

Wiltshire Housing Site Allocations Plan Examination: Hearing Statement Matter 3

Underhill Nursery, Market Lavington, Wiltshire

April 2019

Respondent No: 1131263

Turley

1. Introduction

- 1.1 This Statement is submitted on behalf of Castlewood Developments Ltd ('Castlewood'). This particular Statement addresses Matter 3 'Housing Site Allocations', Issue 5 as set out in the 'Inspector's Explanatory Note', dated 13 March 2019.
- 1.2 We have prepared this Statement in respect of our client's land interest at Land at Underhill Nursery, Market Lavington, which was a proposed residential allocation H1.2 in the submission draft of the Wiltshire Housing Site Allocations Plan (WHSAP) in June 2017 [WHSAP.01].
- 1.3 Comment is also provided where relevant on Proposed Allocation sites H1.3 Southcliffe and H1.4 East of Lavington School both in Market Lavington.

Site Context

- 1.4 By way of context, Proposed Allocation site H1.2 comprises 1.6ha of brownfield land, which contains a two storey residential dwelling; a nursery with associated poly-tunnels and car park, and disused areas to the south containing empty poly-tunnels (hereafter referred to 'The Proposed Allocation').
- 1.5 The northern part of The Proposed Allocation ("Underhill Nursery") is within Castlewood's control. The southern part, hereafter known as the "Walker Land" is within separate control, but are being promoted together as one allocation and the two parties are committed to working collaboratively. Figure 1 below illustrates the Proposed Allocation and land ownerships.



Figure 1.1 PLAN OF SITE OWNERSHIP

1.6 To the east of the Proposed Allocation is a vacant rough grass field, which also falls into the Underhill nursery landholdings. This land, along with nos. 35 & 36 Stirling Road, a pair of semi-detached residential dwellings to the north, are also within Castlewood's control. This landholding considered together with the Proposed Allocation form 'The Site' and is identified below in Figure 2.

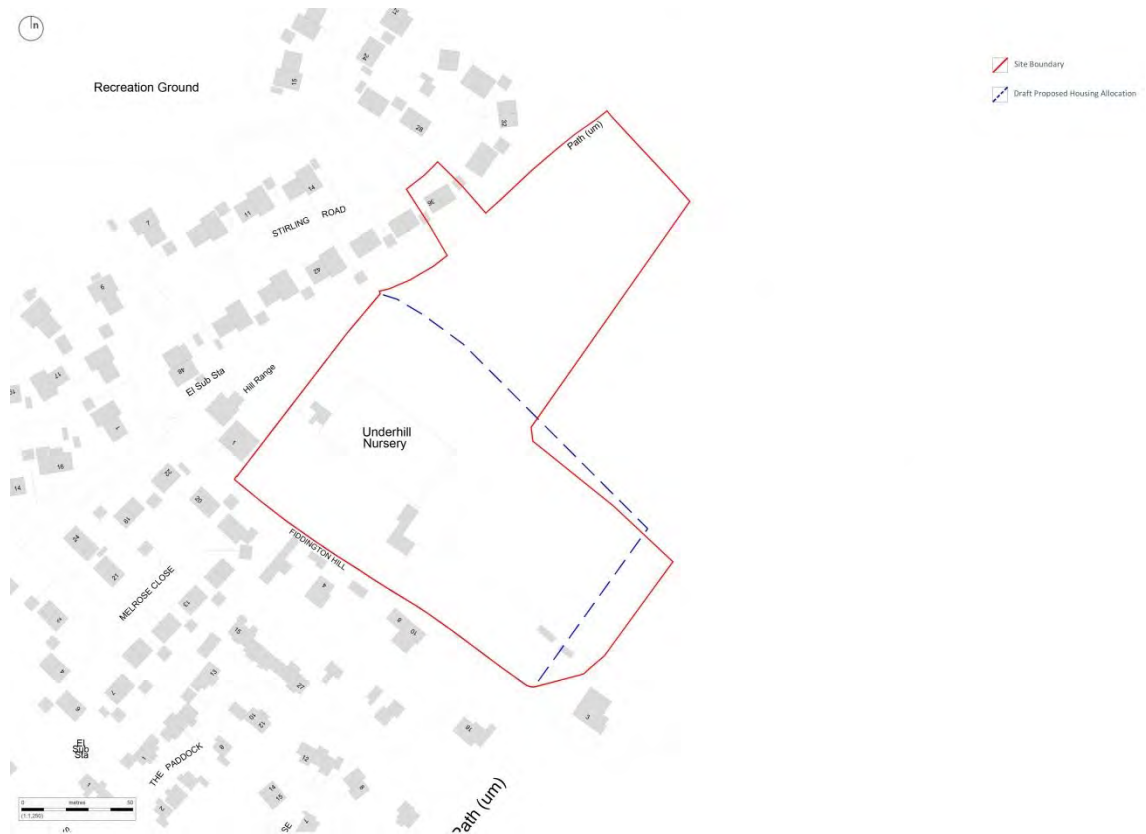


Figure 1.2 Site Location Plan

1.7 The peripheral boundaries of the Site are formed by:

- the rear gardens of properties associated with Stirling Road and Fiddington Hill to the north;
- by Fiddington Hill to the southwest;
- to the southeast by no. 3 Fiddington Hill; and
- by field boundaries to the southeast and east with a varying degree of enclosure.

1.8 The Site comprises 2.65ha in total and the proposed vehicular access will be taken from Stirling Road through plots 35 & 36 following demolition of these properties.

1.9 It is requested that Proposed Allocation H1.2 is extended to incorporate the entire Site. The reasons for this are provided within this Hearing Statement.

- 1.10 In respect of the current allocation boundary, as you will note from Figure 1 above, it does not accurately reflect the 'Walker' land site boundary to the south. We request that this is amended in the adopted version of the WHSAP.

