

Devizes Community Area Topic Paper - Cabinet version

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1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Devizes Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as part of preparing this Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Devizes Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Devizes Community Area Topic Paper

#	Section	Appendices
2	Community Area	Planning policy context for the Devizes Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Devizes	Summary of the site selection process for Devizes (Stage 1). It outlines the methodology and identifies whether housing site allocations at Devizes should be included in the Plan. This section summarises the outcome of the site selection process.	Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	Outcome of the Devizes Community Area Remainder site selection process	Summary of the Devizes Community Area Remainder site selection process (Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	<p>Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p>

7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	
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2. Devizes Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Devizes Community Area. Core Policies 1 (Settlement Strategy) and 12 (Devizes Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Devizes Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 12 requires approximately 2,500 new homes to be provided in the Devizes Community Area, of which about 2,010 homes should occur at Devizes and approximately 490 homes will be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Devizes Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Devizes Community Area.

Table 2.1 Settlement Strategy in the Devizes Community Area

Market Town	Devizes
Local Service Centre	Market Lavington
Large Villages	Bromham, Potterne, Rowde, Urchfont, West Lavington / Littleton Pannell and Worton
Small Villages	All Cannings, Bishops Cannings, Easterton, Erlestoke, Great Cheverell and Marston

Issues and considerations

- 2.4** Core Policy 12 and the supporting text (paragraph 5.68) of the WCS identify specific issues to be addressed in planning for the Devizes Community Area, including:
- traffic congestion is a major issue in Devizes and will be a significant consideration when discussing future growth in Devizes.
 - air quality that is becoming a major issue in Devizes.
 - Non-strategic growth should be brought forward in accordance with Core Policy 2 and phased throughout the Plan period to deliver homes in a balanced manner that will enable infrastructure and traffic congestion issues to be addressed
 - the loss of green space within the town for development would undermine the character of Devizes
 - the rural identity of Bishops Cannings and Roundway parishes, together with sites of biodiversity value, are an important part of the landscape setting which helps define the character of Devizes

- all development within the community area will need to conserve the designated landscape of the North Wessex Downs AONB and its setting and where possible enhance its locally distinctive characteristics
- development associated with the Kennet and Avon Canal will need to protect and enhance its wildlife value, landscape setting and recreational use
- the north eastern section of the Devizes Community Area borders the Avebury section of the Stonehenge and Avebury World Heritage Site and contains a number of its attributes of outstanding universal value. Development will be particularly sensitive to these and the setting of the World Heritage Site.

2.5 The Wiltshire Infrastructure Delivery Plan ('IDP')⁽²⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area remainder, including.

- extension of existing primary schools to provide additional places
- expansion of existing secondary schools to provide additional places
- provision of additional nursery school places
- various transport measures at Devizes, including highways improvements, demand management, public transport, pedestrian and cycle network, and travel planning
- new urgent care centre and support development of local primary care health facilities, as most practices at capacity

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for Devizes Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for Devizes Community Area at April 2017⁽³⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Devizes	2,010	1,447	689	0
Devizes CA Remainder	490	286	102	102
Devizes CA	2,500	1,733	792	102

2 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Devizes Community Area.*

3 Wiltshire Council (June 2017). *Topic Paper 3 Housing Land Supply.*

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Devizes Community Area has three made neighbourhood plans and three in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁴⁾.

Table 2.3 Status of neighbourhood plans in Devizes Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Devizes	Made plan (Sep 2015)	Yes, 364 dwellings	Yes ⁽⁵⁾
Market Lavington	Area Designation (Mar 2015)	Unknown at this stage	Unknown at this stage
Potterne	Made plan (Jan 2017)	Yes, approximately 20 dwellings	Yes
Urchfont, Wedhampton and Lydeaway	Made plan (Apr 2017)	Yes, 37 dwellings	Yes
West Lavington	Area Designation (Jul 2013)	Unknown at this stage	Unknown at this stage
Worton	Area Designation (Jul 2016)	Unknown at this stage	Unknown at this stage

4 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

5 Devizes has a made Neighbourhood Plan which is considered to review its settlement boundary. The Devizes Neighbourhood Plan had the intention of including its site allocations within its settlement boundary however one allocation was omitted in error. Wiltshire Council have not conducted a wholesale review of the settlement boundary of Devizes however it does include the site omitted from the boundary in error in the Neighbourhood Plan.

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Devizes Community Area:

- Devizes
- Bromham
- Market Lavington
- Rowde
- West Lavington and Littleton Pannell, and
- Worton

3.2 Devizes has a made neighbourhood plan which has reviewed its settlement boundary. The Devizes Neighbourhood Plan had the intention of including its site allocations within its settlement boundary however one allocation was omitted in error. Wiltshire Council has not conducted a wholesale review of the settlement boundary of Devizes. However, it does include the site omitted from the boundary in error in the neighbourhood plan.

3.3 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁶⁾.

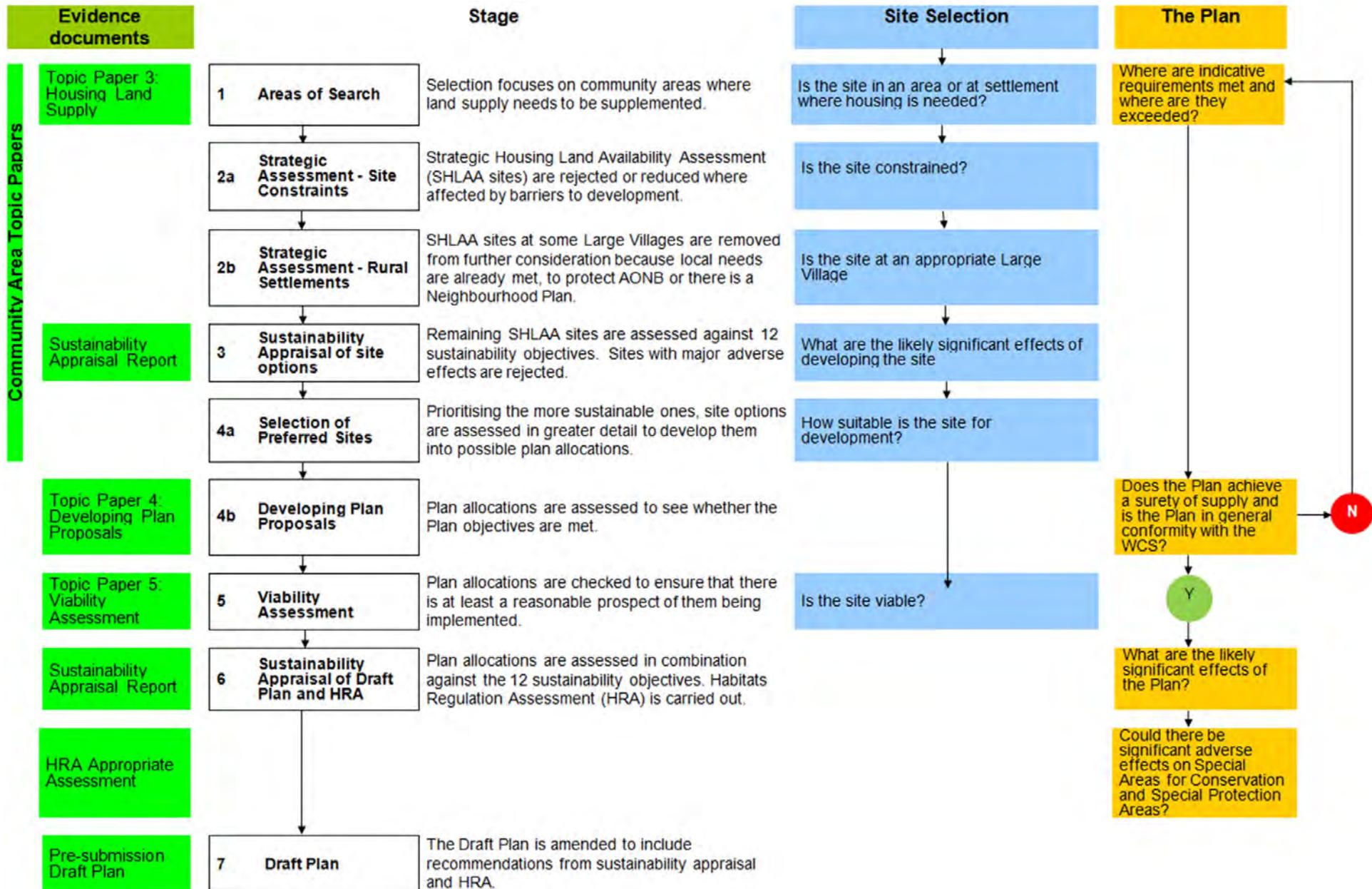
3.4 Potterne and Urchfont have made neighbourhood plans, which have reviewed their settlement boundaries through the neighbourhood planning process. Therefore, the settlement boundary review excludes these settlements from further consideration.

6 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁷⁾.*

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology* .



5. Outcome of the site selection process for Devizes

Overview

- 5.1 This section summarises the outcome of the site selection process for the Market Town of Devizes. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 5.2 The decisions taken after each stage of the process for Devizes, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Devizes. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates that there is not an indicative residual requirement for Devizes to be delivered during the Plan period.
- 5.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Market Town of Devizes and the site selection process ends after Stage 1.

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Outcome of the Devizes Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Devizes Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 6.2** The decisions taken after each stage of the process for the Devizes Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual housing requirement outstanding for the Devizes Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 102 dwellings for the Devizes Community Area Remainder to be delivered during the Plan period. However, a main purpose of the Plan is to ensure a surety of housing land supply. To a significant degree this objective is already met for the East Wiltshire Housing Market Area (HMA). There is therefore no strategic priority to allocate sites for housing land at Large Villages where scales of housing are intended to only meet local needs. The priority for planning control to pass to the local communities to develop their own vision for the future of their area takes precedence. Local needs can be addressed through neighbourhood planning. Large Villages in the East Wiltshire HMA are therefore removed from the 'areas of search'. Therefore, the broad 'area of search' for the Devizes Community Area Remainder will only include Market Lavington, which is classified under Core Policy 1 of the WCS as a Local Service Centre.
- 6.5** Therefore, the Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. The site selection process for the Devizes Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Devizes Community Area Remainder. Strategic Housing Land Availability Assessment (SHLAA) sites at Market Lavington are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a assessment. Sites within the open countryside or at Small Villages (i.e. not located at Large Villages, Local Service Centres, Market Towns or Principal Settlements) are not considered as potential housing allocation sites and, therefore, removed from further assessment⁽¹⁰⁾.
- 6.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

10 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology. Paragraph 5.44.

Table 6.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village

Area of search	SHLAA sites in the open countryside or at a Small Village
Devizes CA Remainder	26, 344, 345, 522, 541, 615, 618, 640, 652, 725, 1056, 1057, 1058, 1060, 1065, 1070, 1074, 2078, 2079, 3210, 3241, 3358, 3359, 3360, 3467, 3513, 3531

6.9 Appendix B contains a map of Market Lavington, showing SHLAA sites considered during the site selection process. Appendix C contains maps showing the exclusionary criteria, while Appendix D contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

6.10 Table 6.2 below summarises the output from the Stage 2a strategic assessment for the Devizes Community Area Remainder, where the only settlement considered at this area of search is Market Lavington.

Table 6.2 SHLAA sites considered at Stage 2a in the Devizes Community Area Remainder

Settlement	SHLAA sites removed due to application of Exclusionary Criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Market Lavington	619, 623, 712, 1061, 3412, 3500	529, 530, 374, 3268, 1089, 2055, 3443

6.11 Appendix B highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

6.12 After this high level assessment, remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹¹⁾.

6.13 Appendix F contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Devizes Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹²⁾.

6.14 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable', as shown in Table 6.3.

Table 6.3 SHLAA sites considered at Stage 3 in the Devizes Community Area Remainder

SHLAA ref	Site name	Outcome after Stage 3
Market Lavington		

11 Wiltshire Council (June 2017). *Sustainability Appraisal*.

12 Wiltshire Council (June 2017). *Sustainability Appraisal*.

SHLAA ref	Site name	Outcome after Stage 3
Site 374	R/O 37 White Street	More Sustainable
Site 529	Southcliffe Road	More Sustainable
Site 530	Fiddington Hill	More Sustainable
Site 1089	Southcliffe	More Sustainable
Site 2055	Underhill Nursery	More Sustainable
Site 3268	Land at the Spring	Rejected
Site 3443	East of Lavington School	More Sustainable

Sites removed after Stage 3

6.15 Table 6.4 below shows sites rejected after Stage 3, together with the main reasons.

Table 6.4 SHLAA sites rejected after Stage 3 in the Devizes Community Area Remainder

SHLAA ref	Site name	Reasons for rejected after Stage 3
Market Lavington		
Site 3268	Land at the Spring	<ul style="list-style-type: none"> Major adverse effects associated with the high potential for archaeology which could not be mitigated if the presence of the medieval fish ponds post-medieval meadows is confirmed.

Sites taken forward

6.16 Table 6.5 below shows sites taken forward to the next stage of the site selection process.

Table 6.5 Sites taken forward after Stage 3 in the Devizes Community Area Remainder

SHLAA ref	Site name
Market Lavington	
Site 374	R/O 37 White Street
Site 529	Southcliffe Road
Site 530	Fiddington Hill
Site 1089	Southcliffe
Site 2055	Underhill Nursery
Site 3443	East of Lavington School

6.17 Appendix B highlights SHLAA sites rejected after Stage 3 of the site selection process.

Stage 4a: Selection of preferred sites

6.18 The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹³⁾.

6.19 **Appendix G** contains the assessment criteria and output from Stage 4a of the site selection process for the Devizes Community Area Remainder. This includes site boundaries and an approximate dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.

