering Group were disappointed that this focused only on affordable housing needs. Local knowledge suggests that while affordable housing is relevant, a key local shortage is in fact 3 and 4 bedroom houses at reasonable market prices for first time buyers to get onto the property ladder and for growing families to up-size into. The community engagement questionnaire gives some support for affordable housing however, the greatest support was for 1-2 bed and 3 bed market homes.

6.64 Nevertheless the HNS data is valuable, for a number of reasons. One of these relates to the scale of housing that might be supported. Most people (84%) did support the need for more homes. The most popular option being for between eleven and twenty new homes. Only 15.2% of respondents were opposed to any new housing in Market Lavington. The ENACT report on the community engagement questionnaire administered early in the NDP process (see Consultation Statement) concurs in that the majority polled support more housing – ideally in a number of small or medium schemes spread around the village rather than one large development*. The report goes on to suggest however that a higher overall figure than that subsequently suggested by the HNS would be suitable (possibly up to 100).

6.65 In terms of affordable housing, the HNS found the need to be as follows:

Subsidised rented housing

- 1 x one bedroom home
- 3 x two bedroom homes
- 1 x three bedroom home

Shared ownership / discount market homes

- 4 x two bedroom homes
- 2 x three bedroom homes

Sheltered housing for older people

- None

At the rate of delivery (30%) set for affordable housing in the area by the WCS, delivering a total of 11 affordable homes spanning all of the above types would require a total allocation of at least 37 homes.

* This pattern of development was a consideration in assessing suitable sites. Site selection is covered in the NDP itself and also in the AECOM Report given there as an Appendix.

6.66 Population and housing

Sub-Topic	Relevant Plans / Policies	Local Problems / Issues / Baseline for Market Lavington
Population (Age structure, mortality etc.)	Wiltshire Council Topic Paper 14 Wiltshire JSA (Devizes) Neighbourhood Statistics (Census 2001 and 2011)	<p>Baseline information:</p> <ul style="list-style-type: none"> In the 2011 census the population of Market Lavington was 2,213, made up of 856 households. The population was made up of approximately 49% males (1,086) and 51% females (1,127) In the 2011 census the average age of people in Market Lavington was 41 years <p>Problems and Issues: Population is falling. Moderate levels of new housing would help support the role of Market Lavington as a service centre and help retain or improve self-containment and sustainability.</p>
Housing	Wiltshire Core Strategy Rural Housing Needs Survey Wiltshire JSA (Devizes) Wiltshire Council Housing Land Availability Report 2014 Wiltshire Housing Land Supply Statement November 2016 updated March 2017	<p>Baseline Information:</p> <ul style="list-style-type: none"> Market Lavington is designated in the Wiltshire Core Strategy as a 'Local Service Centre' and as such will be expected to deliver a fair proportion of the new housing allocated for the 'Devizes Community Area Remainder'. As of November 2016, there was an overall 'indicative remaining housing requirement' (2016-2026) of 154. The 2011 census indicates that of the 856 households in Market Lavington 635 (74.2%) households own their homes, of which 280 (32.7%) were owned outright Of the 856 households indicated in the 2011 census, 29 (3.3%) had one bedroom, 168 (19.6%) had 2 bedrooms, 384 (45%) had 3 bedrooms, 205 (24%) had 4 bedrooms, and 70 (8.1%) had 5 or more bedrooms The 2011 census indicates that there were 118 social rented properties in Market Lavington (11 x 1 bedroom, 55 x 2 bedrooms, 50 x 3 bedrooms and 2 x 4+ bedrooms) The 2011 census indicates that of the 902 dwellings in Market Lavington 220 (24.4%) were in Council Tax Bands E to H Developments at Grove Farm in the 1980's, Fiddington Clay in the 1960's and the Rochelle Court development in the 1980's added significantly to the population of Market Lavington. However, the village has seen relatively few completions since 2006, and the population of the village has therefore remained fairly stable since then. <p>Problems and Issues:</p> <ul style="list-style-type: none"> Some unsatisfied affordable housing need Lack of 1 and 2-bedroom market properties in Market Lavington for older members of the community to down-size to and for first time buyers. Landscape and heritage sensitivities mean that the community's wish for a number of small and moderate-sized development on sites around the village could well be the most sustainable option to take forward.

Appendix 2: Draft Consultation Statement Extract

1.0 Introduction and Methodology

- 1.1 This Consultation Statement has been created mainly to demonstrate compliance with regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012. However, it has also been of great help to the evolution of the Market Lavington Neighbourhood Development Plan (NDP) in making sense of all the community engagement data received. The Statement has been the means by which the Steering Group has been able to collect, analyse and understand community engagement and consultation data. These inputs have then been used to directly shape Plan policy. How this happened is described below.
- 1.2 The Consultation Statement provides a record of all community engagement, including early informal meetings and an online questionnaire, as well as formal Regulation 14 Consultation that has been carried out during the course of the preparation of the NDP.
- 1.3 The three main stages of consultation recorded by this report are:
- Area Application October 2014 – March 2015
- Early Stages Community Engagement (May 2014 – October 2015)
- Regulation 14 Formal Six-Week consultation (Add Dates).
- 1.4 The Market Lavington Neighbourhood Plan is the result of extensive consultation over more than 3 years. Prior to the formal decision being made to produce a Neighbourhood Plan, information was provided by the Parish Council, and the views sought from members of the community at various events. The Public Open Meeting held on the 6th of May 2014 led to the formation of the Neighbourhood Planning Steering Group, made up of representatives from the Parish Council and the local community. The first Steering Group meeting was held on the 23rd June 2014, and meetings have been held on a monthly basis throughout the process.
- 1.5 Terms of Reference and Statement of Purpose for the Neighbourhood Plan were developed, which included the scope and vision, and consultation process for the Plan (see appendix CS1 for full copy of this document), and five Sub Groups were formed to focus on specific aspects of the Plan.

Diary of events / consultations

Date	Event	Summary of activity
2012	Community Hall Open Day	Parish Council display
8/5/12	Annual Parish Meeting	Opportunity for Parishioners to discuss planning and development issues
8/4/13	Annual Parish Meeting	Opportunity for Parishioners to discuss planning and development issues
29/3/14	Community Hall Open Day	Parish Council display
April 2014	Village Magazine	Notice detailing the Parish Council's intention to start the process of preparing a Neighbourhood Plan
May 2014	Village Magazine	Notice inviting all Parishioners to an 'Open Meeting' to discuss a Neighbourhood Plan for the Village
6/5/14	Public Open Meeting	Open meeting to gauge support for Neighbourhood Plan, and invite volunteers to form a 'Steering Group'
17/2/15	Meeting with 'Day Centre' group	Meeting to help ensure that the views of 'Older People' were being taken into consideration when preparing the Neighbourhood Plan
26/2/15	'Pop-up Pop-in' event 1	Drop in sessions held on the topic of 'Traffic Congestion & Parking'
26/3/15	'Pop-up Pop-in' event 2	Drop in sessions held on the topic of 'Development & Housing'
23/4/15	Meeting with 'Mums & Chums' toddler group	Meeting to help ensure that the views of 'Young families' were being taken into consideration when preparing the Neighbourhood Plan
16/5/15	Attendance at WW1 Commemorative Group Red Cross	Stall manned by Steering Group volunteers to raise awareness for the Neighbourhood Plan, answer

Date	Event	Summary of activity
	Market re-enactment event	questions, and encourage comments etc.
21/5/15	'Pop-up Pop-in' event 3	Drop in sessions held on the topic of 'Community Life'
8/6/15	Meeting with pupils at Lavington School	Meeting to help ensure that the views of 'Young People' were being taken into consideration when preparing the Neighbourhood Plan
13/6/15	Village Fete	Stall manned by Steering Group volunteers to raise awareness for the Neighbourhood Plan, answer questions, and encourage comments etc.
25/6/15	'Pop-up Pop-in' event 4	Drop in sessions held to launch the 'Village Questionnaire'
2/7/15	Meeting with local Guide group	Meeting to help ensure that the views of 'Young People' were being taken into consideration when preparing the Neighbourhood Plan
22/10/15	'Pop-up Pop-in' event 5	Drop in sessions held to report back the findings from the Village Questionnaire
14/3/16	'Pop-up Pop-in' event 6	Drop in event to provide the community with the opportunity to further understand and assess the proposals made by the potential developers/landowners of the existing SHLAA sites

- 3.5 The outputs from earlier events were used to help frame the questions in the village questionnaire, which was administered in June 2015.

3.9 Village Questionnaire

Drawing on input from these 'Pop-up Pop-in' events and other comments received from the community, statutory consultees and local groups and organisations, key issues began to emerge.

To further test and challenge the views and opinions already expressed, the Steering Group developed a 'Village Questionnaire' which was delivered to all households in Market Lavington in July 2015 with the Village magazine. The 'business' section of the questionnaire was also delivered to business owners in the village who did not live in the village themselves. (See appendix 1 for report and analysis of results).

- 3.10 The questionnaire included the local SHLAA housing sites with an invitation to comment on each and also to suggest more for consideration.

3.11 Summary of findings of Questionnaire

The Enact report into the questionnaire results summarised the themes and opinions that emerged. The report is given as Appendix 1 to this Statement. However, an executive summary is given as follows:

- 3.13 Responses and profile of respondents
A total of 370 responses were recorded (responses are per property not per person since the forms were supplied per house for all living there to use). There are 906 properties in Market Lavington, so this represents a response rate of almost 41%. Seventy respondents ran a business in Market Lavington.
- 3.14 Age profile
The age range of respondents indicated that the views of the 50 – 59 and 60 – 69 age groups may be slightly overrepresented.
- 3.15 Attitude Towards Housing Development
When asked how many homes the village should accommodate, the response was mixed. Overall, the data suggests that there is some enthusiasm for limited building – up to a maximum of around 100 units. However, some respondents felt that no more homes at all should be allowed.
- 3.16 In terms of the type of homes needed, most people felt that starter homes of 1 and 2 bedrooms were important, with a few 3-bed room houses for growing families to move into. The preferred pattern of development was for several small to medium sized sites rather than one large site or lots of infilling.
- 3.17 Residents were asked about a few known possible SHLAA sites (see Section 4 'Sites' for fuller description of site selection process). These sites were then rated and this data used in the overall site selection process which was informed by a consultant's report (AECOM) and is described in the NDP itself.