Wiltshire Housing Site Allocations Plan

- 1.11 The Proposed Allocation (ref. H1.2) was identified with capacity for 50 units in both the Pre-Submission draft of the WHSAP and the Submission Draft of the WHSAP [doc ref. WHSAP.01]. However Wiltshire Council Members resolved at Cabinet meeting on 3 July 2018 to remove this allocation from the plan, and to defer housing allocations in Market Lavington to the Market Lavington Neighbourhood Plan (MLNP).
- 1.12 On the basis of the Inspector's Explanatory Note (Removed Sites) dated 13 March 2019, it is understood that the starting point for the Examination is the Submission Draft of the WHSAP [doc ref. WHSAP.01]. As such, this Hearing Statement is prepared on the basis that site ref H1.2 is a Proposed Allocation for 50 units.
- 1.13 This Proposed Allocation is supported and should remain part of the adopted WHSAP plan. We do, however, respectfully request that consideration is given to extending this allocation to include the full extent of the site (as identified in Figure 2).
- 1.14 Castlewood is committed to engaging with the development plan process and have submitted representations to the WHSAP consultations, including:
- Pre-Submission consultation (September 2017) (Regulation 19 consultation)
 - Focussed consultation on the Schedule of Proposed Changes (October 2018)
- 1.15 During this process, Castlewood has also engaged in pre-application discussions with Wiltshire Council. These discussions have considered the delivery of residential development on The Site. A suite of technical documents have been prepared and shared with Planning Officers which demonstrate that there are no significant constraints to delivery of residential development in the site. These documents also demonstrated the capability of the extended allocation Site to deliver at least 75 dwellings, of which around 50 dwellings can be provided on the current Proposed Allocation H1.2.
- 1.16 A Vision Document has been prepared which pulls together the findings of these technical documents and sets out a summary of the analysis of the site and its context and how up to 75 homes could be delivered on the Site. The document also summaries the technical justification for extending the Proposed Allocation to encompass the Site. A copy of the Vision Document is appended to this Hearing Statement.
- 1.17 We do not seek to extensively repeat the analysis set out previously, and will refer the Inspector to the relevant sections of our previous representations in relation to the Issue 5 questions, where appropriate.

2. Comments on Inspector’s Initial Matters, Issues and Questions to the Council

Issue 5: Are the proposed sites justified, effective and consistent with national policy?

- 2.1 Issue 5 is divided into a number of questions, and we respond accordingly below. Unless specifically identified our responses apply to Proposed Allocation H1.2. Where comment is provided on other Proposed Allocations in Market Lavington these are provided under the respective heading.

5.1 Does the plan provide sufficient detail on form, scale, access and quantity of development for each site?

- 2.2 Proposed Allocation H1.2 is a sustainable site, located within reasonable walking distance of a wide range of facilities and services within Market Lavington. This is recognised at para 5.25 & 5.26 of the Plan [doc ref. WHSAP.01].
- 2.3 It is considered, however, that allocating just the parcels of land fronting onto Fiddington Hill does not make the most effective and appropriate use of the available land. Incorporating the additional land within Underhill Nursery’s ownership (and Castlewood’s control) to the east of the Proposed Allocation (as identified in Figure 1) into site ref. H1.2 is considered to offer an opportunity to deliver up to an additional 25 dwellings in a way that responds to the aspirations and criteria set out within Draft Policy H1.2, whilst making more effective use of the available land. Indeed, being a disused part of the nursery, if this additional land is not incorporated into the allocation, it will have no meaningful future use.
- 2.4 In relation to access, Castlewood have an agreement in place to purchase 35 & 36 Stirling Road to the north of the Site to enable a new vehicular access to the Site to be taken from the north. This is considered to be a more appropriate access than utilising the existing, constrained, Fiddington Hill and should be recognised within the allocation.
- 2.5 As demonstrated in the appended Vision document, the extension of the Proposed Allocation to incorporate the entire ‘Site’ will enable the form of development to follow the existing settlement form to the north. The illustrative layout options demonstrate how the Site could be brought forward to create an enhanced settlement edge to Market Lavington with native hedgerow and tree planting that provides a positive frontage to the open landscape.
- 2.6 This approach is in direct accordance with policy H1.2 where *“Development proposals must also demonstrate how the character and distinctiveness of the village, its surrounding countryside have been taken into account in the design of any layout. Site boundaries would need to be softened through landscaping and planting to reduce the impact of development on surrounding countryside.”*

- 2.7 In view of the above, it is considered appropriate to extend the boundary of the Proposed Allocation to include the remainder of the Underhill Nursery land and the residential properties at nos. 35 & 36 Stirling Road, from where a new access point would be provided. Alongside this, the quantum of development should be increased to approximately 75 dwellings to ensure efficient use of land and enable housing requirement to be met in a sustainable location.

H1.4 East of Lavington School

- 2.8 Insufficient detail is provided in the Plan on the proposed access arrangement to Proposed Allocation H1.4. Access to the site is only possible through the Lavington school grounds. Whilst this is recognised in the Plan, further consideration is required at this time, and prior to the formal allocation of the site, as to how this access could be satisfactorily achieved given access to the site is controlled by the school for safeguarding and security purposes. It is considered that the absence of an appropriate access solution at this time calls into question the deliverability of this site and whether it should be retained as an allocation in the WHSAP.

5.2 Is the amount of development proposed for each site justified having regard to any constraints and the provision of necessary infrastructure?

- 2.9 The amount of development proposed for allocation H1.2 is not justified, in that it is not considered to make most effective use of the Underhill Nurseries landholdings.
- 2.10 Whilst 50 units within the boundaries of allocation H1.2 as defined in the Submission draft of the WHSAP is considered appropriate, it is our clear view that the allocation boundary as currently defined does not reflect the most appropriate option. The Proposed Allocation should be extended to accommodate the proposed access route from Stirling Road and the remaining land at Underhill Nurseries to the east shown in Figure 1.
- 2.11 As has been demonstrated by submitted Representations and the appended Vision Document, there are no technical constraints which preclude a greater quantum of development than the 50 dwellings currently proposed at H1.2. By utilising the full extent of the site within the Underhill's nursery landownership (and in the control of Castlewood) , namely the area of grassed land to the east of the nursery buildings, there is an opportunity to provide a consolidated access/egress arrangement from Stirling Road and deliver a further 25 dwellings.
- 2.12 An extension to the Proposed Allocation would enable Market Lavington's housing requirement to be met on a sustainable site, with a high certainty of delivery. Delivery of a larger site would ensure the viability and delivery of a range of community benefits including affordable housing, public footpath / bridleway improvements, and provision of new open space, whilst still corresponding to, and indeed improving upon, the existing settlement form created by Stirling Road.
- 2.13 The technical work undertaken, and summarised in the appended Vision document, demonstrate that if the Proposed Allocation is extended to the east to incorporate the remainder of the Underhill nursery landholdings it is capable of accommodating at

least 75 dwellings alongside the incorporation of necessary mitigation measures and the provision of necessary infrastructure.