6.20 Table 6.6 below shows the site options considered at Stage 4a.

Table 6.6 Site options considered at Stage 4a in the Devizes Community Area Remainder

SHLAA ref	Site name	SHLAA capacity
Market Lavington		
Site 374	R/O 37 White Street	24
Site 529	Southcliffe Road	92
Site 530	Fiddington Hill	31
Site 1089	Southcliffe	23
Site 2055	Underhill Nursery	46
Site 3443	East of Lavington School	16
TOTALS		232

Sites removed after Stage 4a

6.21 Table 6.7 below shows the site options removed after Stage 4a.

Table 6.7 Sites options removed after Stage 4a in the Devizes Community Area Remainder

SHLAA ref	Site name	Reasons for removing after Stage 4a
Market Lavington		
Site 374	R/O 37 White Street	<ul style="list-style-type: none"> • Development at this site would very likely have a significant adverse impact on the amenity and setting of the Conservation Area. • It would be difficult to achieve a pattern of development that protects and enhances the character of the settlement and the Conservation Area. • Achieving a suitable access would be problematic without further negative effects on the Conservation Area, neighbouring residents and highway safety.

SHLAA ref	Site name	Reasons for removing after Stage 4a
Site 529	Southcliffe Road	<ul style="list-style-type: none"> Development is likely to have significant adverse impacts on the amenity and setting of the Conservation Area. It would be difficult to achieve an appropriate pattern of development to reflect that which is prevalent in this part of the village. As such, development would be unlikely to appropriately protect and enhance the character of the settlement and the Conservation Area.

Preferred sites

6.22 Table 6.8 below shows the preferred sites identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

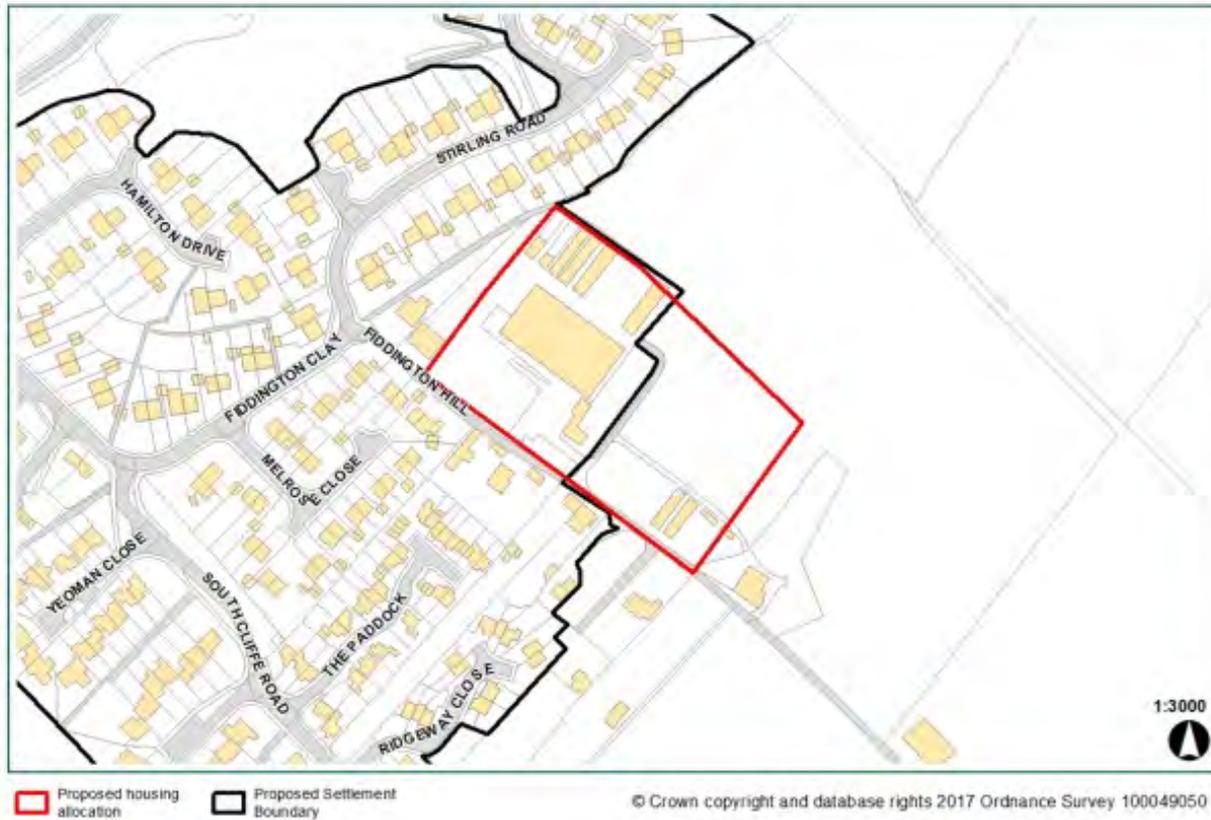
Table 6.8 Preferred sites identified for allocation in the Devizes Community Area Remainder.

SHLAA ref	Site name	Approximate capacity after mitigation
Market Lavington		
Site 1089	Southcliffe	15
Site 2055 / 530	Underhill Nursery / Fiddington Hill	50
Site 3443	East of Lavington School	15
TOTAL:		80

6.23 Sites 530 and 2055 have been combined, as together they present an opportunity to holistically provide a significant level of housing development in a sustainable location, a consolidated access/egress arrangement, open space and landscaping. Therefore, three available, achievable and deliverable sites are identified for allocation in Market Lavington. The following paragraphs set out the justification for their allocation.

Site 530/ 2055 - Fiddington Hill/ Underhill Nursery

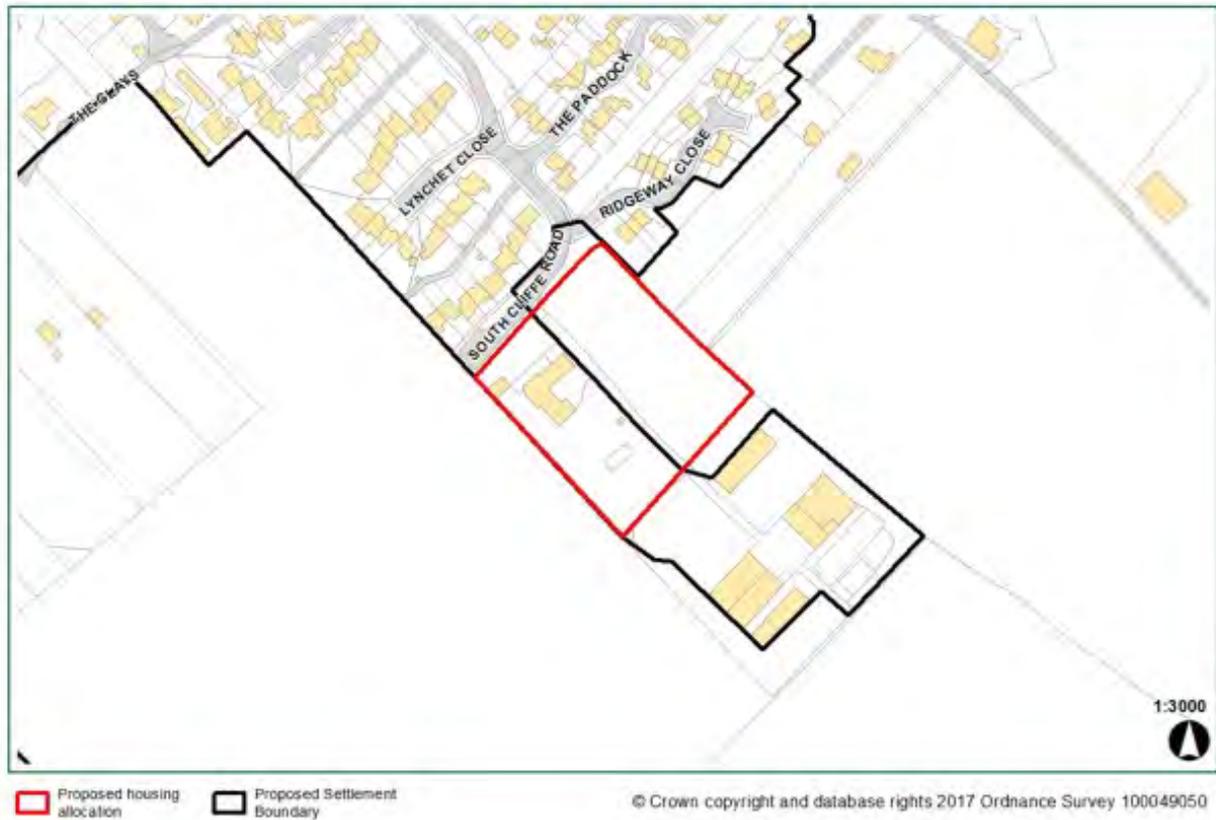
Figure 6.1 Site 530/ 2055 - Fiddington Hill/ Underhill Nursery



- 6.24** Whilst Site 530 has a number of significant impacts and constraints, it is considered that these are not insurmountable, based on available evidence at the time of assessment. If developed together with the adjoining site (2055) the opportunity to address on site constraints would be greatly enhanced. The capacity of the site is approximately 15 dwellings. Capacity may be reduced as informed by further detailed assessments required through the planning application process. The site contributes to the area strategy and could help settlement become more self-contained.
- 6.25** Site 2055 has some significant adverse impacts and constraints, particularly in regard to access and drainage, however it is considered that these are not insurmountable, based on available evidence at the time of assessment. The capacity of the site is approximately 35 dwellings. Capacity may be reduced as informed by further detailed assessments required through the planning application process. If allocated in combination with the adjoining site (530) the opportunity to address site constraints would be enhanced. The site contributes to the area strategy and could help Market Lavington become more self-contained.

Site 1089 - Southcliffe

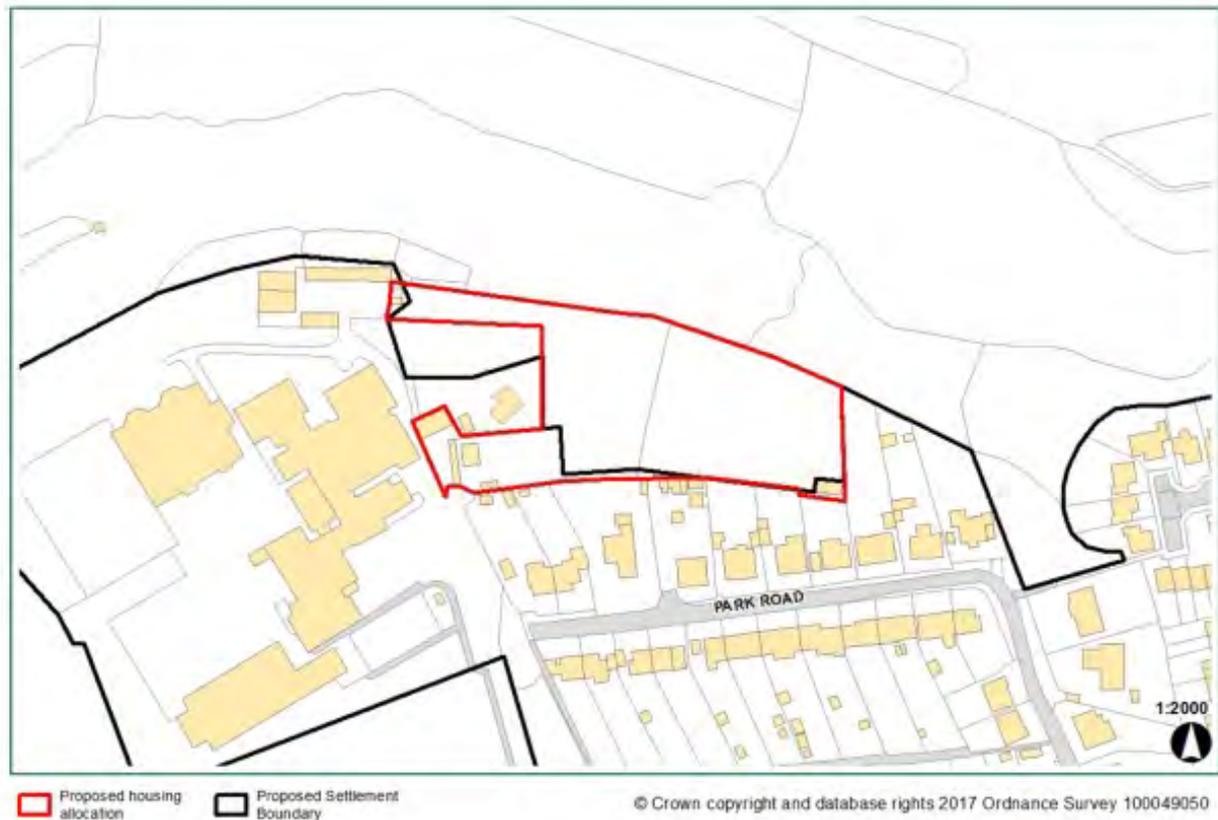
Figure 6.2 Site 1089 - Southcliffe



- 6.26** Development of the site would have some adverse impacts. However it is considered that these are not insurmountable. The approximate capacity of the site is 15 dwellings. Capacity may be reduced as informed by further detailed assessments required through the planning application process. The site contributes to the area strategy and could help Market Lavington become more self-contained.

Site 3443 - East of Lavington School

Figure 6.3 Site 3443 - East of Lavington School



6.27 Whilst this site has a number of significant impacts and constraints, it is considered that these are not insurmountable, based on available evidence at the time of assessment. The approximate capacity of the site is 15 dwellings. Capacity may be reduced as informed by further detailed assessments required through the planning application process. The prospect of a shared access with the school would likely raise issues of safety and security which may be problematic to address. Further dialogue with the school would be required in order to secure agreement over the suitability of access/egress arrangements. The site contributes to the area strategy and could help Market Lavington become more self-contained.