3.18 Transport

Transport-related issues were another important topic for residents. Main concerns:

- Traffic congestion – especially in the High Street
- Lack of parking / illegal parking especially near to shops.
- Lack of pavements, need to upgrade and expand footpath network*, need for cycle paths.
- Inadequate bus services - expensive, few services, don't run late
- Desire for a bypass – however unwillingness to accept large development as a price.

* e.g. Better surfacing of the bridleway south of the High Street between Stobberts and Broadwell to facilitate access by scooters, pushchairs and wheelchairs half way along to prevent vehicular access.

4.6 Policy Ideas from Community Engagement.

Not all ideas can be incorporated within a neighbourhood plan, which is restricted to matters relating to the use of land. So, most highway matters such as speeding or the creation of major roads cannot be covered directly, nor can anything dealt with under different legislation. However, many ideas can be carried forward by Informal policies for community action. These have no legal force but can still be effective.

Theme	Summarised Comments	Policy Idea
Housing	Amount needed No new housing! Traffic congestion would make any large development impossible 20-50 homes are good - Less than a hundred.	Formal Housing Allocation Policy The outstanding requirement for the rural part of the Devizes Community Area is 154*. In view of the role of the village as a Local Service Centre, a total of 88 homes are proposed – 57% of the total needed. Windfall developments will add to this figure.
	Locations There are many potential small sites around the village. In my opinion it would be better to encourage the use of these rather than one large development	Formal Housing Allocation Policy With sites located around village
	Type needed 1-3 bedroom houses would be most suitable. Small houses for young people starting and old people downsizing. 3 bed for growing families.	Formal Housing Allocation Policy Specification that mix must include these types.
Traffic and Parking	Congestion High Street in particular is choked, especially in school run.	Informal Policy to create a local travel plan (Neighbourhood Plans cannot directly control highways issues).
	Parking Not enough parking near to shops Enforce restrictions	Informal Policy to create a local travel plan. (Parking levels in developments set by WCS).
	Bypass The village needs a bypass	Not within the remit of a Neighbourhood Plan. Can form part of Informal Policy Travel Plan / lobbying of Highway Authority.

4.7 **Sites**

Site selection began with the Wiltshire SHLAA. Wiltshire Council was updating the 2012 SHLAA in early 2015 and at that time they supplied the sites map used in the Questionnaire (paragraph 3.17 above). This included details of 10 SHLAA sites. The Parish Council was aware that Lavington School were in the process of submitting a SHLAA application to WC, so also included this site in the questionnaire as well i.e. 11 sites in total were listed in the questionnaire.

4.8 By August 2015, Wiltshire Council's updating of the SHLAA had produced 4 more sites:

SHLAA site 3412 – land between Drove Lane & Northbrook
SHLAA site 3500 – land between Drove Lane and Oak Lane
SHLAA site 618 – land west of Spin Hill
SHLAA site 1074 – Brownfield land off Broadway

4.9 By this time, the Parish Council realised that it needed to put site selection on a more rigorous and technical basis and so employed consultants AECOM to carry out a site selection exercise (see 'AECOM Sites Report' as Appendix in Scoping Report). This exercise would therefore potentially be examining 15 sites.

4.10 However, there were also the sites suggested by the community to consider. AECOM toured all of the sites together with member of the Steering Group. It was found that almost all of the sites suggested by the community were either not within the Parish, were outside the settlement boundary or were already included within some of the SHLAA sites (e.g. several were within SHLAA site 3412). Just two new sites went forward from the community - AECOM site ref. 2 – field to west of Spin Hill, South Kings Road and AECOM site ref. 13 – Elisha Field. At this point therefore, the total number of sites for assessment was 17.

4.11 AECOM grouped together SHLAA sites 530 & 2055 (AECOM site ref. sites 11a & 11b) and did not assess site 1061 (a very small site est. 5 dwelling, which was included in the village questionnaire), thus reducing the total number of sites shown in their report to 15.

4.12 The net effect of the above process was that all SHLAA sites were considered by AECOM and that two new sites suggested by the community were also analysed by them – 'field to west of Spin Hill, South Kings Road' and 'Elisha Field'.

4.13 The Parish Council then instructed the Planning Consultant, brought on board early in 2017, to create a site selection matrix to suggest a final selection of sites based on the AECOM report and the responses of the community throughout the consultation process – questionnaire and events. The consultant therefore began by creating this Consultation Statement. This exercise suggested the following parameters to be applied to final site selection.

- Sites of modest size
- Sites to be spread around the village
- Overall quantum of development to be below 100
- Sites to ideally score an average score of above (3.0) in the ENACT Questionnaire Report
- OR**
- Sites to have been suggested by at least 2 people during Community Engagement

4.14 From this process 4 sites were selected to go forward in the Regulation 14 Consultation Draft Plan. SEE NDP Section 7 for full explanation of site selection and final summary table.

SHLAA REF	Site Name	Indicative Number of Houses
1089	Southcliffe	23
3443	Lavington School	20
619	Land off Spin Hill	22
3268	Longfield	23
TOTAL		88

Appendix 3: Draft NDP Extracts

7.0 Site Selection

- 7.0 Market Lavington is designated in the Wiltshire Core Strategy as a 'Local Service Centre' and as such, while most housing will be going to Devizes, will be expected to deliver a fair proportion of the new housing allocated for the 'Devizes Community Area Remainder'. As of March 2017, there was an overall 'indicative remaining housing requirement' (2016-2026) of 154 for this entire area.
- 7.1 Site Selection for the Regulation 14 (Pre-Submission Consultation) Draft
Site selection began with the Wiltshire SHLAA. Wiltshire Council was updating the 2012 SHLAA in early 2015 and at that time they supplied the sites map used in the Questionnaire (paragraph 3.17 in the questionnaire). This included details of 10 SHLAA sites. The Parish Council was aware that Lavington School were in the process of submitting a SHLAA application to WC, so also included this site in the questionnaire as well i.e. 11 sites in total were listed in the questionnaire.
- 7.2 By August 2015, Wiltshire Council's updating of the SHLAA had produced 4 more sites:

SHLAA site 3412 – land between Drove Lane & Northbrook
SHLAA site 3500 – land between Drove Lane and Oak Lane –
SHLAA site 618 – land west of Spin Hill
SHLAA site 1074 – Brownfield land off Broadway.
- 7.3 By this time, the Parish Council realised that it needed to put site selection on a more rigorous and technical basis because it had become clear that the methodology used would not provide the rigour necessary to satisfy Government Guidance and good practice. In particular sites had been considered against a set of draft 'policy statements' that were felt to be imprecise, based on no clear evidence and unsuited to practical land use planning. These were:
- Developments to be small scale no larger than 20 or 30 new dwellings
 - Development on the outskirts of the village which mitigate traffic flows through the centre of the village to be favoured
 - Open spaces and rural setting to be protected to preserve the rural feel of the village and access to the surrounding countryside

The Steering group therefore employed consultants AECOM to carry out a site selection exercise (see 'AECOM Sites Report' as Appendix in Scoping Report). This exercise would therefore potentially be examining 15 sites.

- 7.4 However, there were also the sites suggested by the community to consider. AECOM toured all of the sites together with member of the Steering Group. It was found that almost all of the sites suggested by the community were either not within the parish, were outside the settlement boundary or were already included within some of the SHLAA sites (e.g. several were within SHLAA site 3412). Just two new sites went forward from the community - AECOM site ref. 2 – field to west of Spin Hill, South Kings Road and AECOM site ref. 13 – Elisha Field. At this point therefore, the total number of sites for assessment was 17.
- 7.5 In writing their Report however, AECOM grouped together SHLAA Sites 530 and 2055 (Aecom ref 11a and 11 b), and did not assess site 1061, a very small site of around 5 dwellings, which was included in the village questionnaire), thus reducing the total number of sites shown in their report to 15.
- 7.6 The net effect of the above process was that all SHLAA sites were considered by AECOM and that two new sites suggested by the community were also analysed by them – ‘field to west of Spin Hill, South Kings Road’ and ‘Elisha Field’.
- 7.7 The Parish Council then instructed the Planning Consultant, brought on board early in 2017, to create a site selection matrix to suggest a final selection of sites based on the AECOM report and the responses of the community throughout the consultation process – questionnaire and events. This included the summary of the Questionnaire results in a separate report produced by ENACT in September 2015. The ENACT report is reproduced in The Consultation Statement. All of the community engagement suggested the following community approval parameters to be applied to final site selection.
- Sites of up to 30 dwellings
 - Sites to be spread around the village
 - Overall quantum of development to be below 100 dwellings
 - Sites to ideally score an average score of above (3.0) in the ENACT Questionnaire Report
- OR**
- Sites to have been suggested by at least 2 people during Community Engagement

7.8 In summary therefore, the criteria for site selection for the Market Lavington Draft Plan are considered to be:

- Positive SHLAA assessment (Suitability)
- Positive SHLAA assessment (Viability)
- Positive SHLAA assessment (Availability)
- Approval of the community *²
- Consistency with NDP Objectives
- Consistency with the WCS
- No ‘deal-breakers’ or constraints that cannot be overcome*¹.

These criteria are considered to meet or exceed the Government’s requirements in Planning Practice Guidance for a Neighbourhood Plan.

*¹For example, at 3268, Long Field, The Spring, the original SHLAA site was discounted in the Wiltshire Housing Site Allocations DPD due to concerns about possible archaeology. However, the site owner commissioned archaeological investigations which subsequently proved that any remains on the site were of low significance and no bar to development. The site was therefore retained in the site selection for the NDP. Extracts of the archeology evidence are given as Appendix 9 of the Scoping Report.

*² as described in Section 7 above

7.9 The above process was long, but thorough. It included professional expertise and rigorous objective assessment combined with the wishes and views of the community. Both processes are reflected in the site selection table below and the four sites finally selected to go forward into the plan are shaded dark green.

