

4.2.6 SITE SELECTION TABLE (DARK GREEN SHADING PREFERRED SITES / MODERATE GREEN SHADING RESERVE SITES / RED SHADING REJECTED SITES)

SITE	AECOM	Environmental Considerations			Physical Constraints			Landscape and Heritage			Availability	Viability	Community Views		Recommendation	Site	Potential	Dwellings
	Assessment Red/Amber/Green	Land Category	Flood Risk	Existing Land Use	Access	Connection to Facilities	Services	Landscape Visual Sensitivity	Heritage Impact	Connection to Existing Settlement			Objection votes	Support votes	EXCLUDE INCLUDE RESERVE	Capacity Maximum	Open market	local need affordable
374 Land rear of 35 White Street	Amber	Greenfield One dwelling 1.02ha	Low risk	Greenfield and garden	Demolish dwelling potentially unsafe	Good Close to services	Not known	Medium Sensitivity Open aspect to SPA	Close to conservation area	Within settlement boundary	Not known No response landowner EXCLUDE	Not known Abnormals hence likely Non-viable	Eleven	Four but limit of 2 to 3 dwellings	EXCLUDE AS NON-AVAILABLE NON-VIABLE	19	0	0
530 Fiddington Hill	Amber	Greenfield vacant 1.3ha	Low risk	Evidence partial past use horticulture	Requires existing road widening	Village centre education 400-800 m	Adjacent to main services	Medium Sensitivity Open aspect to SPA	Limited near farm stead	Outside but adjacent settlement boundary	Not known No response landowner EXCLUDE	Not known	9	two but limit of 2 to 4 dwellings	EXCLUDE Potential business relocation	48	0	0
619 /619a SW of Parsonage Lan Spin Hill	Amber	Greenfield 6.0ha	Low for devel land Medium undevelop	Part agriculture Part woodland	From Parsonage Lane new junct'	Village centre education 400-800 m	Existing overhead cables	Medium Sensitivity Westward exposure	Limited or no impact Perimeter trees	Adjacent to settlement boundary	Yes Landowner Developer confirmed	Confirmed By Developer	4	6 plus 2 limited developm't	INCLUDE Subject to community benefits agreem't	97	68	29
623 Adjacent to Grove Farm	Red	Greenfield 1.27ha	Medium risk	Part of secondary school	No vehicular access available	N/A	N/A	N/A	N/A	N/A	Not available No Access	N/A	4	0	EXCLUDE AS NON-AVAILABLE NON-VIABLE	0	0	0
712 Land off Northbrook	Amber	Greenfield part stream valley	Medium to Low Stream boundary	Grazing Land Use Part woodland	Vehicular access to adopt stan' doubtful	Good Close to services retail, ed. Etc	Not known	in National Forest Inventory Low sens'ity	Back onto conservation area with listed building	Within settlement boundary	Not known No response landowner Access issue	Not known Access issue Non-viable	9 Inadequate access Traffic	3 conditional support Limited dev'	EXCLUDE AS NON-AVAILABLE NON-VIABLE	24	0	0
1061 Land between Cartef and Hilbarn Fiddington Hill	Amber	Greenfield 0.17ha	Low risk	Garden with poly tunel	Vehicular access to Fiddington Hill	Village centre education 400-800 m	Not known	Limited or no Within built area	Limited or no impact	Within settlement boundary	Not known No response landowner	Not known No landowner contact	3	1 only very limited	Small infill site with limited impact on environment INCLUDE	6	5	1
1089 Land at Southcliffe	Amber	Greenfield one building 0.97ha	Low risk	Greenfield garden	Private access to Southcliffe Road	All facilities within 600m to 1200m	Not known	Medium to Low sens'ity Screening by trees	Limited or no impact	Within settlement boundary	Not known Landowner yet to decide	Not known	1 Traffic concerns	6 supported reservat's re scale	Hold as reseve development site RESERVE	23	{17}	{7}
2055a Underhill Nursery	Amber	Existing nursery Greenfield 1.90ha	Low risk Need review of surface wat' flood	Existing Garden Centre	Directly to Fiddington Hill	All facilities within 600m to 1200m	Existing overhead cables	Low sens'ity Set against Urban built form	Limited or no impact	Adjacent to connected to settlement boundary	Landowner confirmed available	Landowner confirms viable	7 See section for reasons	1	Subject to land acquired for access and surface water flood resolution INCLUDE	46	27	19
3268 Land at The Spring	Green	Greenfield	Low upper part Medium at stream	Greenfield periodic grazing	From The Spring	All facilities within 600m to 1200m	Services in road	Limited or no Within built area	Limited or no impact	Within settlement boundary	Outline Planning Consent Available	Developer confirmed	N/A	N/A	Committed development Includes retail INCLUDE	14	10	4
3412 Land Drove Lane to Northbrook	Red	Greenfield agriculture 10.72ha	Low risk	Greenfield Periodic Hay crop	New access to Drove Lane	Village centre education 400-800 m	Overhead cables	High sensitivity Mitigation difficult	Dominates hillside overlooking village centre	Adjacent to connected to settlement boundary	Landowner not proceeding Unavailable	Landowner not proceeding N/A	19	7	Out of scale with village - damaging			
3412a Modified area of 3412 reduced developm't	Not assessed	Greenfield agriculture 6.29ha	Low risk	Greenfield Periodic Hay crop	New access to Drove Lane	Village centre education 400-800 m	Overhead cables	Medium sensitivity screening by trees/houses	Medium sensitivity	Adjacent to connected to settlement boundary	Yes Landowner Developer confirmed	Confirmed By Developer	13 See Section 6 Reasons	6 plus 2 limited	Compensating public openspace water managem't INCLUDE	50	35	15