5.3 What is the likely impact of the proposed development on the following factors and do any of these indicate that the site should not be allocated:

- **biodiversity, in particular but not restricted to European protected habitats and species;**

2.14 There are no known impacts in relation to biodiversity which indicate the Proposed Allocation (as currently defined and requested extension) should not be allocated.

- **green infrastructure and agricultural land;**

2.15 As demonstrated in the Vision Document, appended to this Hearing Statement, the site comprises an area of gently sloping land that has previously been developed as a horticultural nursery business. It is currently occupied by glasshouses, a residential dwelling, car park and vacant rough grass field (formerly also in nursery use). The large conifer tree belts that currently enclose parts of the nursery are an incongruous feature in the local landscape. Green infrastructure along the south eastern boundaries of the allocation will be provided as part of any development proposals to create an enhanced settlement edge with positive frontage to open landscape and associated hedgerow and hedgerow tree planting.

2.16 As such, there is no green infrastructure or agricultural land factors which preclude the delivery of the Proposed Allocation of 50 dwellings, or approximately 75 dwellings upon an enlarged allocation comprising the identified 'site'.

- **landscape quality and character;**

2.17 As demonstrated in the Vision Document, development on the site would be sensitively designed with the incorporation of new or strengthened landscape buffers and careful siting of built form to protect and enhance the settlement edge. Utilising the approach set out in the Vision Document, extended Proposed Allocation H1.2 to incorporate the grassed area to the east of the nursery buildings could enable a stronger landscape buffer to be provided, whilst accommodating c.75 units.

2.18 The outline Landscape and Visual Appraisal Report undertaken and appended to this statement considers the effects of development on the Proposed Allocation on key visual receptors in close proximity. Extending the allocation to include the full extent of the Site (as identified in Figure 2) offers the opportunity to enhance the existing settlement edge and improve the transition between the development and the more sensitive landscape associated with Salisbury Plain to the southeast. Therefore the landscape quality and character of the site does not preclude the delivery of the Proposed Allocation. Indeed it is considered that the extension of the Proposed Allocation area to the east could deliver a more appropriate development in relation to landscape matters.

- **heritage assets;**

2.19 In relation to heritage assets, there are no listed buildings or heritage assets on the Site itself. The Market Lavington and Easterton Conservation Areas are over 200m away from the site with very limited intervisibility. These Conservation Areas would not be impacted by residential development on the Proposed Allocation or wider Site.

- **strategic and local infrastructure including transport;**

2.20 Infrastructure is covered in our response to question 5.5. There are no known issues which would preclude delivery of either the Proposed Allocation of 50 dwellings, or an extended allocation of 75 dwellings on the Site.

2.21 The site is in a sustainable location, with good access to bridleways MLAV24 and MLAV31 which connect with the wider public right of way network including the Wessex Ridgeway and White Horse Trail long distance footpaths. The site boasts existing footpath links with the centre of Market Lavington, providing access to local facilities and services and bus routes.

2.22 As part of the scheme a series of pedestrian improvements are proposed (as set out within the appended Vision Document) to encourage pedestrian and cycle travel by resurfacing the neighbouring bridleways and providing tactile crossing points to create safe walking routes to the local schools and facilities.

- **the efficient operation of the transport network, highway safety;**

2.23 As identified previously, in relation to access to the new housing, Castlewood has an agreement in place to purchase 35 & 36 Stirling Road to the north of the Site to enable a new vehicular access to the Site to be taken from the north. The existing Underhill Nursery and residential properties to the west and south are accessed from Fiddington Hill. It is considered that creating a new access point from Stirling Road through the demolition of properties 35 & 36 would create a more appropriate access in terms of highway safety and operation of the transport network. This proposed access point should be recognised with the allocation and associated policy.

H1.3 Southcliffe

2.24 This site is located adjacent to an existing small scale commercial and industrial complex known as Southcliffe Business Park. Uses on this complex include car repairs, caravan and motorhome storage and building services. Access to this complex is provided directly through site and given the nature of the business this is likely to include HGV's, delivery vehicles and other non-domestic vehicles such as tow trucks, caravans and vans. Any scheme would need to be carefully designed to ensure that the retention of access to these commercial properties does not raise issues of highway safety or efficient operation of the transport network within the residential development.

H1.4 East of Lavington School

2.25 As set out above there is significant doubt regarding the suitability of the access arrangements into the above site. All vehicular access would be required to go directly through the school grounds. This raises issues with highway safety and the efficient

operation of the transport network particularly potential conflict with children at the school. This calls into question the suitability of this site for residential development if no alternative vehicular access points can be provided.

• **air and water quality, noise pollution, odours, land stability, groundwater and flood risk;**

- 2.26 A Flood Risk and Surface Water Drainage Technical Note appended to this Statement confirms that the Site lies entirely within Flood Zone 1 (Appendix 3). There are however two instances where land is identified to be subject to onsite surface water flood risk (pluvial). This is understood to coincide with local topographic depressions and to be generated by the site itself, as opposed to from the significant Salisbury Plain up catchment. By incorporating measures to accommodate flood risk within the development and by providing a sustainable surface water drainage strategy (SuDS), the delivery of the Site for residential development is not considered to pose a flood risk. Indeed the development offers up an opportunity to improve upon the status quo.
- 2.27 It should also be noted that the Environment Agency in responding to the Regulation 19 consultation confirmed they have no in-principle objection to the proposed site allocation.

H1.3 Southcliffe

- 2.28 As set out above, this site is located adjacent to an existing small scale commercial and industrial complex known as Southcliffe Business Park. To ensure this site is deliverable and able to meet the housing requirement for Market Lavington, clarification should be sought that necessary mitigation measures can be put into place to ensure that appropriate air quality and noise levels are met within any residential properties.