7.10 The resulting number of homes (88) is considered to be an appropriate allocation to support Market Lavington’s role as local service centre as set out in the Wiltshire Core Strategy Core Policies 1, 2 and 12. It is more than double the level required (37) to meet the need for affordable housing identified in the Housing Needs Survey (11 homes) at the 30% rate applying in the area. It takes forward WCS Housing Policies 43 and 45 in delivering a significant supply of new homes, including affordable housing and concentrates development in a place that has some infrastructure and will reduce the need to travel. As such it follows the core principles of both the Wiltshire Core Strategy and the NPPF and is likely to result in sustainable development. Planning Obligations, including CIL, generated by this level of development will make a significant contribution towards the infrastructure ambitions of the plan. However, they are unlikely to meet all of the aspirations of the community and further fund-raising or lobbying may be necessary.

7.11 In some cases the achievement of some ambitions may not be possible. For example, for many years the community has sought a relief road to reduce congestion. However, the quantum of development required to support this would not be supported by the community and would probably conflict with Core Policies 1 and 2 of the WCS. Nevertheless, the plan aims to balance growth with environmental protection and respect community wishes while delivering what the Development Plan requires. As such it is felt to be a worthwhile and carefully considered compromise – as indeed is all good planning.

7.12 Site Selection Table (DARK SHADING INDICATES PREFERRED SITES)

NOTE: This Section – which records DRAFT site selection only up to Reg 14 Stage will need to be updated FOLLOWING REG 14 as Appropriate.

Site	Positive SHLAA assessment? 'Suitability' ¹	Positive SHLAA assessment 'Viability' ⁵	Positive SHLAA assessment 'Availability' ⁴	Positive AECOM Assessment Suitability (incl. Non SHLAA) ⁷	Viable (Non SHLAA Sites) ⁵	Available (Non SHLAA Sites) ⁴	Community Approval? ²	Consistent with which NDP Objectives? ³	Quantum (in Brackets) and location in accordance with WCS? ⁽⁶⁾
Site 1 - Brownfield land off Broadway SHLAA ref 1074	No – not suitable for residential	YES	YES	N/A	N/A	N/A	NO		(?) No – too far out
Site 2 - Field to North of Spin Hill / East of Kings Road SHLAA ref: N/A	Not a SHLAA site	N/A	N/A	Yes, but with significant constraints	YES	Unknown	NO		(?) No – landscape and availability issues
Site 3 - Land to south of Spin Hill next to Canada Rise SHLAA ref 619	Yes – but within Mineral Resource Zone	YES	YES	YES	N/A	N/A	YES (3.5)		(22) Mineral resource zone
Site 4 - South West of Village – The Longfield, The Spring. SHLAA ref 3268	YES	YES	YES	YES (Conditional)	N/A	N/A	YES (3.0)		(23)
Site 5 - Lavington School unused fields 3443	N/A	N/A	N/A*	YES	YES	YES	YES (2.9)		(20)
Site 6 - Land east of White Street SHLAA ref 374	YES – but some constraints	YES	YES	N/A	N/A	N/A	YES (2.9)		(24)
Site 7 - Land between Drove Lane and Northbrook	NO (But has been submitted for consideration since 2012 SHLAA Report)	N/A	N/A	NO (Site to large and unacceptable impacts)	YES	YES	NO		No? (Landscape)

* Confirmed by the School to the Steering Group that this is available Spring 2017.

Site	Positive SHLAA assessment? 'Suitability' ¹	Positive SHLAA assessment 'Viability' ⁵	Positive SHLAA assessment 'Availability' ⁴	Positive AECOM Assessment Suitability (Incl. Non SHLAA) ⁷	Viable (Non SHLAA Sites) ⁵	Available (Non SHLAA Sites) ⁴	Community Approval? ²	Consistent with which NDP Objectives? ³	Quantum (in Brackets) and location in accordance with WCS? (6)
Site 8 - Land to the East of Northbrook SHLAA site 712	No, but take forward for further consideration	YES	YES	N/A	N/A	N/A	YES (3.0)		(24) Probably not - (Flooding, Heritage)
Site 9 – Southcliffe SHLAA ref 1089	Yes – but within Mineral Resource Zone	YES	YES	N/A	N/A	N/A	YES (3.3)		(23) Mineral resource zone
Site 10 - South of The Clays SHLAA ref 529	YES – but some constraints	YES	NO – too many site ownerships	N/A	N/A	N/A	NO		(57) No. Allotments, heritage and other constraints
Site 11a - Underhill Nursery SHLAA ref 2055	YES	YES	YES	N/A	N/A	N/A	YES (3.1)		(77 – with 11b)
Site 11b - Fiddington Hill SHLAA ref 530	YES	YES	YES	N/A	N/A	N/A	YES (3.4)		(77 – with 11 a)
Site 12 - Land between Drove Lane and Oak Lane SHLAA ref 3500	NO	N/A	N/A	YES (But landscape issues)	YES	YES	NO		(100)
Site 13 - Elisha Recreation Field	N/A	N/A	N/A	NO	YES	NO (owned by PC!)	NO		(?) No. (Recreation Area)
Site 14 - Land North of Francis Road, adjacent to Canada Woods SHLAA 623	NO Flood Risk and other issues	YES	YES	N/A	N/A	N/A	NO		No. (Flooding) (23)
Site 15 - Land west of Spin Hill.	N/A	N/A	N/A	YES	YES	Not Known	NO		(?) No (too far out)

1. Wiltshire SHLAA 2012 as updated

2. Score from community questionnaire June 2015 – See ENACT Report Sept 2015 in Consultation Statement

3. See Plan Objectives in section 6 above, 4. Availability – see SHLAA for definition. For non-SHLAA personal enquiry from the School and information from Wiltshire Council

5. Viability – See SHLAA for SHLAA sites. For others reference was made to the Wiltshire Local Plan Viability Study 2014

6. Wiltshire Core Policies (in particular 1,2, 43, 45), 7. See AECOM Report in Scoping Report.

Planning Policy 2: Housing Sites

8.9 Introduction and justification:

The NPPF requires Neighbourhood Plans to ‘Plan Positively’, taking forward the policies of the local Development Plan. One way of doing this is to allocate sites for housing. The Market Lavington Neighbourhood Plan allocates 4 sites, totaling 88 new homes. Justification for both the quantum and location of the sites is given in the preceding Site Selection section. However, it can be said here that the sites are intended:

- To take forward Wiltshire Core Strategy and National Policy on housing, including provision of affordable housing to meet local need*
- To locate development in a place that has some infrastructure, reducing the need to travel
- To improve the critical mass of Market Lavington, helping to improve viability of local businesses and services
- To respect the wishes of the community
- To help pay for needed infrastructure, raising life quality and improving self-containment

8.10 Quantum of Development Proposed and Density

During the development of the NDP, Wiltshire Council produced its own Housing Site Allocations DPD. Some sites put forward were common to both draft plans. However, on sites common to both NDP and draft DPD, the NDP proposed higher numbers of housing per site. In fact, looked at overall, the density proposed on NDP sites remains slightly higher than the DPD consultation draft as can be seen below.

Plan	Overall Quantum	Total Area (ha)	Average Density
NDP	88	3.14	28 / ha
DPD	80	4.1	20 / ha

8.11 The reason for this difference was that both the community engagement undertaken by the NDP team and the Housing Needs Survey completed by Wiltshire Council indicated a need for numbers of smaller sized units – especially 1 and 2 bedroom properties. Since a larger number of smaller properties can be fitted comfortably on a given site this accounts for some of the difference. However, the NDP team were also keen to make the best use of land, and in so doing minimise the impact of new development on the high quality landscape and heritage (including conservation area and listed buildings) nearby.

8.12 Paragraph 47 of the NPPF allows Councils to set locally appropriate density levels. Given the evidence within the NDP evidence base, from both objective sources and the community, this plan proposes the higher levels indicated. These are felt to reflect local circumstances more accurately.

8.13 The sites and numbers duly allocated are:

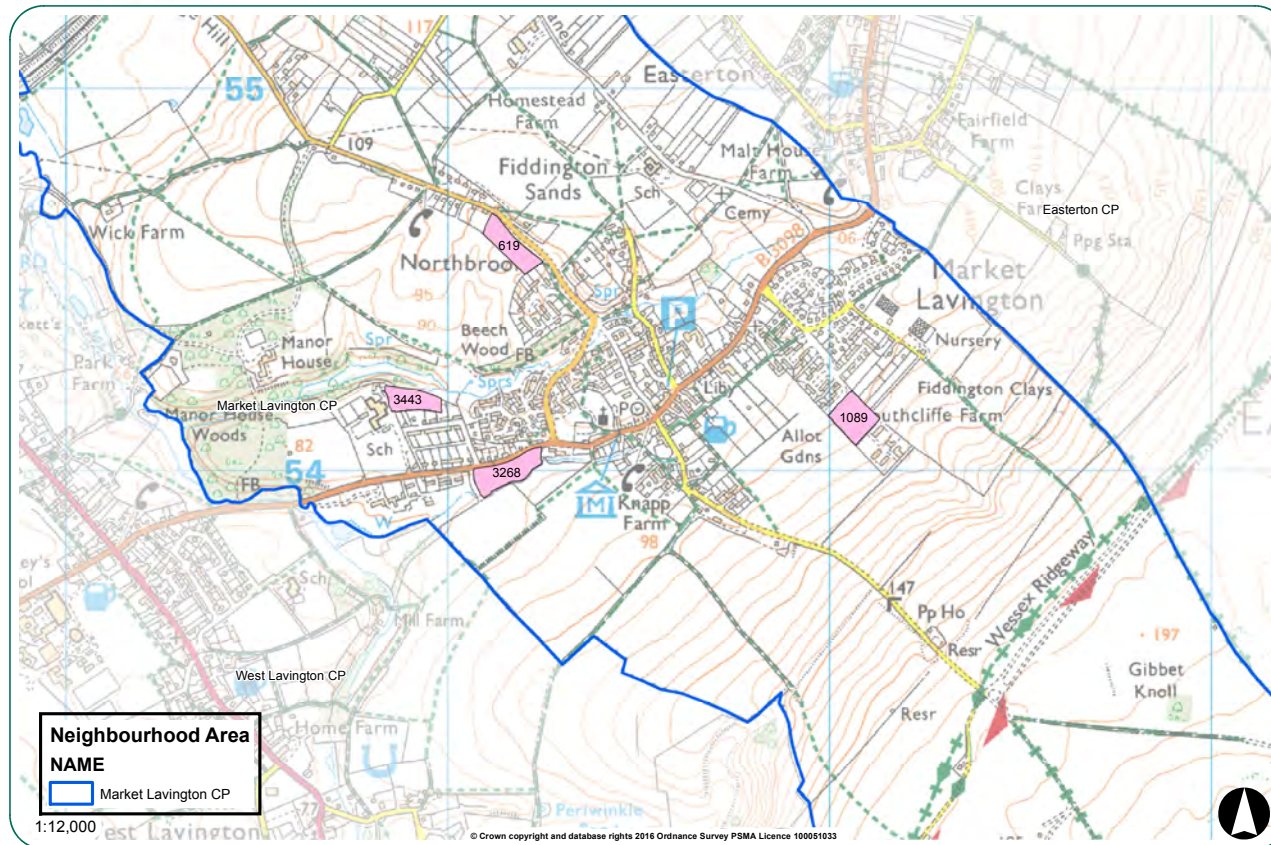
SITE	Area (ha)	Number of new Homes
Site 3 - Land to south of Spin Hill next to Canada Rise - SHLAA ref 619	0.72	22
Site 4 - The Longfield, The Spring. -SHLAA ref 3268	0.92	23
Site 5 - Lavington School unused fields - 3443	0.60	20
Site 9 – Southcliffe - SHLAA ref 1089	0.90	23
TOTAL	3.14	88