6.28 **Appendix B** highlights SHLAA sites removed after Stage 4a of the site selection process and preferred sites identified for allocation.

7. Conclusions

Devizes

- 7.1 There is not an indicative residual requirement at the Market Town of Devizes to be delivered during the Plan period. Therefore, the Plan will not need to allocate additional land at the town to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Devizes and the site selection process ends after Stage 1.

Devizes Community Area Remainder

- 7.2 There is an indicative residual housing requirement of 102 dwellings for the Devizes Community Area Remainder. *Table 7.1* below shows the three preferred sites that have been identified for allocation.

Table 7.1 Preferred sites identified for allocation in the Devizes Community Area Remainder.

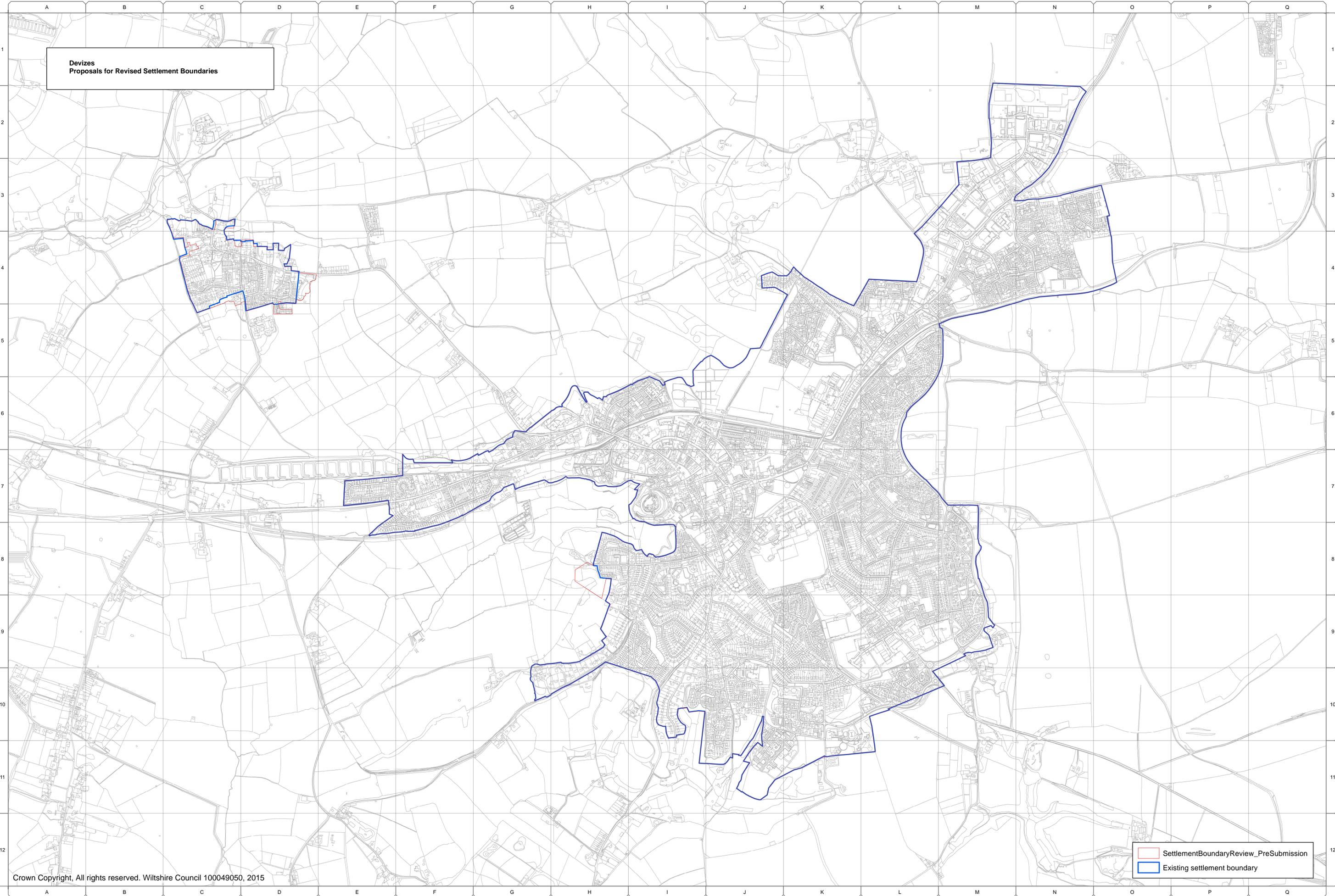
SHLAA ref	Site name	Approximate dwelling capacity
Market Lavington		
Site 1089	Southcliffe	15
Site 2055 / 530	Underhill Nursery / Fiddington Hill	50
Site 3443	East of Lavington School	15
TOTAL:		80

Settlement Boundary Review

- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Devizes Community Area:
- Devizes
 - Bromham
 - Market Lavington
 - Rowde
 - West Lavington and Littleton Pannell, and
 - Worton
- 7.4 Devizes has a made neighbourhood plan which has reviewed its settlement boundary. The Devizes Neighbourhood Plan had the intention of including its site allocations within its settlement boundary however one allocation was omitted in error. Wiltshire Council have not conducted a wholesale review of the settlement boundary of Devizes however it does include the site omitted from the boundary in error in the neighbourhood plan.
- 7.5 Potterne and Urchfont have made neighbourhood plans that have reviewed their settlement boundaries through their neighbourhood planning processes. Therefore, the settlement boundary review excludes these settlements from further consideration.

Appendix A: Proposals for revised settlement boundaries

**Devises
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Devizes

A.1 The preceding map of Devizes illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Devizes Settlement Boundary

Map Grid Reference	Proposed Amendment
H8	Amend boundary to include site allocated in the Devizes Neighbourhood Plan that was omitted from its settlement boundary review in error.

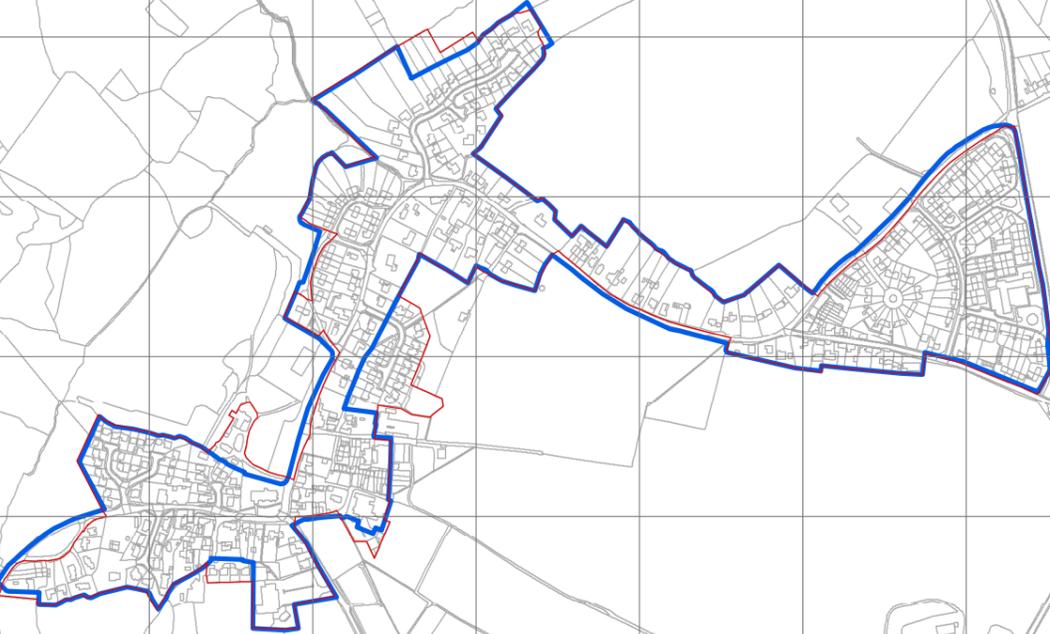
14 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

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**Bromham
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Bromham

A.2 The preceding map of Bromham illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

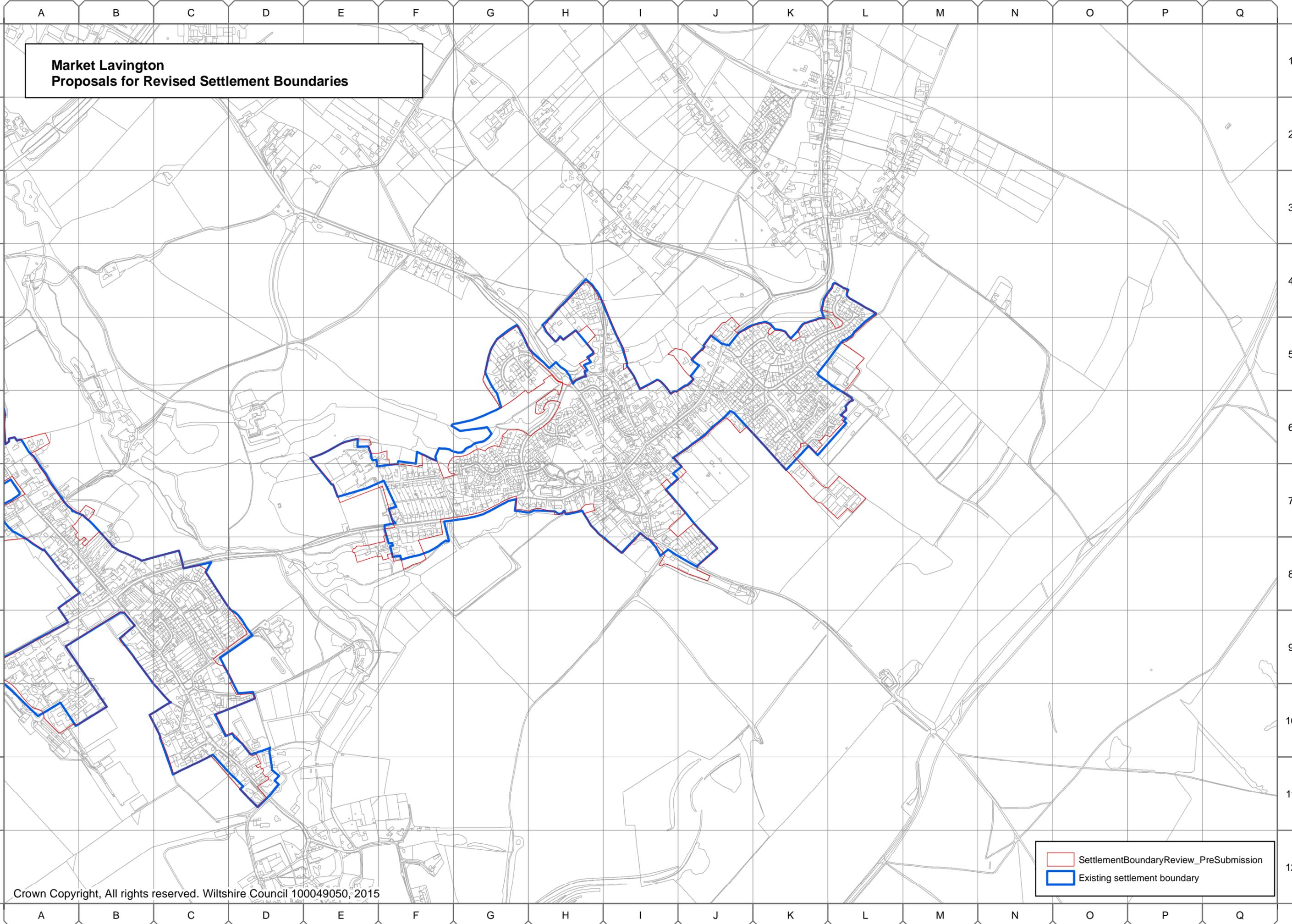
Table A.2 Proposed Amendments to Bromham Settlement Boundary

Map Grid Reference ⁽¹⁶⁾	Proposed Amendment
F8	Amend boundary to include curtilage of property physically related to the settlement.
F8 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G7	Amendment to include built development that is physically related to the settlement and to follow the settlement side of the road.
G6, H6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H5	Amend boundary to include curtilages of properties physically related to the settlement.
I4	Exclude area more closely related to the countryside.
K6, K5, L5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J6, I6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H6, H7	Amendment to include built residential development that relates more closely to the built settlement.
H8	Amend boundary to follow curtilage of the school play grounds.
G8	Amendment to include built residential development that relates more closely to the built settlement.