H1.4 East of Lavington School

- 2.29 Land to the north of this site is located within Flood Zone 3 (High Risk of Flooding). It is considered that providing a suitable SUDs scheme on the site could limit the developable area of the site. Given the constrained nature of this site this could render any scheme unviable or compromise the quality of development.

• **open space, recreational facilities and public rights of way.**

- 2.30 The site is relatively free from physical constraints. The delivery of both the Proposed Allocation and an extended allocation incorporating the entire Site, providing between 50-75 dwellings with associated open space and infrastructure is deliverable. This is both in terms of development quantum and creating a successful place for people to live, work and play. The residential development will be wrapped within accessible open space, containing children's play space.
- 2.31 A public right of way (MLAV24) running along the northern boundary of The Site is proposed to be retained. New pedestrian connections will run through the proposed open space, linking the development to the wider pedestrian and cycle network and bridleway (MLAV31) which follows the western boundary of the site. It is intended to

improve these public rights of way with vegetation cut back and the surface improved in line with policy H1.2. The opportunity to achieve a comprehensive design as part of a scheme on an extended allocation for approximately 75 dwellings across the wider Site will provide significant opportunities for meaningful green infrastructure provision, landscaping and open space.

5.4 In relation to the above, does the plan contain effective safeguards or mitigation measures necessary to achieve an acceptable form of development?

- 2.32 In respect of Proposed Site Allocation H1.2 it is considered the plan contains effective safeguards on the basis that it requires an archaeological assessment submitted as part of any subsequent planning application.
- 2.33 Castlewood is committed to engaging in more detailed pre-application discussions with Officers to understand the appropriate mitigation measures that would be required and ensure these are provided for within a detailed scheme design.
- 2.34 Notwithstanding that, the current illustrative layouts contained within the Vision Document implements principles such as protecting existing green landscape assets, proving areas to manage surface water attenuation, as well as connected green corridors for both amenity and ecological benefits.
- 2.35 Within this structure a development masterplan has been generated through implementing development blocks that are 'outward facing', providing appropriate plot depths and implementing a movement structure and hierarchy that will allow service and emergency vehicles access through the site.

5.5 What infrastructure is critical to the delivery of each site? Where contributions are specified, are they necessary and justified by the evidence base? Is the plan sufficiently clear on how and when infrastructure provision will be required?

- 2.36 As part of the proposals for the site, a scheme of pedestrian and cycle improvements within the local area are proposed to enhance connectivity within the Market Lavington settlement. This will encourage people to travel on foot and linking the development to the local facilities such as schools, doctors surgery, local shops and other local services.
- 2.37 One of the key advantages of Proposed Allocation H1.2, and an extended allocation to incorporate the larger 'Site', is that it is not reliant on off-site infrastructure. As such, in terms of delivery, this ensures that this allocation is not dependent on external factors, which could otherwise delay delivery.

5.8 Is the development proposed for each site deliverable in the timescales envisaged?

- 2.38 Castlewood are local developers who can provide certainty of delivery, and have a strong track record in delivering development across Wiltshire and Swindon.

- 2.39 Whilst the Proposed Allocation falls within two ownerships, as highlighted in the Regulation 19 consultation responses, the parties are to working collaboratively to bring forward development on the site.
- 2.40 The site owner, who operates the existing Underhill nursery operation on the site, has been actively exploring alternative, and more suitable, business locations. The relocation of this business would not delay delivery of development on this site.
- 2.41 There are no infrastructure constraints, and so we anticipate that the Site, can start making a contribution to the Councils 5 year housing land supply in the short term.

It should also be noted that the extension of proposed allocation H1.2 to incorporate all of the Underhill nursery landholdings, could deliver an additional 25 dwellings in a sustainable and deliverable location. This could offset the housing numbers on sites elsewhere in Market Lavington where there is uncertainty over their suitability or deliverability, or indeed to provide additional housing numbers to meet housing requirements. This will assist Market Lavington in maintaining its role as a Local Service Centre, and 2nd tier settlement in the hierarchy.

Appendix 1: Vision Document

Underhill Nursery

Market Lavington



Vision Document
March 2019



Project: Underhill Nursery, Market Lavington
Client: Castlewood Property Ventures Ltd
Job Number: COWR3003

Document checking

Primary author: Carol Darling Initialled: CD
Review by: Niamh Hession Initialled: NH

Issue	Date	Status	Checked for issue
1	16.08.18	Draft	NH
2	27.09.18	Final	NH
3	04.04.19	Final	LA

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1. Vision

Land at Underhill Nursery, Market Lavington offers an opportunity to provide high quality new homes to meet the needs of local people.

This document has been prepared to support our discussions with Wiltshire Council Planning Officers and inform representations to the Wiltshire Housing Site Allocations Plan and Market Lavington Neighbourhood Plan. It has been updated to accompany the Hearing Statements to be submitted, by Turley, to the Examination into the Wiltshire Housing Site Allocations Plan to aid the Inspector in understanding the proposals and the preferred development options for the site.

A variety of good quality living homes will make the development an attractive and desirable

place to live, contributing towards residential accommodation in the area.

Alongside the homes, new areas of public open space and landscaping will be provided throughout the development.

The land promoted by Castlewood Developments Ltd extends to 2.65ha and the site is capable of delivering:

- 50 - 75 new homes; and
- public open space incorporating a new landscaped edge to the village.

Underhill Nursery is an available, suitable and deliverable opportunity with the potential to make a valuable contribution to meeting the housing need of Wiltshire.