* 26 affordable homes will be provided at the 30% rate. This is double the need identified in the HNS but is necessary for Market Lavington to grow sustainably.

8.14 Notes: The following notes form part of the policy.

1. Lavington School Site is adjacent to Manor House Woods County Wildlife Site. Any development scheme will have to demonstrate that this would not be harmed by the proposals. Additionally, access arrangements must not adversely affect the operation of the school.
2. The Southcliffe site is close to a business park. Impacts of business and residential uses on each other must be considered in any scheme. The site also features mature trees along the road which are valuable to wildlife. These must be retained in any scheme.
3. Subsurface archaeology will need to be addressed in development of any site where it occurs but especially at Longfield /3268 where it is a known issue.

Market Lavington - Proposed sites to be included in the Plan



Appendix 4: AECOM Report Extracts



Design Planning and Economics

Submitted to
MARKET LAVINGTON PARISH
COUNCIL

Submitted by
AECOM
6-8 Greencoat Place
London SW1P 1PL

Market Lavington Neighbourhood Plan

SITE OPTIONS AND ASSESSMENT

Market Lavington Parish Council

June 2016

Final Report

AECOM

1

2.1 Review of individual sites

A summary of the site information is set out in the tables below, with site name, area in hectares, description, the SHLAA status, the Parish Council assessment findings and AECOM's assessment set out for each site. It is a summary of the detailed site assessment surveys included in the Appendices.

Recommendations for each site are included, based on the available evidence and in accordance with the DCLG Planning Practice Guidance.

The housing capacity is the potential number of dwellings that can be accommodated on each site. The housing capacity shown in the tables has been taken from the MLPC Site Assessment Policy Matrix. Where a housing capacity figure has not been available, an indicative figure based on AECOM research has been applied to the site.

These figures are simply an indication of capacity and would need to be refined for sites that were to be taken forward as allocations in the Neighborhood Plan.

A Wiltshire Council map of all SHLAA sites is also included in the Appendices.

Site 3 - Land to south of Spin Hill next to Canada Rise SHLAA ref 619	
Site Area (ha)	0.72
Description	Greenfield site of set-aside agricultural land located north of the village. The site is located between two existing residential developments.
Map	
Wiltshire Council SHLAA conclusions	<p>Wiltshire Council conclusions (Aug 2015) are to exclude site from further consideration. Appears to be because of an environmental designation but it is not clear which.</p> <p>Site is available.</p> <p>Capacity of 22 dwellings</p>
AECOM Conclusions and Recommendations	<p>Site has been put forward as a potential development site via the SHLAA call for sites process and is adjacent to the village edge. Access would need to be improved and it is understood that the landowner is considering enlarging the development area to allow for suitable access.</p> <p>AECOM's assessment has not identified significant environmental or historic environment constraints and there is moderately good access to community facilities. Site is available.</p> <p>Appropriate as a residential site allocation.</p>

Site Reference and Name

7

Site Reference and Name	
Site Reference	Site 3
Site Name	Land to south of Spin Hill next to Canada Rise
Map	
Photo	

Background Information

Site location and use	
Site location /address	Land to south of Spin Hill next to Canada Rise
Parish Name	Market Lavington
Site area (ha)	Approx. 0.72Ha

SHLAA site reference (if applicable)		619			
Context					
Surrounding land uses					
<p>Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed.</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.</p>	<p>Greenfield</p> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; text-align: center; line-height: 40px;">X</div>	<p>Brownfield</p> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;"></div>	<p>Mixture</p> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;"></div>	<p>Unknown</p> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto;"></div>	
Existing/ previous use	Set aside agricultural land				
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	No planning applications have been recorded at this site.				
<p>Suitability This section is to note any constraints to development, such as planning policy, environmental designations (national and local), access, proximity to amenities and services, infrastructure, heritage and impact on the surrounding area.</p>					
Suitability					
Is the site within / adjacent to / outside the existing built up area?	Adjacent to the existing built up area				
How would development of this site relate to the surrounding uses?	Residential developments exist to the south east and north west along Parsonage Lane and Spin Hill .with agricultural land to the south west. Development would link the existing housing along Parsonage Lane with those along Spin Hill and is therefore likely to relate relatively well to surrounding uses.				
How the site is currently accessed? Is it accessible from the highway network?	Site accessible from Parsonage Lane by a public footpath at the north corner. Potential issues due to sharp bend in road and steep embankments / proximity to existing house. Site also accessible from Canada Rise by public footpath at north east corner (in close proximity to current housing)				
Environmental Considerations					
What is the distance from the edge of the site to any of the	Distance	Comments			

following		
Important green space?	>800m	1800m to Elisha Field
Sites designated as being of national importance	>800m	1500m to Salisbury Plain SSSI
Sites designated as being of local importance	>800m	2700m to Oakfrith Wood LNR
Agricultural Land Classification	R = Includes Grade 1, 2 or 3 agricultural land	Anecdotal evidence from parish councilor, appropriate data set not available
Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	Site is 330m from the Market Lavington conservation area.
Scheduled Monument (SM)	Site is not on or adjacent to a SM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Listed buildings	Site does not contain or adjoin a listed building	The closest listed building (The Rest, grade II) is 270m south east on Northbrook
Historic Environment Record (HER)	Site not on or adjacent to a HER	
Community facilities and services		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-800m	490m to the Co-op food shop
Bus Stop	<400m	Approx. 300m to nearest bus stop on Grove Road
Primary School	<400m 400-800m >800m	1600m to St Barnabas Primary School on Drove Lane
Secondary School	<1600m	900m walk to Lavington School
Open Space / recreation facilities	>800m	1.8km walk to Elisha Field

GP / Hospital / Pharmacy	400-800m	800m walk to the Market Lavington GP Surgery
Cycle route	>800m	There are no National Cycle Network routes in the vicinity of Market Lavington.
Key employment site	400-800m	0.7km to the Woodlands Yard light industrial site off High Street

Landscape and visual impact considerations

What impact would development of the site have on the surrounding landscape and on important views? Could impacts be mitigated?	The site is located between two existing residential developments. Semi mature trees, and high embankments provide screening from Parsonage Lane. There may be a minor negative (although not significant) impact on views from the south west from Canada Woods. Impacts could be partially mitigated through planting of hedgerows / trees.
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Other key considerations

Which Flood risk zone (fluvial) does the site fall within or overlap with?	Zone 3 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 1 <input checked="" type="checkbox"/>	Comments
Are there any Tree Preservation Orders on the site?	More than one <input type="checkbox"/> One <input type="checkbox"/> None <input checked="" type="checkbox"/>	Comments
Is the site affected by any of the following?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Comments
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/> <input type="checkbox"/>	Semi mature / mature trees may provide potential habitat for bats.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/> <input checked="" type="checkbox"/>	None seen during site walk over

Availability

A site is considered to be available if a landowner or developer has expressed an intention to sell or develop the site and that there are no legal or ownership constraints.

Availability			
	Yes	No	Comments

Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has been put forward as part of the SHLAA call for sites process and is included within the Wiltshire Council 2012 SHLAA output report
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the timeframe for development known? 0-5 years /6-10 years/ 11-15 years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deliverable within 5 years according to the Wiltshire SHLAA output report 2012


Summary

Conclusions

Site name/number: Land to south of Spin Hill next to Canada Rise / Site 3

Please mark as appropriate

The site is appropriate for development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential housing capacity (number of units)			
Estimated development timeframe: 0-5 yrs/6-10 yrs/11-15 yrs	N/A		
Recommendation: Site is/isn't suitable, available and achievable	Site is suitable, available and achievable against the criteria set out in DCLG's Planning Practice Guidance.		
Explanation / justification for recommendation:	Site has been put forward as a potential development site via the SHLAA call for sites process and is in keeping with its surroundings (in close proximity to other developments). There are no significant environmental or historic environment constraints and there is moderately good access to community facilities. Site is available.		

Site 9 – Southcliffe SHLAA ref 1089	
Site Area (ha)	0.97
Description	Site comprises of a mixture of non-agricultural greenfield including semi-mature trees, with a small business unit in the north west corner.
Map	
Wiltshire Council SHLAA conclusions	<p>Wiltshire Council (Aug 2015) conclusions are to not take forward due to environmental designation but not clear what designation. Little explanation given.</p> <p>Site is available.</p> <p>Capacity 23 Dwellings</p>
AECOM Conclusions and Recommendations	<p>The site has been put forward for development through the SHLAA call for sites process, is under single ownership and has an estimated timeframe of 0-5 years.</p> <p>There is no evidence of significant environmental constraints or impacts on landscapes.</p> <p>Appropriate to take forward as a potential residential allocation.</p>

June 2016

Site Reference and Name

Site Reference and Name	
Site Reference	Site 9
Site Name	Southcliffe
Map	
Photo	

Background Information

Site location and use	
Site location /address	Southcliffe
Parish Name	Market Lavington
Site area (ha)	0.97Ha
SHLAA site reference (if applicable)	1089

Context				
Surrounding land uses	Residential housing area to north west, agricultural land to the north east and south west, and a used car dealership to the south east.			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Existing/ previous use	Wiltshire SHLAA report states previous use as agricultural land. Now a mixture of non-agricultural greenfield including semi-mature trees, with a small business unit in the north west corner.			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No planning applications have been recorded at this site in the last five years.			