15 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

16 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

**Market Lavington
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Market Lavington

A.3 The preceding map of Market Lavington illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Market Lavington Settlement Boundary

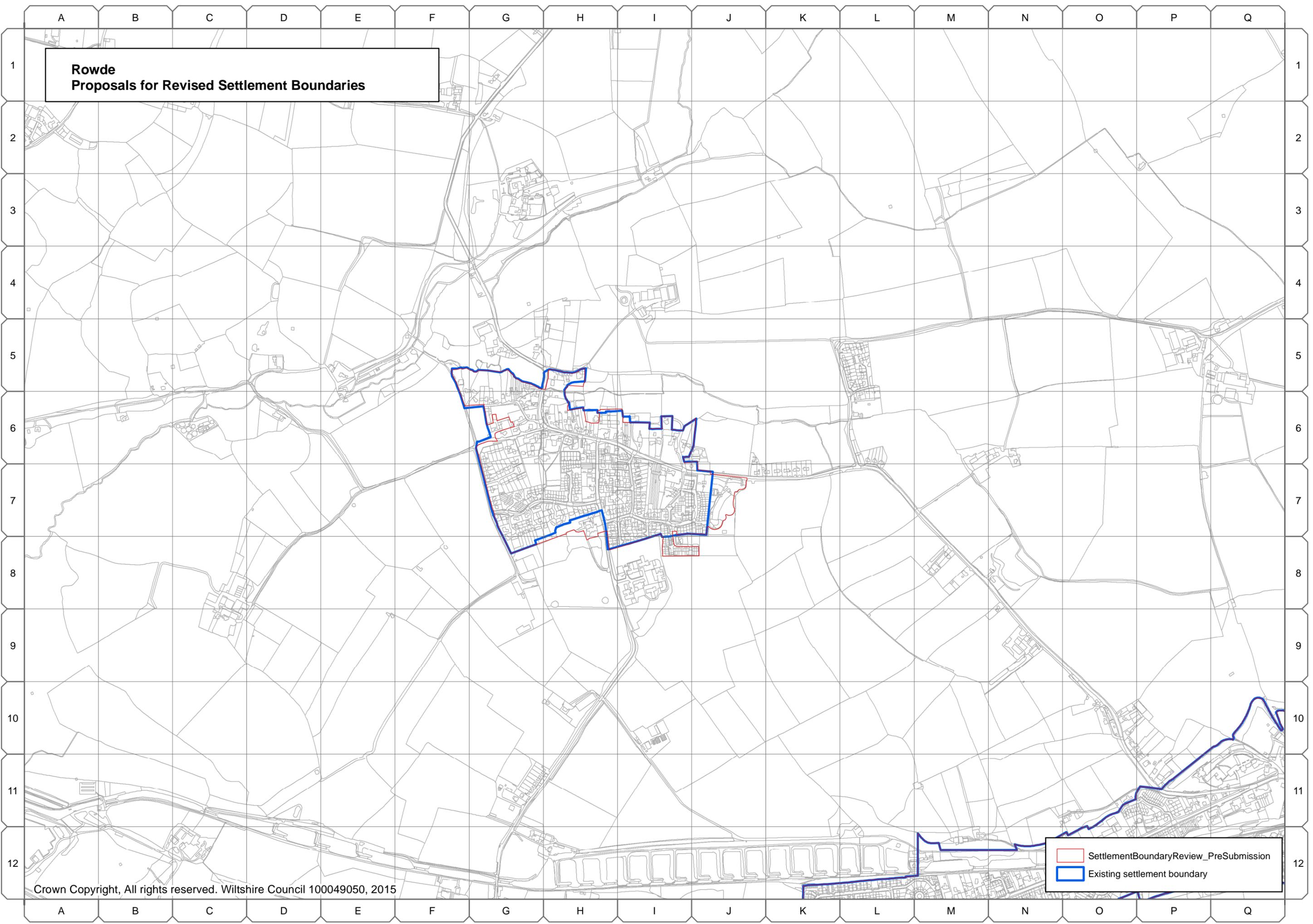
Map Grid Reference ⁽¹⁸⁾	Proposed Amendment
E8	Amend boundary to include built community facilities physically related to the settlement.
F7	Amend boundary to follow the settlement side of the road, excluding the road.
E7	Amend boundary to include built community facility development physically related to the settlement.
E6, F6 (W)	Amend boundary to include built development physically related to the settlement.
F6 (S)	Amend boundary to follow defined physical features – curtilages of properties and to exclude area more closely related to the countryside.
F7, G6, H6, H5 (S)	Amend boundary to exclude area more closely related to the countryside.
G5	Amend boundary to follow defined physical features – curtilages of properties.
H5 (W)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H5 (E)	Amend boundary to include curtilage of property physically related to the settlement.
H5 (NE)	Amend boundary to exclude areas of land which relate more closely to the countryside and have the capacity to extend the built form of the settlement.
I5	Amend boundary to follow defined physical features – curtilages of properties.
I5 (E), J5	Amend boundary to include built residential development physically related to the settlement.
J5	Amend boundary to include built community facility development physically related to the settlement.
K5	Amend boundary to exclude areas of land more closely related to the countryside.

17 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

18 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

L5 (N)	Amend boundary to exclude area of land more closely related to the countryside.
L5	Amend boundary to include built development physically related the settlement.
L6, K6	Amend boundary to follow defined physical feature – curtilages of properties.
K6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
K7, L7	Amend boundary to include built development physically related the settlement.
J7, J6	Amend boundary to include curtilage of properties that relate more closely to the built form of the settlement.
I7	Amend boundary to follow defined physical feature – curtilages of properties.
J7, I7	Amend boundary to exclude area of land more closely related to the countryside.
J8, I8	Amendment to boundary to follow but not include clearly defined physical feature – the road and to include built development physically related to the settlement.
H7	Amend boundary to remove area of land more closely related to the countryside.
G7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F8	Amend boundary to exclude area of land more closely related to the countryside.
F8 (W)	Amend boundary to include built development physically related to the settlement.

**Rowde
Proposals for Revised Settlement Boundaries**



- SettlementBoundaryReview_PreSubmission
- Existing settlement boundary

Rowde

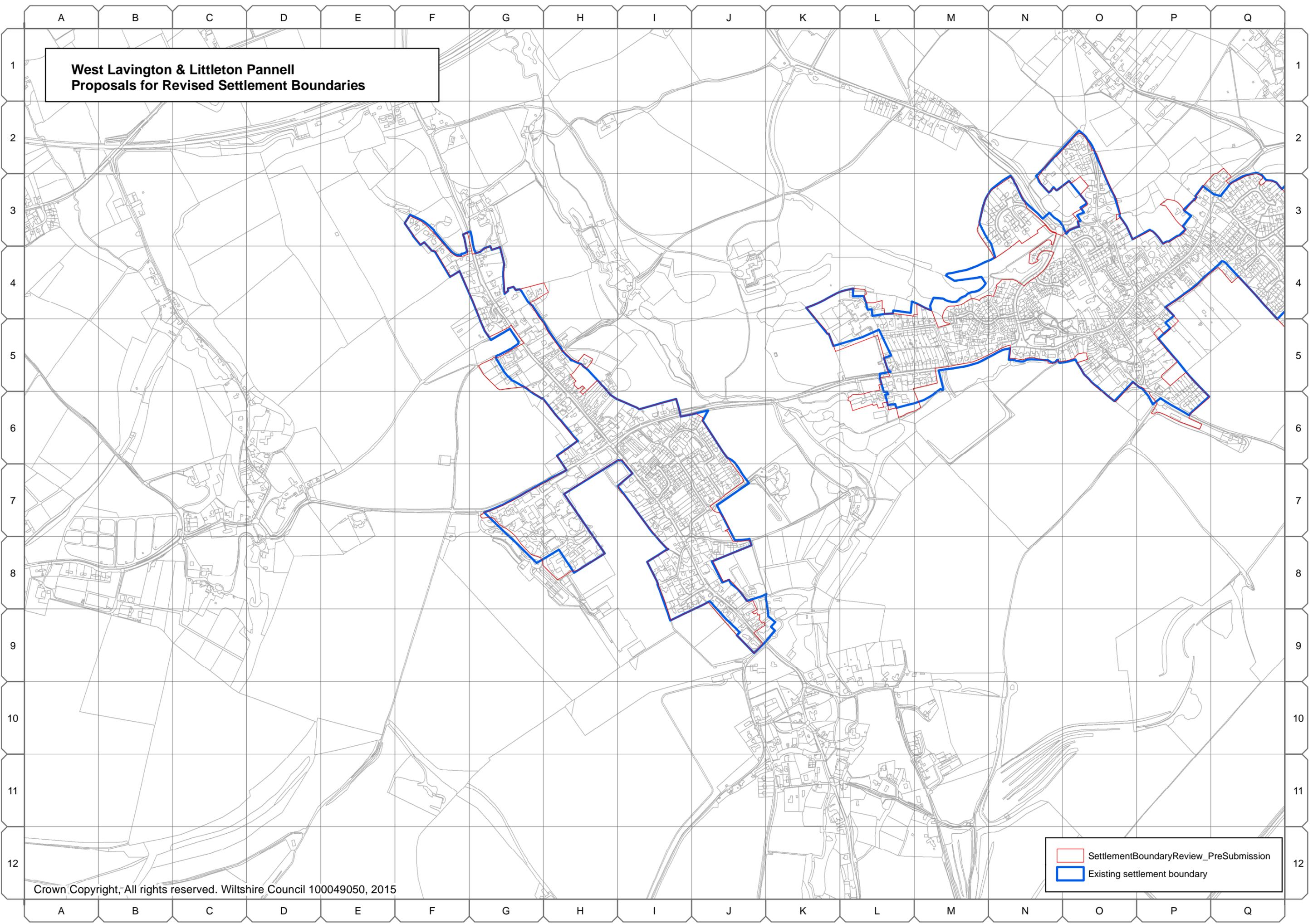
A.4 The preceding map of Rowde illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁹⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Rowde Settlement Boundary

Map Grid Reference	Proposed Amendment
H7, H8, G8	Amend boundary to include area of built residential development and curtilages of properties that do not have the capacity to extend the built form of the settlement.
G6	Amend boundary to follow defined physical feature – the road, and to exclude employment land on the edge of the large village.
F6, F5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H6, I6	Amend boundary to remove built employment development at the edge of the large village and to exclude curtilages of properties that more closely relate to the countryside.
J7	Amend boundary to include built community facility development physically related to the settlement.
I8, J8	Amend boundary to include built residential development physically related to the settlement.

19 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

**West Lavington & Littleton Pannell
Proposals for Revised Settlement Boundaries**



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

West Lavington and Littleton Pannell

A.5 The preceding map of West Lavington and Littleton Pannell illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁰⁾. The grid reference numbers are those used on the map overleaf.

Table A.5 Proposed Amendments to West Lavington and Littleton Pannell Settlement Boundary

Map Grid Reference ⁽²¹⁾	Proposed Amendment
G5 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G5 (S)	Amend boundary to include built residential development that is physically related to the settlement.
G8, G7, H8	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement and to follow clearly defined physical feature – the road.
J9	Amend boundary to include the curtilage of properties that relate more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J8 (E), J9	Amend boundary to exclude built employment development on the edge of the large village.
J6, J7, J8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J6 (N)	Amend boundary to follow but not include clearly defined physical features – hedgerow.
H5	Amend boundary to include built residential development that is physically related to the settlement and to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
G4, H4	Amend boundary to include built residential development that is physically related to the settlement.
G3, G4	Amendment to boundary to follow but not include clearly defined physical feature – the road.

20 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

21 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

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**Worton
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Worton

A.6 The preceding map of Worton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.6* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²²⁾. The grid reference numbers are those used on the map overleaf.

Table A.6 Proposed Amendments to Worton Settlement Boundary

Map Grid Reference ⁽²³⁾	Proposed Amendment
F6	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
F6 (E), G6 (W)	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G6, G7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
H6 (N)	Amend boundary to remove employment development at the edge of the large village.
H6	Amend boundary to exclude area of land more closely related to the open countryside.
J6 (S)	Amend boundary to exclude the curtilage of a property that relates more to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement and to include curtilage that relates to the built settlement.
J6 (N)	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
L5, L6	Amend boundary to include built residential development that is physically related to the settlement.
I6	Amend boundary to exclude the curtilages of a properties that relate more to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement.
F6 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G6	Amend boundary to exclude area of land more closely related to the countryside.

22 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

23 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

Appendix B: SHLAA sites considered during the site selection process

Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Market Lavington



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽²⁴⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

24 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Devizes Community Area Remainder

Area of search: Devizes Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽²⁵⁾						Remaining developable site capacity	Land available? Y/N ⁽²⁶⁾	Land developable? Y/N ⁽²⁷⁾	Consideration	Recommendation (take forward/remove)
			1	2	3	4	5	6					
Market Lavington													
374	R/O 37 White Street	24	N	P	N	N	N	N	24	Y	Y	Exclusionary criteria not met. Partially within the settlement boundary. Originally submitted as part of a larger site (alongside 529) and has been submitted as a re-submitted site as a separate site by the landowner. (alongside 374) by the landowner. Owned by 8 people – some	Take forward
529	Land south of Southcliffe Road	110	N	N	N	N	N	92 (due to removed parcels)	M	Y	Take forward		

27 Y = Yes, N = No, P = Partly (Red), Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling

26 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

25 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Devizes Community Area Remainder

530	Fiddlington Hill	31	N	N	N	N	N	N	N	N	31	Y	Y	parcels of land are available and some are not. Those that are not have been removed from consideration and the site capacity amended to reflect this. The next stage of assessment considers the updated site footprint. In part available and unavailable.	Take forward
619	Above Spin Hill next to Canada	22	N	N	N	N	N	N	N	N	22	Y	N	Exclusionary criteria not met, take forward for further consideration.	Remove

Area of search: Devizes Community Area Remainder													
623	Land adjacent to Grove Farm Estate	31	N	N	N	N	N	N	23	Y	N	site does not appear to be accessible from the highway.	Remove
712	Land off Northbrook	26	N	N	N	N	N	N	24	U		Site is partially within Flood Zone 3. Land availability is unknown and therefore surety of supply cannot be guaranteed.	Remove
1061	Between Cartef & Hillbarn, Fiddlington Hill	5	N	P	N	N	N	N	5	U		Exclusionary criteria not met. Site is partially within the settlement boundary. Land availability is unknown and	Remove

Table D.4 SHLAA sites considered at Stage 2a for Devizes Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Market Lavington	619, 623, 712, 1061, 3412, 3500	374, 529, 530, 1089, 2055, 3268, 3443

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

- E.1** There is no Stage 2b assessment for Devizes Community Area Remainder because all Large Villages in the East Housing Market Area (HMA) were removed from areas of search at Stage 1.