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	Assessment Red/Amber/ Green	Land Category	Flood Risk	Existing Land Use	Access	Connection to Facilities	Services	Landscape Visual Sensitivity	Heritage Impact	Connection to Existing Settlement			Objection votes	Support votes	EXCLUDE INCLUDE RESERVE	Capacity Maximum	Open market	local need affordable		
3443 Land east of Lavington School	Red			SITE CONFIRMED BY LAVINGTON SCHOOL AS NOT AVAILABLE														0	0	0
3627 Land to East of Drove Lane	Red	Greenfield Best and most versatile ag.	Low risk Runoff issue for PRoW 16	Hay field and pony grazing	Access to Drove Lane (narrow)	Village centre education 400-800 m	Overhead cables	Low to medium sensitivity hedge scr'n	Issue of coalescence Heritage in Easterton	Outside settlement Disconnected fr'm built form	Available Planning Application	Not known	2	0	EXCLUDE Disconnected from built form of village and harm	9	0	0		
3795 Land off Broadway	Red	Recently filled vacant	Low risk risk	Vacant attached to dwelling	Access to Broadway	Village centre education >1200m	None known	Low to medium sensitivity	Limited or no impact	Disconnect from village Adjacent small hamlet	Not known	Not known	1	3 No traffic onto village roads	RESERVE If permitted would have little impact as consider infill	4	[4]	[0]		
529a Land south of The Clay	Amber	Arable agricultural Grade 2	Low risk Prone to surface w at N end	Arable agricultural	Access to South Cliffe Rd NOT Clay	Village centre education 400-1200 m	None known	High to medium sensitivity high impact	Limited or no impact Close to conservation	Within settlement boundary	Yes Landowner Developer confirmed	Confirmed By Developer	21 See reason Section 6	2 If developm't very small	EXCLUDE Community opposed landscape etc	55	0	0		
529b Land south of The Clay	Amber	Mixed grassland	Low risk Prone to surface w at N end	Mixed grassland	No access to public highway vehicles	Village centre education 400-1200 m	None known	High sensitivity No screening Abut g'space	Limited or no impact Close to conservation	Within settlement boundary	Not known No response landowner	Not known No landowner contact	23 see reason Section 6	0	EXCLUDE Community opposed landscape etc	20	0	0		
Site 00 Land north east of Spin Hill	Red	Agriculture Best most versatile	Low risk risk	Hay and grazing	Interven'g land to highway Spin Hill	Village centre education 1000-1600 m	Overhead power cables	High sensitivity open land	Limited or no impact	Outside Some distance	Some land owner contact Not advance	Not known	2	0	EXCLUDE Out of scale with village and harm to landscape	75	0	0		
1074 Land forming part of Broadway Farm	Amber	Agriculture and business / industry	Low risk	Partly commerc'l buildings	Access onto Broadway	Village cent' education < 1600m	None known	Low sensitivity retain in current use	Limited or no impact	Outside Some distance	Not known No response landowner	Not known No landowner contact	4	6 Reason no traffic in village	EXCLUDE Consulted LPA Refusal likely for residential devm't	N/A	0	0		

TOTALS		145	68
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Wiltshire draft Local Plan (now withdrawn) allocated 117 new homes to be provided for in allocating sites in the village

GROSS TOTAL 213

Inspectors who dismissed this plan stated that the draft plan had to increase housing allocated sites by 84% - this would increase the village requirement to 215 new homes

Noting the new potential new homes provision to be 215 the current proposed development site allocations would yield 213 - reserve sites would more than adequately make up this shortfall of 2