Suitability

This section is to note any constraints to development, such as planning policy, environmental designations (national and local), access, proximity to amenities and services, infrastructure, heritage and impact on the surrounding area.

Suitability	
Is the site within / adjacent to / outside the existing built up area?	The site is adjacent to the existing built up area of Southcliffe
How would development of this site relate to the surrounding uses?	Development would relate relatively well to the residential area to the north. However, access to the used car dealership may create traffic flow through unless an alternative access route is provided
How the site is currently accessed? Is it accessible from the highway network?	Access to the site is afforded via Southcliffe Road which in turn connects to the B3098.

Environmental Considerations		
What is the distance from the edge of the site to any of the following	Distance	Comments
Important green space?	<400m	Allotment gardens are situated 280m north west

Sites designated as being of national importance	400-800m	Site is located 700m from the Salisbury Plain SSSI
Sites designated as being of local importance	>800m	the site is located 2700m from the Oakfrith Wood LNR
Agricultural Land Classification	G = Does not include 1, 2 or 3 agricultural land	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	
Scheduled Monument (SM)	Site is not on or adjacent to a SM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Listed buildings	Site does not contain or adjoin a listed building	
Historic Environment Record (HER)	Site not on or adjacent to a HER	

Community facilities and services		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	850m to the Co-op food shop in Market Lavington
Bus Stop	400-800m	400m to Bus stops located on the junction of Fiddington Clay and the High Street.
Primary School	>800m	1100m to St Barnabas Primary School
Secondary School	1600-3900m	1700m to Lavington School
Open Space / recreation facilities	>800m	1300m to the Elisha Field
GP / Hospital / Pharmacy	400-800m	650m to the Market Lavington surgery
Cycle route	>800m	There are no National Cycle Network routes in the vicinity of Market Lavington.

Key employment site	<400m	0m to the Southcliffe Business Park on Southcliffe Road
Landscape and visual impact considerations		
What impact would development of the site have on the surrounding landscape and on important views? Could impacts be mitigated?	Extensive built up residential area present to the north, and light industrial buildings located south will mean that additional development of this site will have a minor impact on the surrounding landscape and important views. Mature trees on the site boundary also provide screening and should be retained with future development.	
Other key considerations		
Which Flood risk zone (fluvial) does the site fall within or overlap with?	Zone 3 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 1 <input checked="" type="checkbox"/>	Comments
Are there any Tree Preservation Orders on the site?	More than one <input type="checkbox"/> One <input type="checkbox"/> None <input checked="" type="checkbox"/>	Comments
Is the site affected by any of the following?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Comments
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	<input type="checkbox"/> Mature trees and hedgerows located on the site boundaries may provide potential habitat for bats.
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Availability


A site is considered to be available if a landowner or developer has expressed an intention to sell or develop the site and that there are no legal or ownership constraints.

Availability			
	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has been put forward as part of the SHLAA call for sites process and is included within the Wiltshire Council 2012 SHLAA output report

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Single ownership, site has been put forward for development through the SHLAA call for sites process.
Is the timeframe for development known? 0-5 years /6-10 years/ 11-15 years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deliverable within 5 years according to the Wiltshire SHLAA output report 2012



Summary

Conclusions			
Site name/number:	Southcliffe / Site 9		
Please mark as appropriate			
The site is appropriate for development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential housing capacity (number of units)	23		
Estimated development timeframe: 0-5 yrs/6-10 yrs/11-15 yrs	0 -5 years		
Recommendation:	Site is suitable, available and achievable against the criteria set out in DCLG's Planning Practice Guidance.		
Site is/isn't suitable, available and achievable			
Explanation / justification for recommendation:	The site has been put forward for development through the SHLAA call for sites process, is under single ownership and has an estimated timeframe of 0-5 years. There are no significant environmental constraints or impacts on landscapes predicted.		

Site 4 - South West of Village – The Long Field, The Spring. SHLAA ref 3268	
Site Area (ha)	0.92
Description	Greenfield open field site surrounded by residential areas to the east, north and west, with playing fields and agricultural land to the south. The site is located to the south west edge of the village.
Map	
Wiltshire Council SHLAA conclusions	Wiltshire Council (Aug 2015) conclusions are site should be taken forward. The site is available. Capacity of 23 dwellings
AECOM Conclusions and Recommendations	Site has been put forward as a potential development site via the SHLAA call for sites process. The site is adjacent to the existing village and is therefore in a good location for development. However, a number of constraints should be noted. The site is in proximity (c.50 m) to the Market Lavington Conservation Area, and there may be an effect on heritage assets and also landscape. There will also be a loss of green space. Additionally there is a Historic Environment Record site in close proximity to the south east corner. Site is available. Appropriate to be taken forward as a potential residential allocation but further work needed to understand if constraints can be mitigated

June 2016

Site Reference and Name

Site Reference and Name	
Site Reference	Site 4
Site Name	Long Field, south of The Spring
Map	
Photo	

Background Information

Site location and use	
Site location /address	South of The Spring (B3098) between Park Rd and Grove Rd
Parish Name	Market Lavington
Site area (ha)	0.92Ha
SHLAA site reference (if applicable)	3268

Context				
Surrounding land uses	Residential areas to the east, north and west. Playing fields, and agricultural land to the south.			
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <div>X</div>	Brownfield <div></div>	Mixture <div></div>	Unknown <div></div>
Existing/ previous use	Open field			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No planning applications have been recorded at this site in the last five years.			

Suitability

This section is to note any constraints to development, such as planning policy, environmental designations (national and local), access, proximity to amenities and services, infrastructure, heritage and impact on the surrounding area.

Suitability	
Is the site within / adjacent to / outside the existing built up area?	Located outside the settlement boundary of Market Lavington. However, it is in close proximity to other developments.
How would development of this site relate to the surrounding uses?	Fits well with surrounding residential land use to the east, north and west. However has potential to screen views of houses to the north of The Spring (B3098).
How the site is currently accessed? Is it accessible from the highway network?	Site is accessible by gate from The Spring (B3098)

Environmental Considerations		
What is the distance from the edge of the site to any of the following	Distance	Comments
Important green space?	400-800m	640m to footpath through Manor House woods.
Sites designated as being of	>800m	1300m to the Salisbury Plain SSSI

national importance		
Sites designated as being of local importance	>800m	3200m to the Oakfrith Wood LNR
Agricultural Land Classification	G = Does not include 1, 2 or 3 agricultural land	

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is adjacent (within 50m) to a conservation area	North east corner of site is located 50m from the Market Lavington conservation area; however the majority of the site is outside of 50m proximity.
Scheduled Monument (SM)	Site is not on or adjacent to a SM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Listed buildings	Site does not contain or adjoin a listed building	
Historic Environment Record (HER)	Site is adjacent (within 50m) to a HER	South east corner of site is approx. 30m away from a HER. Earthworks of possible medieval or post medieval ponds (ref MW164099)

Community facilities and services		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	380m from the Co-op food shop
Bus Stop	<400m	Bus stop immediately adjacent to the north west corner of the site.
Primary School	>800m	1600m to St Barnabas Primary School on Drove Lane
Secondary School	<1600m	300m walk to Lavington School
Open Space / recreation facilities	>800m	1.7km walk to Elisha Field
GP / Hospital / Pharmacy	>800m	Approx. 900m walk to the Market Lavington

		GP Surgery
Cycle route	>800m	There are no National Cycle Network routes in the vicinity of Market Lavington.
Key employment site	400-800m	0.6km to the Woodlands Yard light industrial site off High Street

Landscape and visual impact considerations

What impact would development of the site have on the surrounding landscape and on important views? Could impacts be mitigated?	Mature trees would provide screening from the playing fields and agricultural land to the south. Mature hedge rows provide some screening for housing to the north of The Spring (B309B). However, housing height may impact views out towards agricultural land. Some further mitigation, albeit of a minor effect, could be provided via further planting of hedgerows / trees
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Other key considerations

Which Flood risk zone (fluvial) does the site fall within or overlap with?	Zone 3 <input type="checkbox"/> Zone 2 <input type="checkbox"/> Zone 1 <input checked="" type="checkbox"/>	
Are there any Tree Preservation Orders on the site?	More than one <input type="checkbox"/> One <input checked="" type="checkbox"/> None <input type="checkbox"/>	Located at eastern site boundary, reference number: E/416
Is the site affected by any of the following?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Comments
Ecological value? Could the site to be home to protected species such as bats, great crested newts, badgers etc.?	<input checked="" type="checkbox"/>	Mature trees may potentially provide habitat for bats or other species
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<input checked="" type="checkbox"/>	Power line crossing site north-south.

Availability

A site is considered to be available if a landowner or developer has expressed an intention to sell or develop the site and that there are no legal or ownership constraints.

Availability			
	Yes	No	Comments
Is the site landowner willing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has been put forward as part of the

to submit the site for development (if known)? Please provide supporting evidence.			SHLAA call for sites process and is included within the Wiltshire Council 2012 SHLAA output report
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the timeframe for development known? 0-5 years /6-10 years/ 11-15 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	


Summary

Conclusions

Site name/number: Site 4



Please mark as appropriate

The site is appropriate for development			<input checked="" type="checkbox"/>	
This site has minor constraints			<input checked="" type="checkbox"/>	
The site has significant constraints				
The site is unsuitable for development				
Potential housing capacity (number of units)	Unknown			
Estimated development timeframe: 0-5 yrs/6-10 yrs/11-15 yrs	Unknown			
Recommendation:	Site is suitable, available and achievable against the criteria set out in DCLG's Planning Practice Guidance.			
Site is/isn't suitable, available and achievable				
Explanation / justification for recommendation:	Site has been put forward as a potential development site via the SHLAA call for sites process. The site is in keeping with its surroundings. However, a number of constraints exist. The site is in proximity (c.50m) to the Market Lavington Conservation Area, and there may be a negative effect on landscape and there will also be a loss of green space. Additionally there is a Historic Environment Record site in close proximity to the south east corner. Site is available .			