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F:1 Stage 3 colour grading⁽²⁸⁾

Significant effect	Minor effect	Neutral effect	Uncertain effect	Minor effect	Significant effect
<p>Major adverse effect (---)</p> <p>Site/Option likely to have a significant major adverse effect on the objective with no satisfactory mitigation possible. Site may be inappropriate for housing development</p>	<p>Moderate adverse effect (--)</p> <p>Site/Option likely to have a significant moderate adverse effect on the objective with difficult or problematic mitigation</p>	<p>Minor adverse effect (-)</p> <p>Site/Option likely to have a minor adverse effect on the objective because mitigation measures are achievable to reduce the significance of effects</p>	<p>Neutral or no effect (0)</p> <p>On balance, site/option likely to have a neutral effect on the objective or no effect on the objective</p>	<p>Uncertain effect (?)</p> <p>Effect is uncertain and further information is required to establish potential effects</p>	<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>
				<p>Moderate positive effect (++)</p> <p>Site/Option likely to have a significant moderate positive effect on the objective with substantial improvements likely in the area</p>	<p>Major positive effect (+++)</p> <p>Option likely to have a significant major positive effect on the objective as it would significantly help resolve an existing issue or maximise opportunities</p>

28 See Wiltshire Council (June 2017), *Topic Paper 2: Site Selection Process Methodology* for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Devizes Community Area Remainder

Area of search: Devizes Community Area Remainder														Is site proposed for Stage 4?				
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives															
			1	2	3	4	5a	5b	6	7	8	9	10	11	12			
Market Lavington																		
374	R/O 37 White Street	c.24	-	-	--	-	-	--	-	-	+	-	-	-	+	+	+	Yes
529	Land at Southcliffe Road	c.92	-	-	--	-	-	--	-	-	+++	-	-	-	++	+	+	Yes
530	Fiddington Hill	c.31	-	-	--	-	-	--	-	-	++	-	-	-	+	0	+	Yes
1089	Southcliffe	c.23	-	-	--	-	-	--	-	-	+	-	-	-	+	+	+	Yes
2055	Underhill Nursery	c.46	-	-	--	-	-	--	-	-	++	-	-	-	+	0	+	Yes
3268	Land at the Spring	c.26	-	-	--	-	-	---	-	-	+	-	-	-	+	+	+	No
3443	Land to the east of Lavington School	c.15	-	-	--	-	-	--	-	-	+	-	-	-	+	+	+	Yes

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 374 - R/O 37 White Street</p>
<p>Site Overview</p> <p>This site option is located in the village of Market Lavington. With an area of 1ha the site has potential capacity for approximately 24 dwellings; although mitigation measures could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site. Three moderate adverse effects have been identified for this site. Foul and surface water drainage may need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk have been recorded in this area and could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b). The setting of the Market Lavington Conservation Area and Listed Buildings are a key consideration as the site lies partly within and adjacent to the Conservation Area; a Heritage Impact Assessment would be required. The site also lies in an area of medium archaeological potential and there is sufficient evidence to suggest the presence of a medieval settlement and archaeological remains in the vicinity of the site. An archaeological assessment would therefore also be required (SA Obj. 6).</p> <p>The assessment has also identified a range of minor adverse effects. The site has field boundary hedgerows and trees with the potential to support protected species. It is also in proximity of several BAP priority habitats. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The assessment has also identified a range of minor adverse effects. Development of the site would result in the loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate <i>inter alia</i> to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would introduce an urbanising effect and alter the character and appearance of the site/immediate area though this could be mitigated through provision of landscape planting (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc would likely involve the use of private car (SA Obj. 10).</p>

Sustainability Appraisal - Summary of Assessment

Site 374 - R/O 37 White Street

The assessment has also identified three minor beneficial effects. The site would have the potential to marginally increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.5

Sustainability Appraisal - Summary of Assessment

Site 529 - Land at Southcliffe Road

Site Overview

This site option is located in the village of Market Lavington. With an area of 4.09ha, the site has a capacity for approximately 92 dwellings; however, mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Moderate adverse effects have been identified for this site. Foul and surface water drainage may need to be improved. Drainage issues related to surface water and sewer flooding events have been recorded in the area and therefore a drainage strategy would be required. Surface water attenuation measures could be problematic to achieve given the soil conditions (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b). Effects on the setting of Market Lavington Conservation Area would likely be problematic to mitigate. A Heritage Impact Assessment would be required. Additionally there is medium archaeological potential associated with a medieval settlement therefore archaeological assessment would be required (SA Obj. 6).

The assessment has identified a range of minor adverse effects. The site has priority BAP habitat (Traditional Orchard) with further priority BAP habitat approximately 100m to the south-west (Deciduous Woodland), therefore ecological assessment would be required. Market Lavington East County Wildlife Site is also approximately 650m east of the site. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land and the site lies within a MSA resulting in potential sterilisation of viable mineral resources (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through

Sustainability Appraisal - Summary of Assessment

Site 529 - Land at Southcliffe Road

incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). Development would inevitably lead to a loss of greenfield land and extend the urbanising effect of the village; however, the site is relatively well contained. Whilst the development would alter the character and appearance of the site/immediate area this could be mitigated through provision of landscape planting (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is already at capacity and would require expansion (SA Obj. 9). The site is within 1km of key facilities which would encourage sustainable transport modes. While regular bus services serve the wider area, residents would be likely to use private vehicles to access services further afield (SA Obj. 10).

The assessment has also identified several beneficial effects. A major beneficial effect is assessed in terms of the sites ability to deliver a range of homes to meet local need for affordable housing, boosting the local supply (SA Obj. 8). A moderate beneficial effect is assessed as development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11). This would directly and indirectly generate construction employment, constituting a minor beneficial effect (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.6

Sustainability Appraisal - Summary of Assessment

Site 530 - Fiddington Hill

Site Overview

This site option is located in the village of Market Lavington. With an area of 1.3ha the site has a potential capacity for approximately 31 dwellings, although mitigation would reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified for this site. Foul and surface water drainage may need to be improved. Drainage issues related to surface water and sewer flooding events have been recorded in the area and therefore a drainage strategy would be required. Surface water attenuation measures could be problematic to achieve given the soil conditions (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b).

The assessment has also identified a range of minor adverse effects. The site has boundary hedgerows which are a priority habitat. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate

Sustainability Appraisal - Summary of Assessment

Site 530 - Fiddington Hill

assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1) Development of the site would result in the loss of agricultural fields (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, the site lies in an area of medium archaeological potential and archaeological evaluation assessment would be required (SA Obj. 6). Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect however this could be mitigated through provision of landscape planting over a significant area of the site (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc would likely involve the use of private car. (SA Obj. 10).

A neutral effect is expected overall in terms of generation of employment as although the development will generate direct and indirect construction employment, the loss of a nursery will result in loss of employment space (SA Obj. 12).

The assessment has also identified a moderate beneficial and two minor beneficial effects. The site would have the potential to moderately increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. Minor beneficial effects are predicted as the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8) and the development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.7

Sustainability Appraisal - Summary of Assessment

Site Overview

This site option is located in the village of Market Lavington. With an area of 0.97ha this site has a potential capacity for approximately 23 dwellings; although mitigation measures could reduce this number.

Assessment Results

Sustainability Appraisal - Summary of Assessment

No major adverse effects have been identified for this site. Two moderate adverse effects have been identified for this site. Foul and surface water drainage will need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required as the water course running through the site introduces flood zones 2/3 (SA Obj. 5b).

Minor adverse effects have also been identified for this site. The site is in use as garden/residential uses and mature trees and hedgerows surround the site where there is the potential for protected species to be present. The site is also located approximately 350m to the west of Market Lavington East County Wildlife Site. Ecological assessment would be required. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural garden land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise impact assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, the site has medium archaeological potential and archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc. would likely involve the use of private car (SA Obj. 10).

The assessment has also identified three minor beneficial effects. The site would have the potential to marginally increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is located on land on the eastern edge of the built framework of the village and is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.8

Sustainability Appraisal - Summary of Assessment

Site Overview

Sustainability Appraisal - Summary of Assessment

This site option is located in the village of Market Lavington. With an area of 1.90ha the site has capacity for approximately 46 dwellings; however, mitigation could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Three moderate adverse effects have been identified. Foul and surface water drainage will need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b). Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations however a Heritage Impact Assessment would still be required. An archaeological assessment has been carried out that has identified medieval remains and mitigation could be problematic (SA Obj. 6).

The assessment has also identified a range of minor adverse effects. The site includes areas of hedgerow and mature trees which may support protected species. The site also lies approximately 440m to the west of Market Lavington East County Wildlife Site. Ecological assessment would be required. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the loss of greenfield land used in part as a nursery (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development which may require a significant area of the site (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc. would likely involve the use of private car (SA Obj. 10).

A neutral effect overall is expected in terms of generation of employment as whilst the development would generate direct and indirect construction employment, development of this site would remove an existing business/employment use (SA Obj. 12).

The assessment has also identified a moderate and minor beneficial effect. The site would have the potential to have a moderate beneficial effect by increasing the local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). A minor beneficial effect is assessed relating to the development of the site for housing which could contribute to the local economy through use of local shops and services once built (SA Obj. 11).

Sustainability Appraisal - Summary of Assessment

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.9

Sustainability Appraisal - Summary of Assessment

Site Overview

This site option is located in the village of Market Lavington. With an area of 1.06ha the site has a potential capacity for approximately 26 dwellings, although mitigation measures could reduce this number.

Assessment Results

One major adverse effect has been identified for this site. This is associated with the high archaeological potential for the site. There is sufficient evidence to suggest the presence of medieval fish ponds and post-medieval meadows on site, and it is considered that mitigation would not be possible if their presence was confirmed. Furthermore, impacts on the setting of Market Lavington Conservation Area need to be assessed through a Heritage Impact Assessment (SA Obj. 6).

Additionally two moderate adverse effects have been identified. Foul and surface water drainage may need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required. A flood risk assessment would be required (SA Obj. 5b).

Minor adverse effects have also been identified for this site. The site is agricultural land used for grazing and is bound by hedgerows and trees which may support protected species. The site lies approximately 175m to the south of the Manor House Woods Ancient Woodland/County Wildlife Site. Development would be likely to impact on the stream and associated habitats along the southern boundary of the site. A Flood Risk Assessment would be required and mitigation is likely to include reducing housing density to achieve an adequate buffer to the stream corridor. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural pasture land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would introduce an urbanising effect and alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within

Sustainability Appraisal - Summary of Assessment

1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc would likely involve the use of private car (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to marginally increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is located on greenfield land on the southern edge of the built framework of the village and is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the major adverse effects associated with the high potential for archaeology which could not be mitigated if the presence of the mediaeval fish ponds post-medieval meadows is confirmed, the site should not be considered further.

Table F.10

Sustainability Appraisal - Summary of Assessment

Site Overview

This site option is located in the village of Market Lavington. With an area of 0.75ha the site has a potential capacity for approximately 15 dwellings; although mitigation could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified for this site. Foul and surface water drainage will need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A water course to the north of the site is within Flood Zones 2/3 and therefore a detailed Flood Risk Assessment should be undertaken (SA Obj. 5b).

The assessment has also identified a range of minor adverse effects. The site boundaries are demarcated by mature hedgerows and trees associated with Ancient Woodland/Manor House Woods CWS. These may support protected species and ecological assessment would be required. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise

Sustainability Appraisal - Summary of Assessment

Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Whilst the site is located in proximity to the Market Lavington Conservation Area and several Listed Buildings, development would be unlikely to directly/physically affect heritage assets or designations. The site lies in an area of low archaeological potential; and a low sensitivity to change. However, as the land is greenfield, archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. Trips to nearby towns to access supermarkets, employment, secondary schools etc. would likely involve the use of private car (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have a positive effect through the potential to increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.11

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 529 - Land at Southcliffe Road
- Site 530 - Fiddington Hill
- Site 374 - R/O 37 White Street
- Site 1089 - Southcliffe

Sustainability Appraisal - Conclusions & Recommendations

- Site 2055 - Underhill Nursery
- Site 3443 - Land to the east of Lavington School

Less sustainable options for development:

- There are no less sustainable sites in this area of search.

Sites which should not be considered further:

- Site 3268 - Land at the Spring

Appendix G: Assessment criteria and output from Stage 4a of the site selection process

Assessment of site options

G.1 The purpose of this stage, which involves five steps, is to select those SHLAA sites in Market Lavington that can be site allocations. One site was rejected in the assessment at stage 3, whilst the remaining six sites were identified as ‘more sustainable’ sites (site options). These are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5).