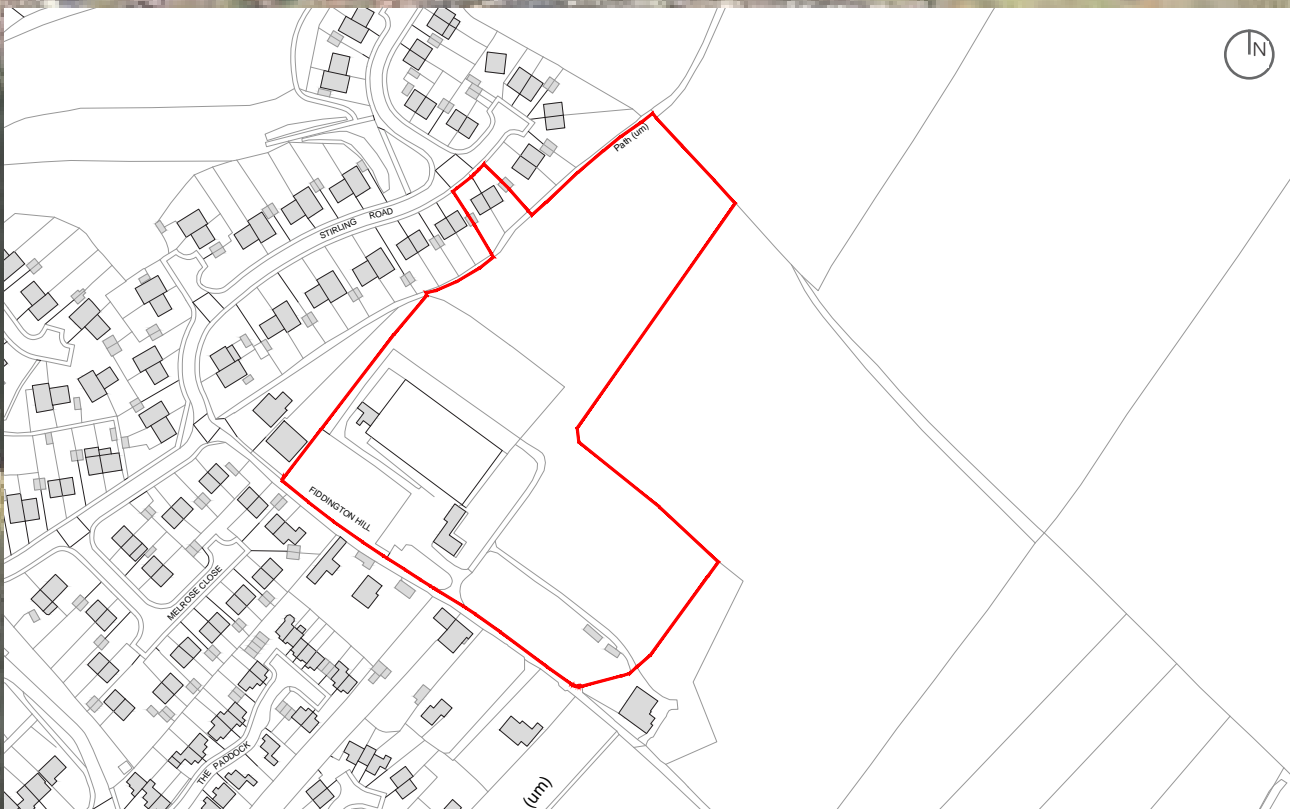


Fig.1- Site Location Plan







2. Site in Context

ST BARNABAS
C OF E PRIMARY
SCHOOL

DROVE LANE

NORTHEROOK

FIDDINGTON CLAY

B3098 HIGH STREET

MARKET
LAVINGTON
COMMUNITY HALL



B3098

STIRLING ROAD

FIDDINGTON HILL





2.1. The Site

The 2.65ha site is primarily brownfield and is within two ownerships but the parties are engaged in ongoing discussions and committed to working collaboratively to bring forward development on the site.

Part of the site was allocated for the development of approximately 50 dwellings in the draft Wiltshire Housing Site Allocations Plan under Policy H1.2 Underhill Nursery, Market Lavington as shown with a dashed blue line on the plan below.

Acher Land within Proposed Allocation

The Archer Land within the Proposed Allocation is comprised of the working nursery with associated office, car park, poly-tunnels and glasshouses cover much of the northwest plot and a two storey residential dwelling.

Walker Land within Proposed Allocation

The Walker land within the proposed allocation is partly redundant or used for storage with empty poly-tunnels and large areas of overgrown scrub .



Fig. 2: The Site



Archer Land outside the Proposed Allocation

The north eastern field is vacant and comprises rough grass and a recently planted young Leylandii hedge and a mature Leylandii hedge to the southwest.

No.'s 35 and 36 Stirling Road.

Castlewood have an agreement in place to purchase 35 & 36 Stirling Road to enable a new vehicular access to the Site to be taken from the north. This is considered to be a more appropriate access than utilising the existing, constrained, Fiddington Hill.

Site Boundaries

The peripheral boundaries are formed by the rear gardens of properties associated with Stirling Road and Fiddington Hill to the north; by Fiddington Hill to the southwest; to the southeast by no. 3 Fiddington Hill; and by field boundaries to the southeast and east with a varying degree of enclosure.



Fig. 4: View looking North across the car park towards houses on Fiddington Hill



Fig. 3: View looking south across the southern part of the site ("Walker Land")



Fig. 6: View looking East within the Nursery



Fig. 5: View looking north east at the rear of Stirling Road properties and Bridleway MLAV24





3. Context and Assessment

3.1. Local Facilities, Services and Connections

The site is located within close proximity to the local services with Market Lavington including:

- a co-op supermarket;
- a pharmacist;
- a post office;
- local shops including a butcher, florist and a hairdresser;
- The Green Dragon pub and restaurant, Indian and Chinese takeaways and a café;
- Market Lavington Community Hall; and
- The Elisha Field playing field.

Local Health services include the Market Lavington Surgery and Courtyard Surgery in West Lavington.

The village has two schools, as well as a pre-school group:

- St. Barnabas's primary school
- Lavington School, a comprehensive, secondary school with sixth form.

The site is less than two miles from Dauntsey Academy Primary School and Dauntsey's School, an Independent School, in nearby West Lavington.

Road

The existing vehicular access into the site is from Fiddington Hill which branches from the residential street of Fiddington Clay.

The High Street running through Market Lavington provides access to the A360 to the west which connects to the small towns of Devizes and Salisbury.

Bus

There are four bus routes operating close to the site.