Site 5 - Lavington School unused fields SHLAA ref 3443	
Site Area (ha)	0.92
Description	Unused school fields on the north west edge of the village.
Map	
Wiltshire Council SHLAA conclusions	Unknown
AECOM Conclusions and Recommendations	The site has been brought forward as part of the SHLAA call for sites process and as such is available for development; it is in keeping with surrounding land uses with only minor constraints such as access improvements. AECOM capacity estimate of 20 dwellings
	Appropriate as a potential residential site allocation.

June 2016

Site Reference and Name

Site Reference and Name	
Site Reference	Site 5
Site Name	Lavington School unused fields
Map	
Photo	

Background Information

Site location and use	
Site location /address	Lavington School unused fields
Parish Name	Market Lavington
Site area (ha)	0.6
SHLAA site reference (if applicable)	3443

Context				
Surrounding land uses				
Is the site: Greenfield: Land (or a defined site) usually farmland, that has not previously been developed. Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Greenfield <div>X</div>	Brownfield <div></div>	Mixture <div></div>	Unknown <div></div>
Existing/ previous use	Not in use			
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No planning applications have been recorded at this site.			

Suitability

This section is to note any constraints to development, such as planning policy, environmental designations (national and local), access, proximity to amenities and services, infrastructure, heritage and impact on the surrounding area.

Suitability	
Is the site within / adjacent to / outside the existing built up area?	The site is adjacent to the existing built up area.
How would development of this site relate to the surrounding uses?	The site would relate well to the surrounding uses. The Lavington secondary school is located immediately to the west of the site; there is an existing residential area to the south, and a wooded area (Canada Woods) to the north, which provides screening of the site.
How the site is currently accessed? Is it accessible from the highway network?	Access to the site is currently through the school grounds which would not be suitable if developed. There is potential for further access to be created via Park Road, however this requires further landscaping etc.

Environmental Considerations		
What is the distance from the edge of the site to any of the following	Distance	Comments
Important green space?	<400m	Canada Woods is situated immediately adjacent to the sites north boundary. Additionally the Manor House Woods are

		located 330m west of the site. The Market Lavington Allotment Gardens are located 700m to the west.
Sites designated as being of national importance	>800m	The Salisbury Plain SSSI is located 1600m to the south east.
Sites designated as being of local importance	>800m	The Oakfrith Wood LNR is located 3200m north east.
Agricultural Land Classification	No data is available	There is no data available for Agricultural Land Classification for this area. However, it is greenfield land. The Wiltshire 2012 SHLAA output report notes that it is not currently in use

Heritage considerations		
Proximity of site to the following sites / areas	Proximity	Comments
Conservation Area	Site is not within or adjacent to a conservation area	The Market Lavington conservation area is located 330m east of the site.
Scheduled Monument (SM)	Site is not on or adjacent to a SM	
Registered Parks and Gardens	Site is not within or adjacent to a Registered Park and Garden	
Listed buildings	Site does not contain or adjoin a listed building	
Historic Environment Record (HER)	Site not on or adjacent to a HER	

Community facilities and services		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>800m	1300m to the Co-op food shop in Market Lavington.
Bus Stop	<400m	150m to bus stop at junction of Park Road and The Spring.
Primary School	<400m 400-800m >800m	1700m to St Barnabas Primary School on Drove Lane.

Secondary School	<1600m	The site is located immediately adjacent to Lavington School.
Open Space / recreation facilities	<400m	The school grounds are located immediately adjacent to the site (these are private) and further playing fields are located 220m south on the opposite side of The Spring Road.
GP / Hospital / Pharmacy	>800m	The Market Lavington Surgery is located 1100m away on the High Street.
Cycle route	<400m 400-800m >800m	There are no National Cycle Network routes in the vicinity of Market Lavington.
Key employment site	>800m	1000m to the Woodlands Yard light industrial site off High Street

Landscape and visual impact considerations

What impact would development of the site have on the surrounding landscape and on important views? Could impacts be mitigated?	The development would have minor impacts on the surrounding landscape and on important views. Canada Woods, to the north of site, should provide screening from agricultural land to the north. Development would be in character with the current land uses found in the sites immediate vicinity.
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Other key considerations

Which Flood risk zone (fluvial) does the site fall within or overlap with?	<div>Zone 3 <input type="checkbox"/></div> <div>Zone 2 <input type="checkbox"/></div> <div>Zone 1 <input checked="" type="checkbox"/></div>	Comments
Are there any Tree Preservation Orders on the site?	<div>More than one <input type="checkbox"/></div> <div>One <input type="checkbox"/></div> <div>None <input checked="" type="checkbox"/></div>	Comments
Is the site affected by any of the following?	<div>Yes <input type="checkbox"/></div> <div>No <input type="checkbox"/></div>	Comments
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	<div><input type="checkbox"/></div> <div><input checked="" type="checkbox"/></div>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines	<div><input type="checkbox"/></div> <div><input type="checkbox"/></div>	Due to the site location within the School grounds it was not possible to ascertain this information upon site inspection.

Availability

A site is considered to be available if a landowner or developer has expressed an intention to sell or develop the site and that there are no legal or ownership constraints.

Availability	Yes	No	Comments
Is the site landowner willing to submit the site for development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has been put forward as part of the SHLAA call for sites process and is included within the latest (2015) SHLAA register by Wiltshire Council. Further information regarding to the landowner is not currently known.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is the timeframe for development known? 0-5 years /6-10 years/ 11-15 years?	<input type="checkbox"/>	<input type="checkbox"/>	The time frame for development is not known.

Summary

Conclusions	
Site name/number:	Lavington School unused fields / site 5
Please mark as appropriate	
The site is appropriate for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development	<input type="checkbox"/>
Potential housing capacity (number of units)	Unknown
Estimated development timeframe: 0-5 yrs/6-10 yrs/11-15 yrs	Unknown
Recommendation:	Site is suitable, available and achievable against the criteria set out in DCLG's Planning Practice Guidance.
Site is/isn't suitable, available and achievable	
Explanation / justification for recommendation:	The site has been brought forward as part of the SHLAA call for sites process and as such is available for development, it is in keeping with surrounding land uses

with only minor constraints (such as access).

4.1 Recommendations on sites to take forward

The findings show that three of the fifteen sites are appropriate to be taken forward for further consideration as housing site allocations. One site has the potential to be designated for ongoing employment use. Eight sites have constraints that would need further consideration and may rule out the sites for development. Three sites are either unsuitable or there is no evidence that the site is available and are therefore not appropriate to take forward.

The sites emerging as the most suitable for housing are 3 (Land off Spin Hill), 5 (Lavington School fields) and 9 (Southcliffe). These are all sites on the Parish Council's list of preferred sites. Sites that are constrained include 4 (The Long Field), 6 (North East of White Street), 7 (Land between Drove Lane and Northbrook), 8 (Land to the East of Northbrook), 10 (Land to the south of The Clays), 11a and b (Underhill Nursery and Fiddington Hill), and 12 (Land between Drove Lane and Oak Lane). Two of these sites (4 and 8) are on the Parish Council's preferred sites list.

Site 1 (Land off Broadway) is appropriate as an employment allocation.

Sites which are not appropriate to be allocated for development are 2 (North of Spin Hill, East of Kings Road), 13 (Elisha Field), 14 (North of Francis Road, adjacent to Canada Woods) and 15 (West of Spin Hill). None of these are on the Parish Council's preferred sites list.

The next steps for the Parish Council would be to assess the shortlisted sites against Neighbourhood Plan objectives and policies, ensuring that the criteria used are consistent with national and local planning policy and are supported by Wiltshire Council. Through this process, the large scale sites such as Site number 7 and sites which have a significant impact on the character and setting of the village could be ruled out.

This report has set out an independent assessment of the suitability of identified sites in Market Lavington for development. It provides the Parish Council with a shortlist of sites which can then be assessed against the objectives of the neighbourhood plan. Through this process MLPC can select which sites to propose as allocations to meet the housing requirement for Market Lavington.

APPENDIX 5: ENACT Report Into Initial Community Engagement



MARKET LAVINGTON NEIGHBOURHOOD PLAN

Report of results of questionnaire survey

Report by EnAct on behalf of the
Neighbourhood Plan steering group



September 2015

INTRODUCTION

This survey is part of a wider suite of consultations aimed at gathering information and local views to inform a Neighbourhood Plan for Market Lavington. A public launch meeting and a number of 'Pop-up, Pop-in' events have also been held and these, with individual comments received, have helped to determine the scope of the questionnaire survey. The survey was designed by the Market Lavington Neighbourhood Plan Steering Group.

The survey was circulated at the end of June 2015. It was delivered to all households in Market Lavington parish. It was also made available online. Participants were given a month in which to respond. During that period, members of the Neighbourhood Plan Steering Group held three public 'surgeries' to answer any questions, offer assistance and support.

It was a household survey, so it is assumed that the individual filling in the survey form is responding on behalf of everyone in their household. So, when we refer to a *respondent* in the report below, we are referring to the individual responding on behalf of their household. At the end of the survey, there is a separate set of questions aimed at those running a business in the neighbourhood area.

A total of 370 responses were received. Given an overall total of 906 properties in the civil parish of Market Lavington, this represents a very respectable overall response rate of just under 41%. 70 respondents indicated that they ran a business in Market Lavington. Not all of those went on to fill in the business survey. Business questions received between 59 – 65 responses, depending on the question.

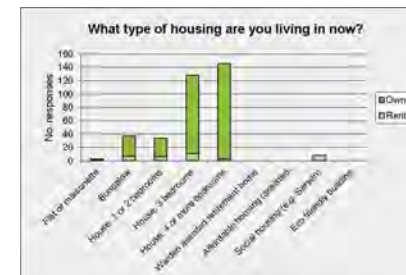
HOUSING, ECONOMIC DEVELOPMENT AND EMPLOYMENT

What type of houses do residents live in now?