G.2 The site options that resulted from stage 3 are:

Market Lavington

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽²⁹⁾
374	R/O 37 White Street	1.01	24
529	Southcliffe Road	4.09	92
530	Fiddington Hill	1.31	31
1089	Southcliffe	0.97	23
2055	Underhill Nursery	1.90	46
3443	Land East of Lavington School	0.75	16
TOTALS			232

29 Reduced capacity of SHLAA site following consideration of strategic criteria (see Stage 2a)

G.3 The discussion that follows focuses upon place/site specific constraints that will need to be addressed at Market Lavington in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment and Heritage Impact Assessments will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Area specific concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

Generic considerations/ constraints	Requirements to be addressed
<p>The site is within the visitor catchment of the Salisbury Plain⁽³⁰⁾ Special Protection Area (SPA)/Special Area of Conservation (SAC). The Habitats Regulations Assessment (HRA) screening process identified that development is likely to increase recreational pressure on designated features. The cumulative impacts of combined development in this area could impact on the SPA. Therefore, mitigation measures would likely be required in order to maintain the integrity of the designated features.</p>	<p>A mitigation strategy for Salisbury Plain (SPA/SAC)⁽³¹⁾ has been agreed with Natural England. In order to manage recreational pressure on designated features, the mitigation strategy identifies a mechanism for utilising CIL money to fund the ongoing Stone Curlew Project. The existing mitigation mechanism would be applied to all new development proposals in Market Lavington.</p>
<p>Land surrounding Market Lavington may include best and most versatile agricultural land. Where possible, development should be located so as to reduce the loss of Best and Most Versatile (BMV) agricultural land.</p>	<p>Where there are limited options to deliver development in locations outside of BMV land, the benefits of providing additional homes on BMV land is likely to outweigh the disadvantages of the loss of the agricultural land.</p>
<p>Existing water utilities infrastructure, such as foul sewers and storm water drainage may need upgrading in order to accommodate new development.</p>	<p>Development proposals would need to be informed by a detailed water infrastructure capacity assessment. Such work would need to be undertaken in dialogue with the relevant water utilities company, Lead Local Flood Authority and Environment Agency. Where necessary, capacity improvements would need to be delivered in a timely and efficient manner. Any connection to foul drainage systems would likely be subject to downstream improvements to Sewage Treatment Works, for which contributions may be sought.</p>

31 HRA and Mitigation Strategy for Salisbury Plain SPA in relation to recreational pressure from development

30 Salisbury Plain is designated as an Special Area of Conservation (SAC), Special Protection Area (SPA) for Birds and Site of Special Scientific Interest (SSSI)

<p>Records indicate that Market Lavington is prone to surface water / pluvial flooding events.</p>	<p>Development proposals would need to be supported by a comprehensive drainage strategy. Where appropriate, development proposals would need to be supported by a Sustainable Drainage Scheme (SuDS) that result in run-off rates equalling, or improving on current greenfield rates.</p> <p>Despite the potential housing sites being in Flood Zone 1, the size of the proposed allocations determines that a Flood Risk Assessment will be required because of the history of surface water flooding in the area.</p>
<p>This is an area of predominantly medium to high archaeological potential.</p>	<p>An archaeological assessment would need to be undertaken to support any subsequent planning application.</p>
<p>In terms of secondary education, the secondary school at Market Lavington is at capacity, and predicted to remain so, however there is potential to expand.</p>	<p>To enable development to proceed, an appropriate contribution would be sought in order to expand local secondary school provision.</p>
<p>Upgrade to gas infrastructure and an electricity substation is likely to be needed to enable development at all sites.</p>	<p>Liaison with the relevant gas and electricity providers to ensure provision of necessary upgrades can be delivered in order to support any subsequent planning application.</p>
<p>There are known capacity issues at Lavington crossroads.</p>	<p>A transport assessment would be required in order to support any subsequent planning application. The assessment would need to focus on highway capacity and arrangements for access/egress.</p>
<p>Improvements would be required to bridleway MLAV 24 / EAST22 to improve pedestrian access through the village and thereby help reduce vehicular journeys</p> <p>Introduce a pedestrian crossing at the junction of Fiddington Clay and High St to enable pedestrians to access footpaths at northern side of High St.</p>	<p>Improvements would be required to bridleway MLAV 24 / EAST22 to improve pedestrian access through the village and thereby help reduce vehicular journeys</p> <p>Introduce a pedestrian crossing at the junction of Fiddington Clay and High St to enable pedestrians to access footpaths at northern side of High St.</p>

SHLAA ref	Site Name
Site 374	R/O 37 White Street, Market Lavington

Figure G.1 Site 374 - R/O 37 White Street, Market Lavington

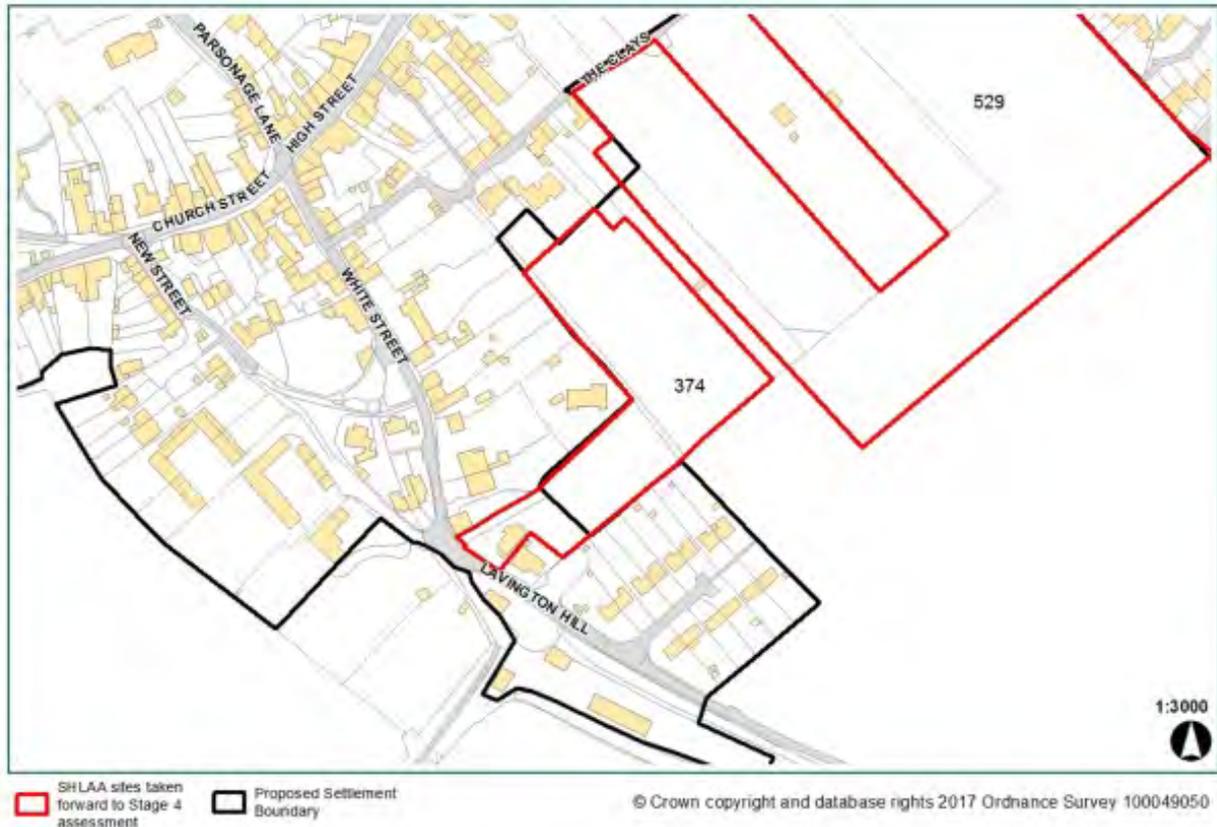


Table G.3 Site 374 - R/O 37 White Street, Market Lavington

SHLAA ref	Site Name
374	R/O 37 White Street, Market Lavington
Step 1	
SA effects and mitigation measures	<p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site is lies partly within and immediately adjacent to the Conservation Area which contains a number of Listed Buildings which front White Street and High Street. Development would be likely to result in harm to these Heritage Assets; by affecting the settings to Listed Buildings and failing to preserve or enhance the character or appearance of the Conservation Area. The approach to the settlement down Lavington Hill on to White Street has a distinctive street scene described in the Conservation Area Assessment (2002). It is notable as part of the special character of the village. This impression would be likely to be largely lost in order to create an access to

SHLAA ref	Site Name
374	R/O 37 White Street, Market Lavington
	<p>the site; and adverse heritage impacts would be highly problematic to mitigate.</p> <ul style="list-style-type: none"> The site is highly sensitive to change because it lies directly on the edge of the Conservation Area and makes a significant contribution to its landscape setting. Development would need to involve substantial landscaping that would significantly reduce a developable area and may still result in harm. <p>LANDSCAPE</p> <ul style="list-style-type: none"> Development at this site would likely have an adverse impact on the character of Market Lavington as a whole. Mitigation would need to ensure development delivers a soft edge to the open countryside. It would be difficult to create this effect given the shape and location of the site, thereby reducing the net developable area/dwelling capacity. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site is in close proximity to deciduous woodland / mature trees (Biodiversity Action Plan (BAP) Priority Habitat) and impacts of development must be assessed and mitigated, which may also include planting that may further reduce the capacity of the site.
Accessibility	<p>The site is within 1km of facilities such as schools, health centres or shops. Residents would be able to walk or cycle to the majority of local facilities.</p> <p>Vehicular access to the site is highly constrained. There are existing safety issues at an already difficult road junction. Achieving required highway standards would have adverse impacts on the Conservation Area (see above).</p>
Overall suitability	<p>Creating a vehicle access would harm the character or appearance of the Conservation Area and new housing may affect its setting and also result in harm. Development would also harm the significance of nearby Listed Buildings by affecting their setting. It would be difficult to create an access to adequate safety standards.</p> <p>Dwelling capacity would be substantially reduced by mitigation measures reducing the benefits of development.</p>
Step 2	
Fit with area strategy	<p>Market Lavington is identified in the Wiltshire Core Strategy as a Local Service Centre and hence plays a strategic role within the wider Devizes Community Area. Development of the site would contribute towards meeting the indicative residual housing requirement for the Devizes Community Area Remainder (102 dwellings) and deliver limited benefits to the village.</p>
Step 3	

SHLAA ref	Site Name
374	R/O 37 White Street, Market Lavington
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Creating a vehicle access would be likely to cause unavoidable harm to the character or appearance of the Conservation Area. The scale of housing development would be substantially reduced given necessary mitigation and it is likely that this would still result in some harm to the setting of the Conservation Area and to the significance of Listed Buildings. When considered together, these effects would outweigh the marginal benefits of delivering housing, including affordable housing, in the village. There is not a compelling justification for the development of this site.</p> <p>Therefore, the site is not considered suitable for housing development. Therefore, the overall sustainability benefit of allocating this site for development is considered to be marginal at best.</p>

SHLAA ref	Site Name
Site 529	Land at Southcliffe Road, Market Lavington

Figure G.2 Site 529 - Land at Southcliffe Road, Market Lavington

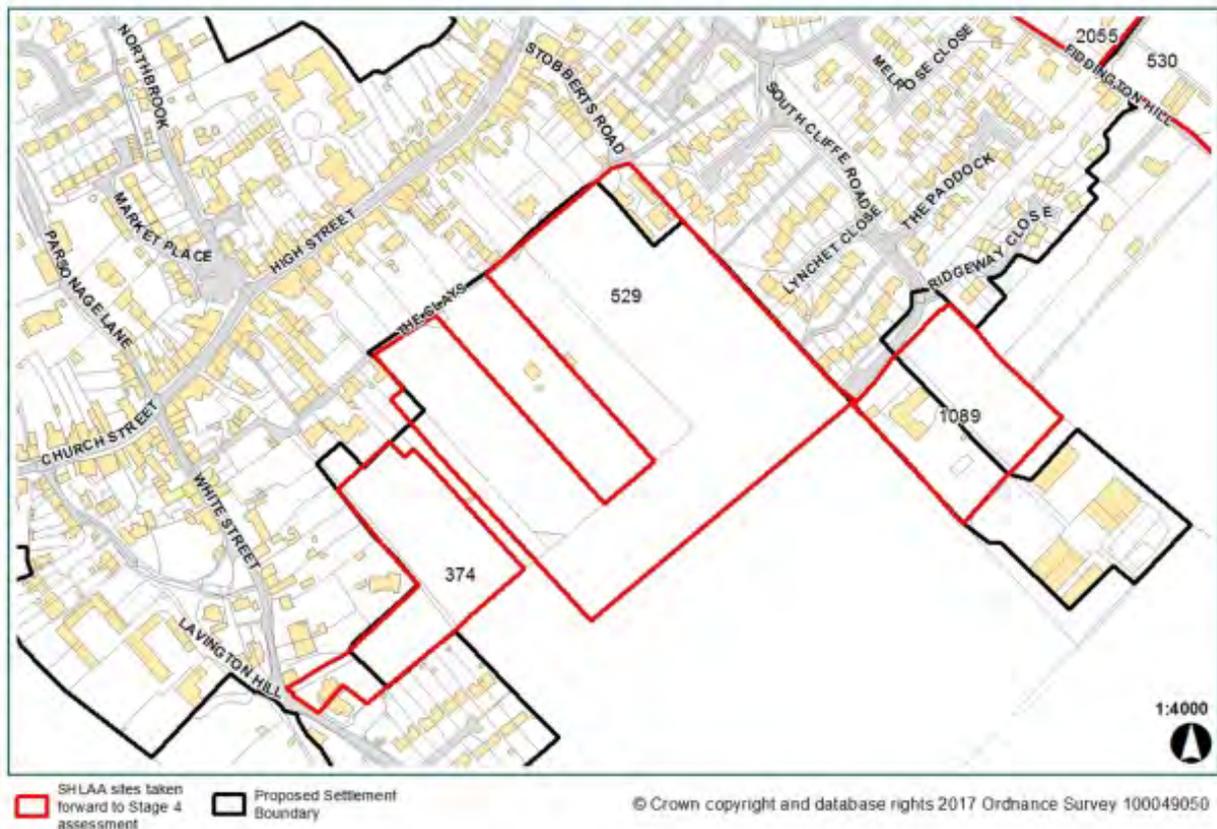


Table G.4 Site 529 - Southcliffe Road

SHLAA ref	Site Name
529	Southcliffe Road
Step 1	
SA effects and mitigation measures	<p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site is south east of the High Street and the Listed Buildings that front it and is immediately adjacent to the designated Conservation Area. The Conservation Area Statement (2002) refers to the importance of this undeveloped area in terms of allowing historic buildings to be seen in their original setting with an unobstructed prospect of Salisbury Plain. The loss of this area would result in harm to heritage assets, the character or appearance of the Conservation Area and the significance of Listed Buildings, and proposing development requires a convincing justification. <p>LANDSCAPE</p>