- The U4 (Urchfont to Salisbury) and D3 (Bath to Devizes) are served from the B3098/ Fiddington Clay bus stop, a 5-6 minute walk from the site.
- Route 2 (Devizes to Salisbury), stops at the B3098/Park Road bus stop, and
- Route 87 (Trowbridge to Devizes) stops opposite the Kings Arms.

Rail

The closest access to the rail network is provided at Westbury, approximately 10 miles west of the site.

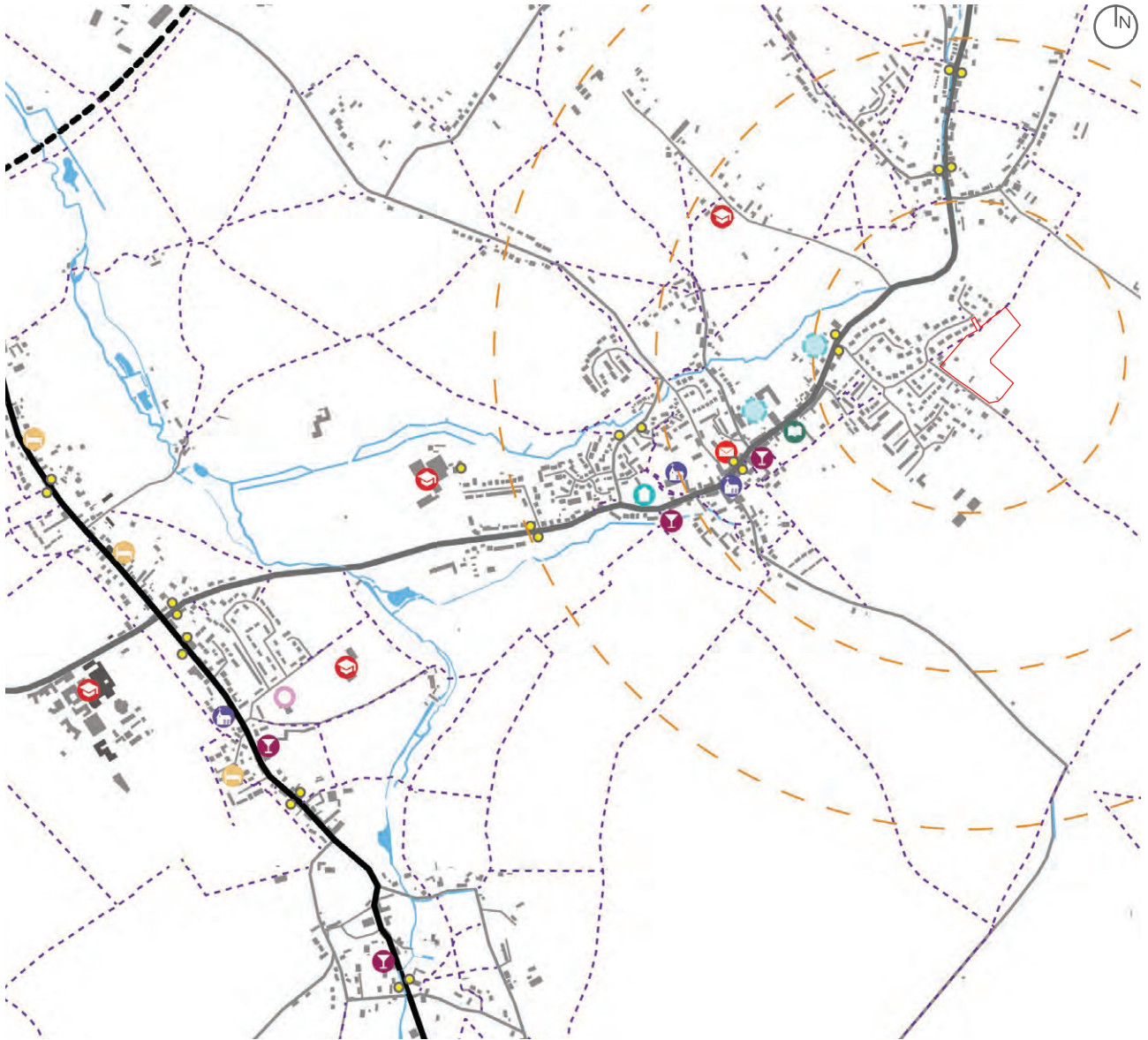
Pedestrian and Cycle

A network of public rights of way extends from the village connecting the settlement with open landscape on either side of the vale.

Bridleway MLAV24 runs along the northwest boundary of the site adjacent to the rear gardens of properties on Stirling Road. This route travels northeast from the edge of Market Lavington and connects with The Clay which extends southeast from Easterton and connects with the wider public right of way network to the southeast.

Fiddington Hill, to the southwest boundary provides vehicular access to residential properties and bridleway ref: MLAV31 extends southeast from it. This bridleway connects with the Wessex Ridgeway and White Horse Trail long distance footpaths that follow the edge of Salisbury Plan and the escarpment.





Key


















 Site Boundary	 Public Right of Way	 Community Hall	 Pub
 Railway Track	 Bus Stops	 Library	 5 Minute Walking Distance
 A360	 School	 Pharmacy / Medical Centre	 Post Office
 B3098	 Nursery	 B&B / Hotel	
 Local Roads	 Place of Worship		

Fig. 7: Local Facilities, Services and Connections Plan





3.2. Landscape and Visual Amenity

Designations

The site is not covered by any landscape designations. The nearest area of designated landscape is the North Wessex Downs Area of Outstanding Natural Beauty (AONB) located approximately 4.6 kilometres to the northeast. Other designations in the vicinity include:

- The Salisbury Plain Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protection Area (SPA) - located approximately 720 metres to the southeast of the Assessment.
- Easterton Conservation Area – located approximately 200 metres to the north. The Conservation Area Statement (2003) describes a typical spring-line parish, its distinct character derived from its valley situation and the character and variety of its buildings.
- Market Lavington Conservation Area – located approximately 230 metres to the west. The Conservation Area statement (2002) describes the landscape setting of the historic town which currently allows the historic buildings to have unobstructed views of Salisbury Plain.
- There are a number of listed buildings within the historic cores of Easterton and Market Lavington, including:
 - Easterton Manor – grade II listed, located c.280 metres to the northwest.
 - Court Close Farmhouse – grade II listed, located c.280 metres to the north.
 - Ivy Lodge – grade II listed, located c.300 metres to the west.
 - Church of St Mary – grade I listed church, located c.740 metres to the southwest within Market Lavington.