Number of respondents = 356

The 2011 Census indicates that around 73.4% of households in Market Lavington parish own their homes. That proportion was higher (90%) in the households responding to the questionnaire survey, with a significant majority of owner occupiers (81%) living in 3 or more bed houses. In the rental sector:

- 30% rent 3 bed houses
- 22% social housing
- 19% bungalows,
- 16% 1 - 2 bed houses
- 8% rent houses with 4 or more bedrooms.



How many new homes should Market Lavington accommodate?

Number of respondents = 340

The Wiltshire Core Strategy identifies the need for the Devizes rural area to accommodate another 210 homes between 2015 and 2026. As a Local Service Centre, Market Lavington will be expected to accommodate its share of those homes. When asked how many new homes Market Lavington should accommodate, 340 out of a total of 370 responded. Respondents were given four options:

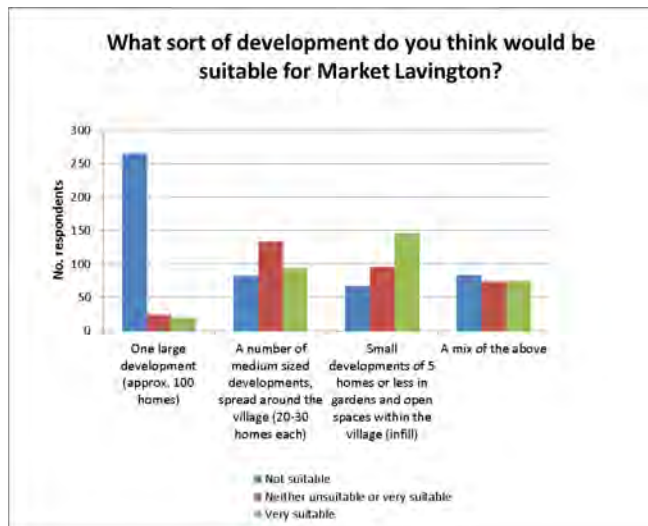
- up to 100 new homes
- 100 -150
- 150 – 200
- more than 200.

A significant majority (84%) chose the lowest option (up to 100). This should be interpreted with some caution as, in some of the later responses to other questions, some respondents suggest that the number of new houses should be considerably lower than this lowest option implies (see below).

What sort of development would be suitable?

Number of respondents = 349

Respondents were asked what sort of development would be suitable for Market Lavington. They were given four options and were able to assess the suitability of each for the area. The majority of respondents (86%) felt that one large development would be unsuitable. 47% felt that small developments of 5 homes or less in gardens and open spaces within the village (infill) would be very suitable. 30% felt that a number of medium sized developments, spread around the village (20-30 homes each) would also be very suitable and 24% a mix of the above.



Seven respondents felt that the total amount of new development should be restricted, with four asking for no development at all, one for "a minimum number", another less than 50 and another "far less" than 100. Key concerns included the impact on levels of traffic and on infrastructure.

Three commented on the infill option. While some favoured a series of small developments, one respondent feared that infill would result in a loss of rural character and open spaces. Another felt that it would reduce the quality of existing housing stock and increase housing density. One respondent felt that brownfield sites might be more suitable. Three respondents commented on the size of developments – two supported medium sized developments but felt that they should be in plots of around 10 houses. Another felt that developments of 10-20 homes may be more suitable. One respondent suggested co-housing¹ and another asked for business space.

A village bypass

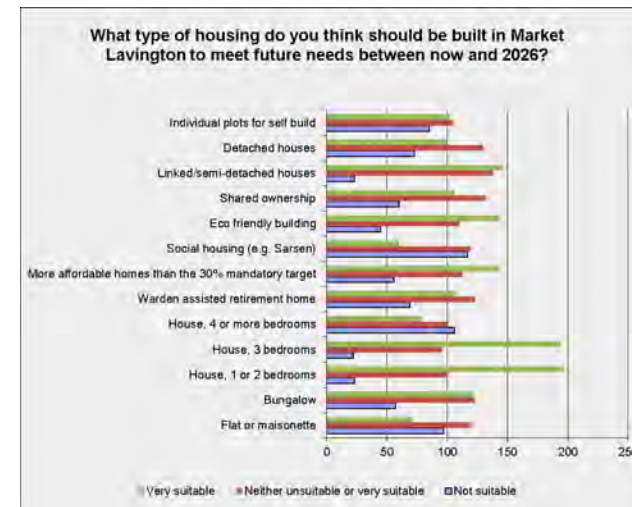
Number of respondents = 353

The survey indicated that the Parish had been advised that there are currently no funds available for the construction of a village bypass and that the only way such a road might be funded is through a major development involving at least 1,000 new homes. 97% of respondents felt that such a development would be unsuitable. Note: see concerns expressed about this question on page 23.

What type of housing should be built?

Number of respondents = 345

Respondents were asked what type of housing should be built to meet future needs. A wide range of options were given and respondents were invited to assess the suitability of each for the area.



¹ Co-housing communities are created and run by their residents. Each household has a self-contained, private home but residents come together to manage their community and share activities. (Definition taken from the UK Co-housing Network).

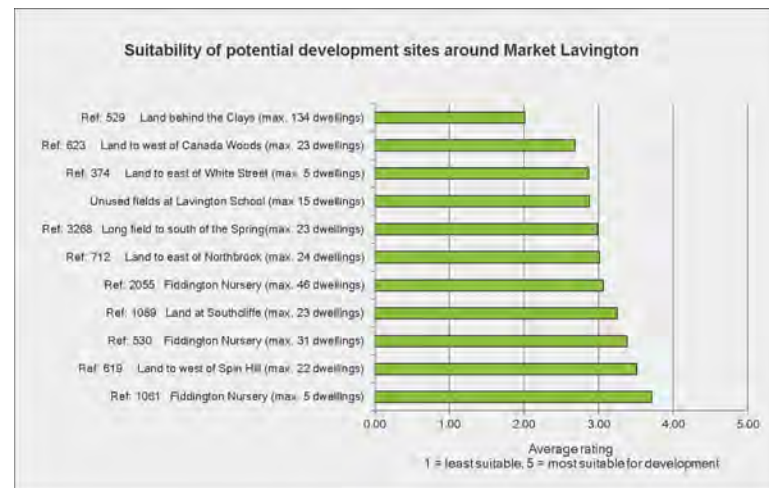
1-3 bed homes were felt to be most suitable. Just over 61% of respondents felt that 1 – 2 bed homes would be very suitable and 62% felt the same about 3 bed homes, with linked/semi-detached homes, eco friendly buildings and affordable homes all receiving good support. Bungalows and warden assisted retirement homes were relatively popular too – perhaps reflecting the perceived needs of an aging population.

Thirteen additional comments were received. Of those, six argued for a mix of housing type (and tenure). One respondent called for a mix which allowed families to remain in their communities if they wish to do so. Another for a “mix of limited, organic growth to meet village needs without forced development”, another for houses in keeping with the areas they are infilling. Two respondents supported eco friendly housing with one suggesting a new eco-village – a model for future development in Wiltshire – along with the necessary infrastructure. Other individual comments called for “no building over 2 storeys” and “any accommodation that has a realistic amount of parking”.

The location of new development

Number of respondents = 346

A number of potential development sites around Market Lavington have already been identified. A map of the sites can be found overleaf. Respondents were asked to indicate which sites they felt were most suitable for development. A scale of one to five was used for each site, where 1 is a site the respondent would least like to see developed (is least suitable) and 5 is a site they believe would be most suitable. An average rating for each site is shown on the table below.



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Figure 1. Map showing 'Strategic Housing Land Availability Assessment' (SHLAA) sites which have been identified in Market Lavington - A portfolio of 'potential' development sites kept by Wiltshire Council which are promoted for developing - more information can be found on the Wiltshire Council website using the following link - <http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/strategichousinglandavailabilityassessment.htm>

Twenty-nine individual comments were made about the potential development sites identified in the 'Strategic Housing Land Availability Assessment' (SHLAA). These have been listed here:

Ref. no.	Location	Comment
529	Land behind the Clays	<p>I would favour the land behind the Clays, site no. 529, provided certain conditions were met – access to the new development was possible from both ends, White Street to the west and Southcliffe to the east, residents being able to commute to major towns without the need to negotiate the High Street; that providing decent pathways existed, residents using the village amenities would work.</p> <p>Least suitable - Protected animals in area, but up to 5 properties could be accommodated on site of former farm buildings. Access not suitable for more.</p> <p>The land by the Clays, the piece of agricultural land only (portion of 529) could be built on as adjunct to Southcliffe, but only single storey – maybe elderly warden assisted which would minimise traffic. Vehicles could access from Southcliffe by 1089? This is also a fairly central spot and could be used as an alternative recreation area to Hamilton drive, using that for sheltered or starter 1 bed single storey buildings? Land is big enough and level for football/ball sports, outdoor gym equipment, multi-use maybe. If 529 portion used as recreation and Hamilton Drive built social housing then access is far less of a problem.</p> <p>Too many max potential dwellings. That land is beautiful.</p> <p>How about knocking down the unsightly barn on The Clays for bungalows or parking? The access road for the High Street is after all a public highway.</p>

- Parks and recreation spaces – improvements to Broadwell Park (e.g. a new gate, more colourful railings, better access via bridleway), ongoing improvements to Elisha Field (better surfacing). Retain the allotments.
- Education – support for a sixth form at Lavington School.