SHLAA ref	Site Name
529	Southcliffe Road
	<ul style="list-style-type: none"> Development at this site would likely have an adverse impact on the character of Market Lavington as a whole. A substantial green infrastructure buffer would be required in order to maintain a soft edge to open countryside and simple screening measures may not suffice. The scale of necessary mitigation is likely to result in a significant reduction in the dwelling capacity of the site and focus low density two storey development closer to the High Street having regard to the setting of the Conservation Area. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site contains hedgerow and traditional orchard / mature trees (Biodiversity Action Plan - Priority Habitat) which should be retained and enhanced. This would be achieved through the delivery of a comprehensive green infrastructure strategy designed to deliver additional on-site planting/landscaping.
Accessibility	<p>The site is within approximately 1km of facilities such as the primary school, health centre and shop. It should therefore be considered as being accessible. Residents would be able to walk or cycle to the majority of local facilities.</p> <p>Vehicular access to the site is considered to be achievable. However, it is likely to be on land required to be kept free from development to protect the landscape character of Market Lavington.</p>
Overall suitability	<p>Development would affect the setting, and by association the significance of Listed Buildings which front the High Street as well as the character and appearance of the Conservation Area. It would be difficult to avoid all harm and it may be substantial.</p> <p>Also, to mitigate for the potential for harm to the visual qualities of the wider landscape and the rural setting to the village, a layout would need to involve substantial planting and a corresponding reduction in the capacity of the site. Such a reduction to the net developable area could render vehicular access to the site problematic.</p>
Step 2	
Fit with area strategy	<p>Market Lavington is identified in the Wiltshire Core Strategy as a Local Service Centre and hence plays a strategic role within the wider Devizes Community Area. Development would contribute towards meeting the indicative residual housing requirement for the Devizes Community Area Remainder (102 dwellings) and deliver positive benefits to the village.</p>
Step 3	

SHLAA ref	Site Name
529	Southcliffe Road
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The overall sustainability benefit of allocating this site for development is considered to be marginal at best.</p> <p>Development would involve the loss of undeveloped land noted for its importance to the significance of listed buildings along the High Street as well as the Conservation Area. It would be difficult to avoid at least some harm and any harm would require a convincing and compelling justification for development.</p> <p>The scale of housing development would be substantially reduced by the scale of mitigation likely to be necessary.</p> <p>The detrimental effects associated with allocating this site for development would outweigh marginal benefits and there is not a convincing or compelling justification for the development of this site. As a result of further assessment, the site is not considered suitable for housing development.</p>

SHLAA ref	Site Name
Site 530	Fiddington Hill

Figure G.3 Site 530 - Fiddington Hill



Table G.5 Site 530 - Fiddington Hill

SHLAA ref	Site Name
530	Fiddington Hill
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE</p> <ul style="list-style-type: none"> The development of the whole of this site would potentially threaten the visual qualities of the wider landscape. A smaller site could be created using existing boundary features and thereby relate more appropriately with the existing pattern of development. It would also be appropriate for part of the site area to be developed comprehensively in combination with the adjoining site 2055. A substantial green buffer would need to be created in order to provide a soft urban edge to the village, reducing the dwelling capacity of the site.

SHLAA ref	Site Name
530	Fiddington Hill
	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site boundaries contain hedgerow (BAP Priority Habitat) and mature trees which should be retained and enhanced. This could be achieved through the delivery of comprehensive planting and landscaping scheme. <p>WATER</p> <ul style="list-style-type: none"> A small part of the site lies within Source Protection Zone 2. The protection of groundwater resources is an important consideration. Any subsequent planning application and proposed mitigation measures would therefore need to be informed by dialogue with the Environment Agency.
Accessibility	<p>The site is within approximately 1km of facilities such as the primary school, health centre and shops. Residents would be able to walk or cycle to the majority of local facilities.</p> <p>However, improvements for pedestrians and cyclists are necessary. These could be achieved most effectively by the development of this site being considered in combination with the adjoining site option.</p> <p>Similarly, a vehicular access to the site is considered achievable, but only if comprehensively developed alongside a scheme for site 2055, with pedestrian and cycle permeability through to the bridleway (MLAV24/ EAST22). Whilst the sites are understood to be in separate ownership, a comprehensive development would offer the best opportunity to secure a holistic development that addresses local constraints in an effective manner.</p>
Overall suitability	<p>This site option must be considered in combination with the adjoining site 2055 in order to ensure a safe access to the site and highway improvements.</p> <p>A reduction in the extent of the site and the need to mitigate landscape impacts at this site would limit development to approximately 15 dwellings.</p>
Step 2	
Fit with area strategy	<p>Market Lavington is identified in the Wiltshire Core Strategy as a Local Service Centre and hence plays a strategic role within the wider Devizes Community Area. Holistic development involving this site and the adjacent site 2055 would make a modest contribution towards meeting the indicative residual housing requirement for the Devizes Community Area Remainder (102 dwellings) and deliver positive benefits to the village.</p>
Step 3	

SHLAA ref	Site Name
530	Fiddington Hill
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Development of this site would deliver modest, but nonetheless positive benefits to the village. If developed with the adjoining site (2055), the overall sustainability benefits are considered to be good given the scope for additional affordable housing that would result.</p> <p>The extent of the site would need to be limited to reflect the existing pattern of development in the village. In addition, there would be a need for a substantial amount of native species planting to create an attractive urban edge to the village.</p> <p>The site is in proximity to services and facilities at the heart of the village, thereby helping to improve levels of self-containment.</p>

SHLAA ref	Site Name
Site 1089	Southcliffe

Figure G.4 Site 1089 - Southcliffe

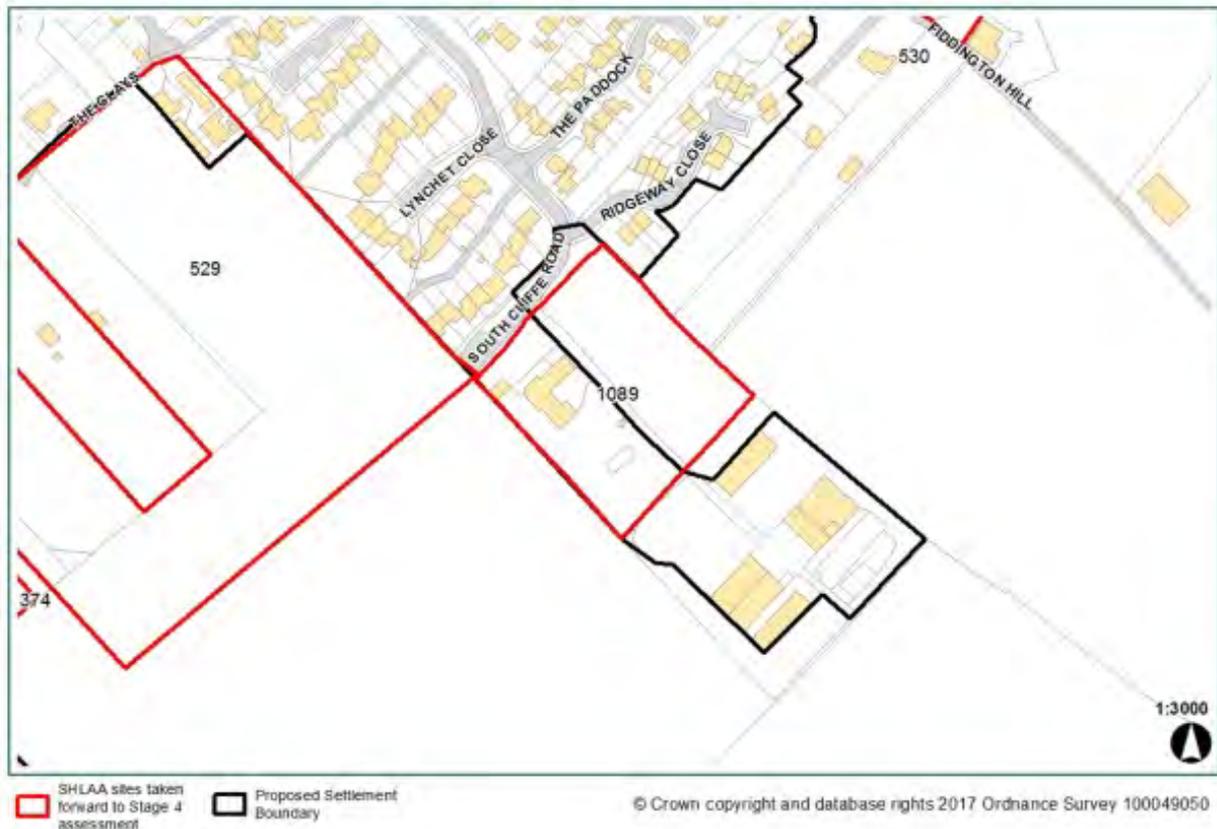


Table G.6 Site 1089 - Southcliffe

SHLAA ref	Site Name
1089	Southcliffe
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE</p> <ul style="list-style-type: none"> Existing trees should be retained and bolstered to enable development to be accommodated within the wider landscape without harm and address potential impacts on residential properties adjoining the site. Such works would slightly reduce the net developable area of the site. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site contains hedgerows (BAP Priority Habitat) and trees at the boundaries and within the site that are likely to function as a wildlife corridor and these should be retained and enhanced.

SHLAA ref	Site Name
1089	Southcliffe
Accessibility	<p>The site is within approximately 1km of facilities such as schools, health centres or shops. Residents would be able to walk or cycle to the majority of local facilities.</p> <p>The site is currently bisected by a road that should be retained in order to maintain access to the adjacent business park. However, vehicular access to the site is nonetheless considered acceptable in principle, although this corridor might also be likely to reduce the site's developable area.</p>
Overall suitability	<p>Retaining and enhancing existing landscape features and preserving an existing access route, reduces the dwelling capacity of the site. The site is otherwise relatively unconstrained.</p> <p>Whilst the site area would need to be reduced in order to accommodate mitigation measures, a development of approximately 20 dwellings would be achievable.</p>
Step 2	
Fit with area strategy	Market Lavington is identified in the Wiltshire Core Strategy as a Local Service Centre and hence plays a strategic role within the wider Devizes Community Area. Development would contribute towards meeting the indicative residual housing requirement for the Devizes Community Area Remainder (102 dwellings) and deliver modest positive benefits to the village.
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Development of this site would deliver modest, but nonetheless positive benefits to the village. Such benefits would include its proximity to services and facilities at the heart of the village, thereby helping to improve levels of self-containment.</p> <p>Adverse effects are considered capable of successful mitigation. Therefore, in overall terms, the allocation of this site for development would lead to good sustainability benefits, including scope for a boost in the delivery of affordable housing.</p>

SHLAA ref	Site Name
Site 2055	Underhill Nursery

Figure G.5 Site 2055 - Underhill Nursery

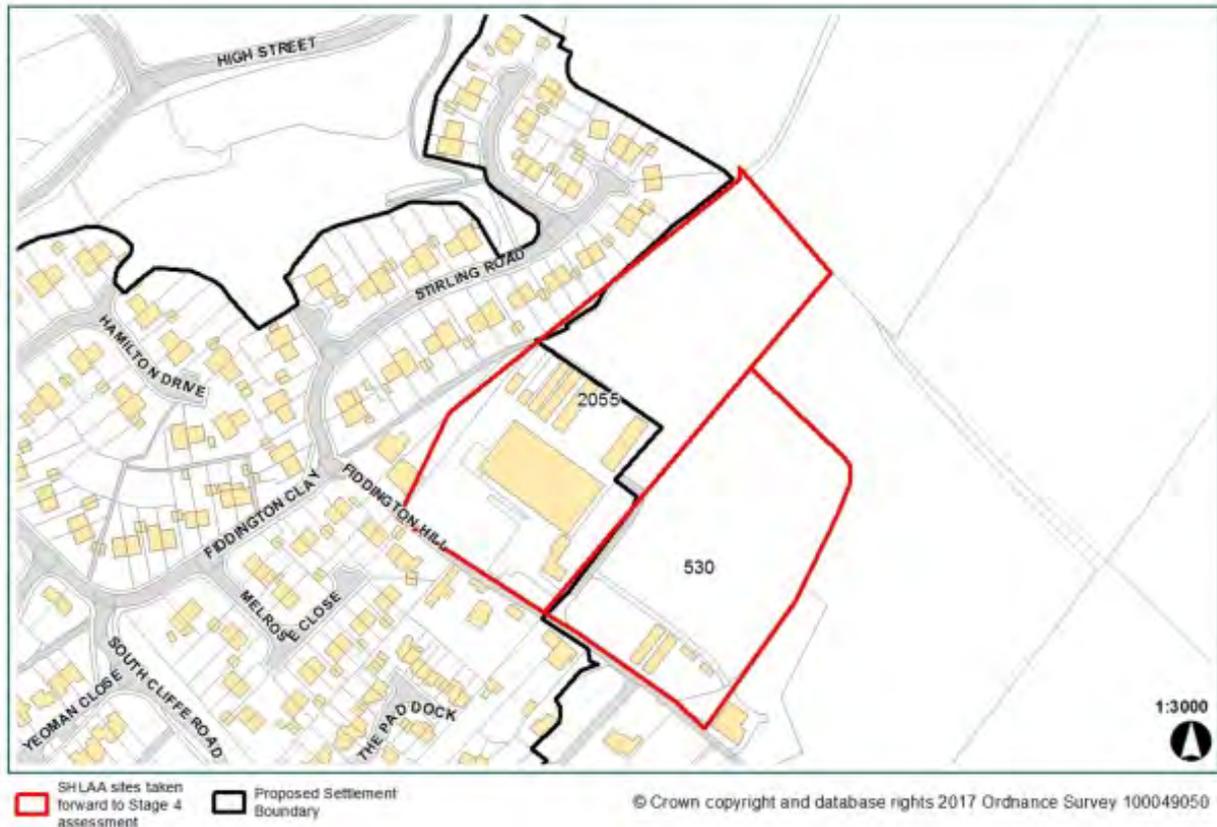


Table G.7 Site 2055 - Underhill Nursery

SHLAA ref	Site Name
2055	Underhill Nursery
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE</p> <ul style="list-style-type: none"> The development of the whole of this site would potentially threaten the visual qualities of the wider landscape. A smaller logical site can be created using existing boundary features that is also more consistent with the existing pattern of development. It would also be appropriate for the area to be developed comprehensively in combination with the adjoining site 530. A substantial green buffer would need to be created in order to provide a soft urban edge to the village. Detailed design and layout would also need to ensure the amenity of an adjacent residential property. Development would