Character

The site is located within the Vale of Pewsey LCA and close to the boundary with the Salisbury Plain West LCA. In the Wiltshire Housing Site Allocations Plan: Pre-submission draft plan – Stage 4a Site Landscape Assessment the Assessment Site was considered within two separate parcels, both of which were identified as having a moderate-high capacity to accommodate change.



Fig. 8: Residential properties on Stirling Road overlooking the Assessment Site's north eastern field



Fig. 9: Views from bridleway MLAV24 that follows the north west boundary of the site



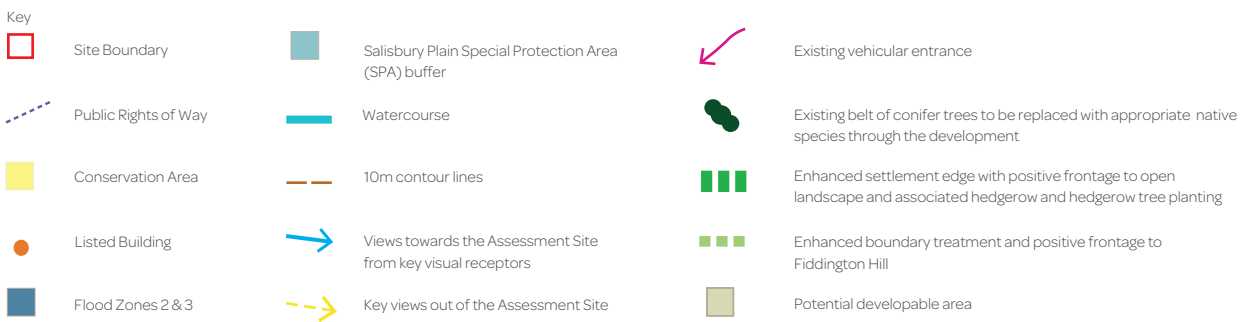


Fig. 10: Landscape Designations Plan





3.3. Food Risk and Drainage

Flooding

According to the Environment Agency’s (EA) Flood Zone Map, the site lies entirely within Flood Zone 1. This zone comprises land where flooding from rivers and the sea (fluvial) is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year.

In addition, the Environment Agency’s (EA) website also identifies two instances where land is subject to onsite surface water flood risk (pluvial) as depicted below. These locations appear to coincide with local topographic depressions along the north west boundary, and look to be generated by the site itself, as opposed to from the significant Salisbury Plain up catchment.

Sustainable water management measures should be used to control the surface water runoff from the proposed development site therefore, managing the flood risk to the site and surrounding areas from surface water runoff. It is likely that infiltration type SuDS drainage may be viable on the site.



Fig. 11: EA Surface Water Flood Risk Plan (Pluvial Flooding extent)

3.4. Access

Existing Access

The site is currently accessed from Fiddington Hill on the south west boundary of the site. Fiddington Hill is a single track road.

Due to its narrow nature it is not deemed as a suitable access road for the main entrance of the development. Instead pedestrian links will be provided here into the site, linking it on foot with the other residential areas of Market Lavington and the public right of way network.

Proposed Access

The proposed vehicular access for the site will be from Stirling Road, at the North West section of the site. An appropriate access junction will be provided here by demolishing a pair of semi-detached dwellings along Stirling Road. This will provide an access wide enough to cater for the new development traffic.

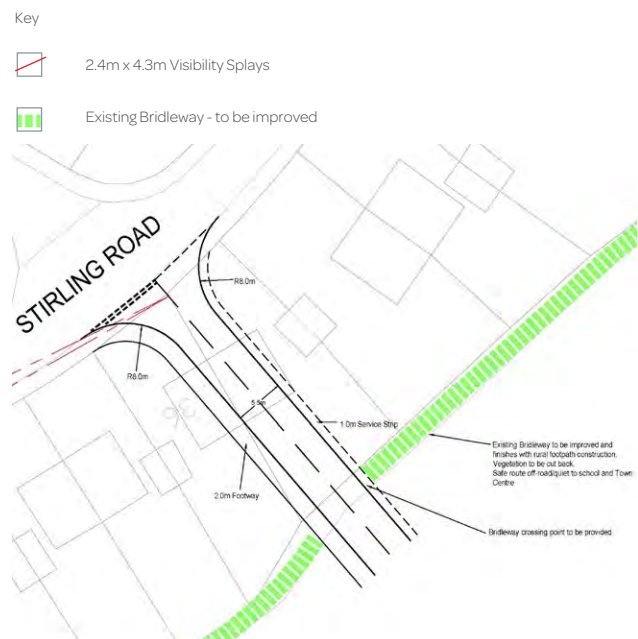


Fig. 12: Stirling Road Proposed Access Plan



3.5. Sustainable Movement

The Wider Area improvements

Additional improvements to the pedestrian connections in the area are proposed to enhance connectivity within the village, making it a safe and pleasant place. This will encourage people to walk on foot, helping to link the village facilities such as schools.

This will include improvements to the existing Bridleway with vegetation cut back and the surface improved to rural footpath construction and new tactile crossing points.