New facilities and services

Number of respondents = 33

A number of individual suggestions were made for new facilities and services in the village:

- Shopping – a greater range of shops. Suggestions included a newsagent, another café, a “cyber café” for young people, more diversity of food outlets, another pub or bar, hardware store, fresh fruit and vegetable shop (or market), bakery, a film rental outlet, a larger supermarket with its own car parking and better access for deliveries, a cash point and a petrol station
- Other business/employment – Start up business units. A shop, businesses, pub or restaurant on the site of the Drummer Boy rather than housing. Volunteer jobs for young people over the school holidays.
- Health facilities – a dentist and care home
- Sports facilities – more sports facilities e.g. tennis courts or gym
- Other facilities – a post box in Francis Road. Public toilets. Child care facilities.
- Traffic, transport and parking – more car parking, a train station, car sharing
- Access – cycle paths e.g. along The Spring, past the school and towards West Lavington. A safe crossing outside the supermarket.
- Clubs – a film club
- Open spaces – a larger village green, perhaps on the Clays or a similar, flat area

ADDITIONAL COMMENTS

Number of respondents = 84

Respondents were asked if anything else should be addressed by the Neighbourhood Plan. Eighty four households responded. Many took the opportunity to rehearse or expand on issues that they had raised elsewhere in the survey. However, the key issues were as follows:

Housing and development

A number of respondents expressed further opinions about the numbers of houses that could be accommodated during the plan period. Suggestions were varied but most of those who commented felt that the lower level put forward in question five (up to a 100) is too high. Alternative suggestions included:

- No development at all
- 20-50 houses
- Up to 30
- 35 houses
- Up to 40
- Less than 50
- Max 60
- “Well under” 100

One respondent felt that the lack of an option in the survey for zero development was “undemocratic”. Another felt that there were other settlements in the area which should “take their equal share of the total requirement”. Another noted that the Devizes Community Area has 63 sites identified for potential development. Of those 63 sites, only 11 are in the Market Lavington area. They felt that Market Lavington needs to be responsible, noting: “in simple terms 1/6th of 210 = 35 dwellings.”

Appendix 6 – Summary of Early Pop-in Community Engagement Event

MARKET LAVINGTON NEIGHBOURHOOD PLAN

Summary feedback on second 'Pop-up Pop-in' event 26th March 2015

'Development and Housing'

Approximately one hundred people in total attended the two sessions (held in the Old School in the afternoon, and the Green Dragon in the evening) to review plans for possible new housing and developments in and around the village.

A number of helpful comments were given to the Neighbourhood Plan Steering Group. In general most villagers accepted that some new housing around the village would be a good thing, but almost everyone expressed concerns about the increased traffic and congestion this would cause.

A number of villagers questioned whether the existing infrastructure (water, sewage etc) could cope with the additional pressure of more houses, while others pointed out that a number of the suggested possible sites were potential flood areas.

When asked, almost everyone said that they would prefer to see smaller developments of up to 25 or 30 homes scattered around the village, rather than one or two large developments.

As well as attendees being offered the opportunity to make their own comments and suggestions regarding future development in the village, a 'survey' was also carried out at both the sessions. Attendees were asked to 'rank' in order of preference which of the currently proposed SHLAA* development sites they considered would be 'least damaging' to the village as a whole, and also which sites they thought were the 'most unacceptable' - Sites adjacent to Spin Hill, the Spring, at Southcliffe, behind Northbrook and a site that would accommodate 5 houses adjacent to the Fiddington Nursery, were noted in the category of 'least damaging', while land adjacent to the Clays, The two big Fiddington Nursery sites and land adjacent to Canada Woods and White street were highlighted as the 'most unacceptable' potential development sites.

The results from the survey, combined with the other comments made on 'post-it' notes, and email responses received, will be analysed by the Steering Group during the preparation of the 'whole village questionnaire', and then addressed in the 'draft Neighbourhood Plan'. The Parish Council will use the information to support it's response to Wiltshire Council's informal consultation on the 'Wiltshire Housing Site Allocations Development Plan Document'. *Feedback results* - results will be published in full on the web-site and made available at future 'Pop-up Pop-in' events, and summarised in the Village magazine, and on Facebook.

*SHLAA - 'Strategic Housing Land Availability Assessment' - A portfolio of potential development sites kept by Wiltshire Council which are promoted for developing.

Appendix 7 – Archaeology at Site 3268 Long Field, The Spring

An initial Desk-Based Study threw doubt on whether the landforms seen that had been regarded as probably mediaeval fishponds were actually of that date and type.



Client/Agent Name: Mr S Reynolds / Feltham Properties
Project Site: Land off The Spring, Market Lavington, Wiltshire, SU10 4EA
NGR: SU 01167 54007
Document Type: Desk-Based Assessment
Issue Number: 1.1
Date of Preparation: 01.12.2015
Local Planning Authority: Wiltshire Council
Planning Reference: -
HPS Site Code: HPS-110/15
OS Licence: 100048201

Prepared By	Managed By	Signed
Nell Barnes BA (Hons), PCiFA, Archaeologist	Mrs Sam Driscoll BA (Hons), MA, MCiFA, Director	Nell Barnes

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Heritage Planning Services Ltd

Suite 5, Lansdowne Court Business Centre, 1-2 Lansdowne Court, Bumpers Farm, Chippenham, Wiltshire, SN14 6RZ

Sam Driscoll (m) 07825 550271 (e) sam@heritageplan.co.uk
Nell Barnes (m) 07792 496514 (e) nell@heritageplan.co.uk

Land off The Spring, Market Lavington, Wiltshire, SU10 4EA

Author: Nell Barnes BA (Hons) PCiFA

Client: Mr S Reynolds

Project: Desk Based Assessment



9. Viewshed Analysis

- 9.1. A viewshed analysis was undertaken in order to assess the impact of the proposed development on surrounding heritage assets. This was considered necessary, due to the large number of heritage assets within the Study Area.
- 9.2. The results revealed that very few of the recorded heritage assets were seen to be affected. Only, five such assets were identified, being Fowle Monument and Railings – DWI1761; Broadwell House – DWI1805; No. 12 White Street – DWI1804; Knapp Farmhouse – DWI1808; Stable and Carriage house adjacent to Clyffe Hall – DWI1747.
- 9.3. As such a full setting assessment is not recommended in this instance.



Figure 12 Viewshed (green), listed buildings (red) and Project Site (pink)

10. Summary of Archaeological Potential

- 10.1. The evidence of high status Romano-British – Saxon period occupation located just 270m to the north-east of the Project Site at Grove Farm raises the potential for associated activity to be present in the vicinity and within the boundary of the Project Site.



- 10.2. Furthermore, the significance of the village in the Medieval period and the potential preservation of Medieval earthworks highlights the potential significance of the Project Site throughout the subsequent development of the town.

- 10.3. The Tithe apportionment alludes to the presence of water meadows extending onto the Project Site, and contemporary field name evidence suggests the location of a mill (*Mill Mead*) to the east. However by 1841 this land is also designated as water meadow, suggesting that the fieldname in this instance may relate to earlier activity. Whilst there was clearly activity on the Project Site in the Post Medieval period, the earthworks do not appear to preserve the pattern of a water meadow or ponds, and it is likely that the earthworks preserved today are evidence of later activity (potentially quarry). However, the nature and date of these features cannot be fully ascertained from the documentary evidence alone.

Impact Assessment

- 10.4. The proposed development scheme aims to examine the potential for the establishment of c.30 domestic dwellings on the land, along with access and services. This has the potential to cause significant ground disturbance to existing earthworks and hitherto unidentified heritage assets within the Project Site.

11. Suggested Mitigation

- 11.1. Despite the potential archaeological significance of the Project Site, as highlighted in this document, there remains some uncertainty over the nature of potential Medieval earthworks and the extent to which the proposed development area has been truncated in the Post Medieval period. Evidence of the designation of the plot as water meadow may not correlate with the earthworks as recorded in the Lidar survey. Furthermore, oral history of the rechanneling of the brook in the Post Medieval period, to its current, more southerly position would call into question the potential for the location of the current earthworks in the Medieval period. Certainly, the northern portion of the Project Site is defined by a distinct sharp incline leading to The Spring. This levels abruptly and covers approximately one third of the site and may preserve the original bank of the brook. Lastly, significant drainage can be seen to across the Project Site, in the form of Post Medieval outlets, indicating disturbance to the plot in the Post Medieval Period.



11.2. In order to properly assess the nature of the earthworks and their relationship to the location of the brook to the south and bank to the north, it is suggested a further programme of investigation be carried out in the form of a trench evaluation.

Subsequently a programme of ground investigations found that the remains were post mediaeval and of low archaeological significance. The letter below confirms this.



14 July 2017

To Whom It May Concern,

Re Land at the Spring, Market Lavington, Wiltshire, SN10 4EA (SHLAA Ref Site 3268)

The above site was previously identified as a non-designated heritage asset (Wiltshire Monument ID MW164099), due to the presence of earthworks of uncertain date, potentially relating to Medieval fishponds. In 2015 Heritage Planning Services was appointed by Feltham Properties in conjunction with Mr S Reynolds and Family to further examine this potential. A desk based assessment was compiled and identified the following “...the earthworks do not appear to preserve the pattern of a water meadow or ponds, and it is likely that the earthworks preserved today are evidence of later activity (potentially quarry).

Following the desk based study, a programme of further investigation was agreed with Ms Clare King (Assistant County Archaeologist at Wiltshire Council). Ms King recommended that a trial trench evaluation be carried out to determine whether any proposed development posed risks to ‘significant heritage assets with an archaeological interest’.

The archaeological trench evaluation (comprising six strategically placed trenches) was carried out between the 9th and 11th May 2016. The results revealed evidence of extensive 18th – 19th century clay extraction across the extent of the site, resulting in banked spoil. It is this spoil and the resulting

Heritage Planning Services Ltd
53 Marshfield Road, Chippenham, Wiltshire, SN15 1JS
T: 07825 550271 E: info@heritageplan.co.uk www.heritageplan.co.uk

earthworks that appear to have been interpreted as earthworks of Medieval origin. This was proven not to be the case and there is no evidence of Medieval or pre 18th century activity on the site. As a result of this extraction, the site has been severely truncated, which has significantly reduced the potential for earlier archaeological deposits to survive. The lack of finds pre-dating the Post Medieval period is further evidence in support of this.

No archaeology of regional or national significance was identified as a result of the recent investigation and therefore the archaeological potential of the Project Site is interpreted as low. It is the considered opinion of the author that there is no reason for development plans to be prohibited because of heritage concerns, and any need for further monitoring may be adequately addressed by way of a condition attached to any subsequent planning permit.

Please do not hesitate to contact me should you have any further queries relating to the above site.

Yours Faithfully



Mrs S Driscoll

Director, Heritage Planning Services Ltd

Heritage Planning Services Ltd
53 Marshfield Road, Chippenham, Wiltshire, SN15 1JS
T: 07825 550271 E: info@heritageplan.co.uk www.heritageplan.co.uk



0117 230 77 33