SHLAA ref	Site Name
2055	Underhill Nursery
	<p>be set back from the bridleway and Fiddington Hill. These measures reduce the dwelling capacity of the site.</p> <p>LAND USE</p> <ul style="list-style-type: none"> Development of the site for housing would lead to loss of land in business use / employment site. However, it would also void the premature loss of best and most versatile agricultural land. The site relates reasonably well to the built extent of the village. Housing development would maximise the potential of the land and could be assimilated into the village. There is potential for contamination from the site's previous use and a land contamination survey would be required to assure there were no risks to public health. Mitigation is considered to be capable of resolving any risk of contamination. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site contains a hedgerow on the northern boundary, and large mature tree line/hedgerow at the north eastern corner, as well as grass and scrub, all of which are potential habitats for protected species. Ecological assessment would be required. As Biodiversity Action Plan Priority Habitats, hedgerows/hedgerow trees will need to be retained and enhanced with additional native species. Such measure are likely to reduce the capacity of the site. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> Medieval remains have been found on or adjacent to the site. Further investigation and appraisal would be required in order to support any subsequent planning application. The treatment of any archaeological finds would be resolved through the planning application process. <p>WATER</p> <ul style="list-style-type: none"> As with other site options at the village, records indicate the land would be susceptible to surface water ponding/flooding. Mitigation to address this issue could involve the use of attenuation ponds and stand-offs. A small part of the site lies within Source Protection Zone 2. The protection of groundwater resources is an important consideration. Any subsequent planning application and proposed mitigation measures would therefore need to be informed by dialogue with the Environment Agency.
Accessibility	<p>The site is within approximately 1km of facilities such as the primary school, health centre and shops. Residents would be able to walk or cycle to the majority of local facilities.</p> <p>However, improvements for pedestrians and cyclists are necessary. These could be achieved most effectively by the development of this site being considered in combination with the adjoining site option (530).</p>

SHLAA ref	Site Name
2055	Underhill Nursery
	<p>Vehicular access to the site is poor and would require improvement to enable the provision of suitable turning room for emergency and refuse vehicles. Such improvements are considered feasible if the site is comprehensively developed alongside site 530. Whilst the sites are understood to be in separate ownership, a comprehensive development would offer the best opportunity to secure a holistic development that addresses local constraints in a timely and effective manner.</p> <p>In order to improve pedestrian access / permeability through the site it may be necessary to upgrade/improve the surface of the bridleway to the western boundary of the site (comprised of public rights of way MLAV24 and EAST22).</p>
Overall suitability	<p>In the light of vehicular access constraints, this site option must be considered in combination with the adjoining site 530.</p> <p>The need to mitigate landscape impacts at this site would limit development to approximately 35 dwellings.</p>
Step 2	
Fit with area strategy	<p>Market Lavington is identified in the Wiltshire Core Strategy as a Local Service Centre and hence plays a strategic role within the wider Devizes Community Area. Holistic development involving this site and the adjacent site 530 would contribute towards meeting the indicative residual housing requirement for the Devizes Community Area Remainder (102 dwellings) and deliver positive benefits to the village.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Development of this site would deliver positive benefits to the village. If allocated and developed with the adjoining site (530), the overall sustainability benefits are considered to be good given the scope for affordable housing that would result.</p> <p>The site is in good proximity to services and facilities at the heart of the village, thereby helping to improve levels of self-containment. The site extent needs to be limited to reflect the settlement's pattern and there is a need for a significant planting to create an attractive urban edge to the village.</p>

SHLAA ref	Site Name
2055	Underhill Nursery
	Comprehensive development with the adjoining site (530) would be the most effective means to deliver highway improvements, better access on foot and by cycle and deliver a landscape treatment that, in addition to creating an attractive urban edge, can also filter views from the wider countryside.

SHLAA ref	Site Name
Site 3443	East of Lavington School

Figure G.6 Site 3443 - East of Lavington School

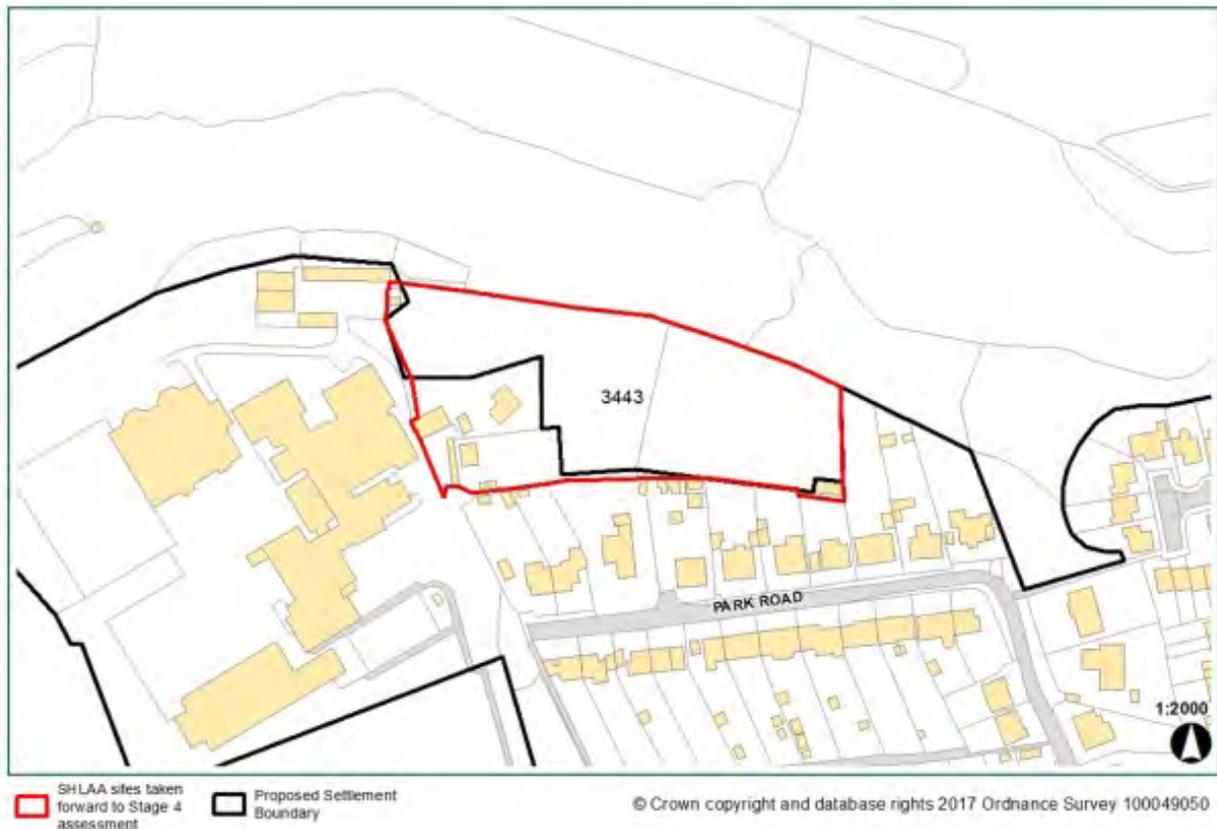


Table G.8 Site 3443 - East of Lavington School, Market Lavington

SHLAA ref	Site Name
3443	East of Lavington School, Market Lavington
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The presence of veteran trees and Ancient Woodland to the north of the site, associated with Manor house Woods County Wildlife Site (CWS); as well as an adjacent watercourse and ecological designations would necessitate detailed assessments to be undertaken at planning application stage. A significant green infrastructure buffer would be required to protect the CWS, which would limit the overall size / capacity of the site. <p>LANDSCAPE</p>

SHLAA ref	Site Name
3443	East of Lavington School, Market Lavington
	<ul style="list-style-type: none"> • Development would need to create an attractive urban edge along the northern boundary. A landscape buffer would share the role of protecting the CWS referred to above. • The site abuts housing to the south along Park Road and detailed design and layout would ensure safeguarding the amenity of residents. As such, screening/buffers would need to be incorporated into any eventual development scheme, which, in turn, could also reduce the likely developable area. <p>WATER</p> <ul style="list-style-type: none"> • Issues have been identified regarding surface water drainage and sewer flooding events have been recorded in the immediate area. A Sustainable Drainage Scheme (SuDS) would need to be incorporated within the design of any subsequent scheme. <p>CLIMATE CHANGE</p> <ul style="list-style-type: none"> • The site is in close proximity to a watercourse and therefore Flood Zones 2 and 3. A detailed drainage and flood risk assessment would be required in order for housing development to avoid flood risk areas and to suggest appropriate surface water management. This may also reduce the site's developable area.
Accessibility	<p>The site is within approximately 1km of facilities such as the primary school, health centre and shops. Residents would be able to walk or cycle to the majority of local facilities.</p> <p>The site currently shares its only means of access with the school. Accordingly, a detailed scheme will need to consider incorporating measures that safeguard pupil safety.</p>
Overall suitability	<p>In order to protect and enhance biodiversity, as well as establish an attractive boundary to the village, development proposals would need to incorporate new planting areas comprising native species. The amenity of existing residents would also be safeguarded through such planting. Taking account of these measures, the site is considered to be suitable and deliverable for approximately 15 dwellings.</p> <p>Sharing an access with the school is acceptable, but would require particular design considerations to ensure the safety of users. Further dialogue with the school would therefore be required in order to secure agreement over the suitability of access/egress arrangements. A well thought-out design is considered to be achievable in this respect. Housing development would avoid flood risk areas and incorporate appropriate surface water management.</p>
Step 2	

SHLAA ref	Site Name
3443	East of Lavington School, Market Lavington
Fit with area strategy	Market Lavington is identified in the Wiltshire Core Strategy as a Local Service Centre and hence plays a strategic role within the wider Devizes Community Area. Development of the site would make a modest contributions towards meeting the indicative residual housing requirement for the Devizes Community Area Remainder (102 dwellings) and deliver positive benefits to the village.
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Potential adverse landscape and biodiversity effects can be effectively mitigated. The prospect of a shared access with the school raises issues of safety and security but, in co-operation with the school, they are considered capable of being resolved through a well thought-out design.</p> <p>Therefore, if allocated for development, the overall sustainability benefits are considered to be moderate. There is some scope for affordable housing. The site is in reasonable proximity to services and facilities at the heart of the village, thereby helping to improve levels of self-containment.</p>

Conclusion - selection of preferred sites

Table G.9 Conclusion - selection of preferred sites

Step 5	
Fit with spatial strategy	<p>As anticipated by the WCS the Local Service Centre of Market Lavington has an important role to play in the East Wiltshire Housing Market Area. Therefore, allocating land at the village would ensure the supply of housing remains resilient throughout the remainder of the Plan period to 20216. As such, this Plan would positively contribute towards the achievement of the objectives of the Wiltshire Core Strategy and the Area Strategy for the Devizes Community Area.</p> <p>The indicative residual housing requirement to be delivered in the area of search (Devizes Community Area Remainder) is 102 dwellings. Based upon the current and projected level of housing commitments in the East Wiltshire Housing Market Area, there is no need to allocate sites at Large Villages within the Devizes Community Area Remainder through the Plan.</p> <p>Two sites at Market Lavington have been rejected given the impact on heritage assets as well as access constraints. Their potential benefits are not outweighed. The remaining sites have moderate sustainability benefits and together could contribute approximately 80 dwellings which is approximately 78% of the residual requirement for this area.</p> <p>Though the emerging Market Lavington Neighbourhood Plan may allocate sites for housing, it is not at a sufficiently advanced stage for it to be taken into consideration at this stage. As anticipated by legislation, national and local policy, local communities should be given the support to plan for their own future through the neighbourhood planning process. Therefore, if the emerging neighbourhood plan reaches the 'Regulation 16' stage before the Housing Site Allocations Plan reaches the Examination stage, a decision will need to be taken as to the efficacy of persisting with allocations at the village.</p>
Selection of preferred sites	<p>Whilst six sites were assessed in detail through Stage 4a, two sites (sites 374 and 529) were deemed inappropriate for development. The reasoning for removing them centred around impacts on heritage assets and vehicular access constraints.</p> <p>The four sites at Market Lavington could provide a modest, but nonetheless appropriate number of houses. These sites are:</p> <ul style="list-style-type: none"> ● Site 530 Fiddington Hill ● Site 1089 Southcliffe ● Site 2055 Underhill Nursery ● Site 3443 Land to the east of Lavington School <p>These remaining sites are considered capable of moderate sustainability benefits including affordable housing and would contribute approximately 80 dwellings to help maintain local housing supply and bolster Market Lavington's role as a Local Service Centre.</p>

The sites at Fiddington Hill and Underhill Nursery (sites 530 and 2055) need to be treated comprehensively as one combined Plan allocation in order to achieve the most effective access arrangement and landscape treatment.

Preferred sites

The following sites are considered to be available, achievable and deliverable at Market Lavington:

Table G.10

Site name	Approximate dwelling capacity
Underhill Nursery	50
Southcliffe	15
Land to the east of Lavington School	15
TOTAL	80

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