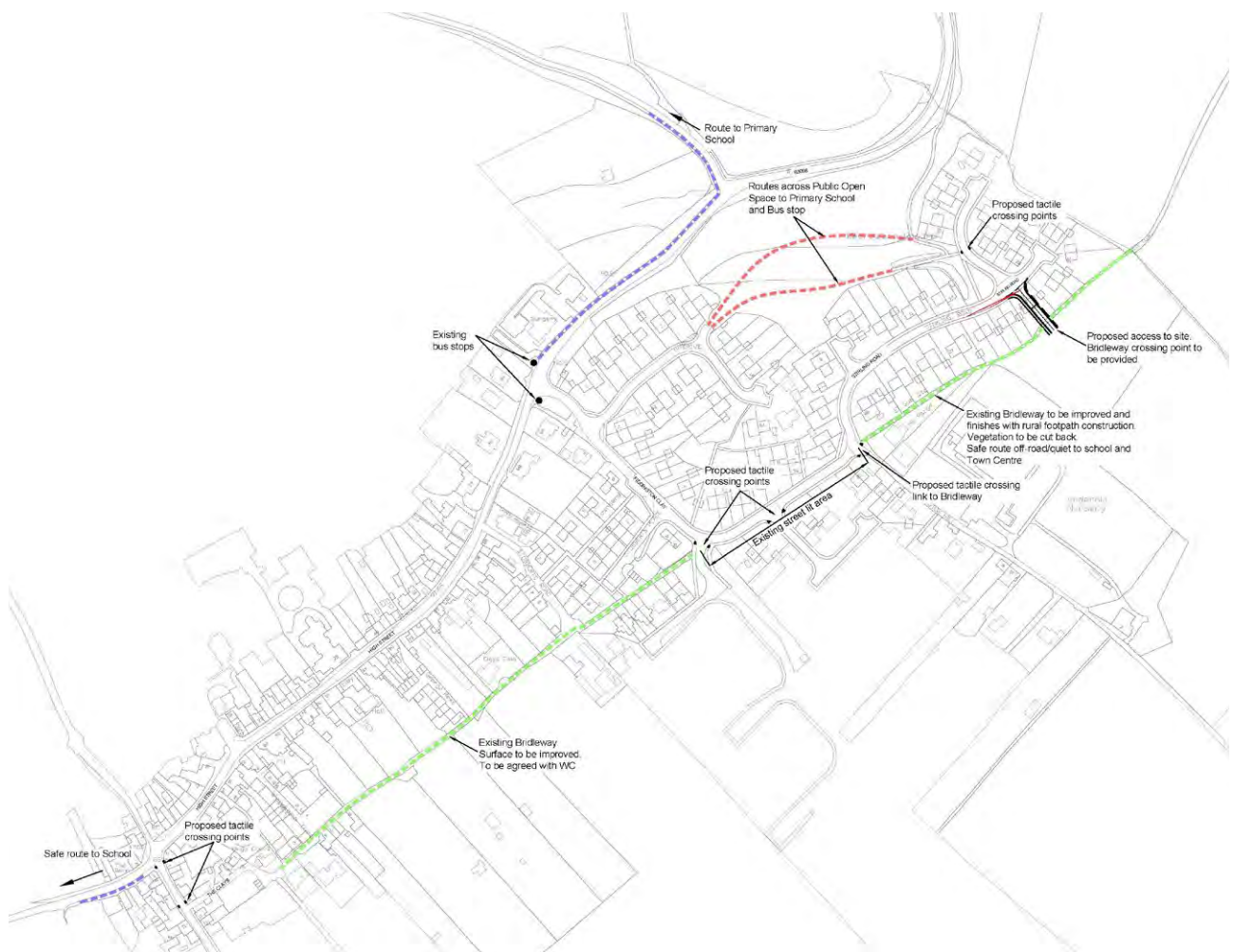


Fig. 13: Market Lavington Pedestrian Improvement Plan



4. The Masterplan Approach

The Existing Site Infrastructure



Proposed Green Infrastructure



The site comprises an area of gently sloping land that has previously been developed as a nursery. It is currently occupied by glasshouses, a residential dwelling, car park and a vacant rough grass field. The large conifer tree belts that currently enclose parts of the nursery are an incongruous feature in the local landscape.

The north eastern field is the most visible in views from the wider landscape and is seen adjacent to the existing settlement edge which constitutes an abrupt transition from open landscape to residential dwellings.

The structure of the masterplan is to create an enhanced settlement edge to Market Lavington with native hedgerow and tree planting that provides a positive frontage to the open landscape.

The development will be wrapped within accessible open space, creating a pleasant place to live, with green space and play on your doorstep.



Access and Movement



Masterplan Strategy



The primary vehicular access will be taken from a new priority junction from Stirling Road.

The existing PRow will be retained along its current alignment. New pedestrian connections will run through the proposed open space, linking the development to the wider pedestrian and cycle network.

The proposal is for a residential development wrapped within public open space providing a softly landscaped edge to the south eastern edge of Market Lavington.

The site will respond sensitively to adjacent residential properties.



5. Implementing the Vision

Option 1

Option 1 illustrates how up to 50 dwellings can be accommodated within the brownfield, western area of the site, currently occupied by a dwelling and the nursery with its associated poly-tunnels and car park.

The illustrative layout below shows how the site can be accessed from Stirling Road through the demolition of the existing pair of semi-detached houses.

A mixture of new homes would be provided in a landscape setting including ; SuDS, informal play space, structural native tree and hedgerow planting and open space.



Fig. 14: Illustrative Layout Option 1 Plan



Option 2

Option 2 illustrates how the whole site, including the vacant rough grass field to the north east could be comprehensively developed to accommodate 75 dwellings.

The new development would be enclosed appropriately by a new landscape edge for the village of native tree and hedgerow planting. Whilst creating a desirable setting for new home owners, biodiversity and ecology will also be encouraged to thrive.



Fig. 15: Illustrative Layout Option 2 Plan





5.1. Character Areas

The Inner Core

This area will form the inner area of the development and will comprise of:

- Terraces and semi-detached dwellings
- Two storey dwellings
- Landscaped shared surface streets
- Enclosure with minimal front gardens
- Mix of on plot parking and parking set back from the road



Fig. 16: Inner Core Precedents



The Landscaped Edge

Dwelling here will front on to the adjoining fields to the south and east of the site. At a slightly lower density than that of the inner core this will create the soft landscaped edge. The landscaped edge will comprise of:

- Detached and semi-detached properties
- Private drives and shared surface routes
- On-plot parking
- Deeper front gardens
- Two storey development



Fig. 17: Landscaped Edge Precedents





6. Conclusion

This document demonstrates how potential residential development at Land at Underhill Nursery represents an opportunity for positive and beneficial growth in Market Lavington.

The site sits within a parcel of land located to the south east of Market Lavington. This parcel is within the immediate context of existing residential development to the north and west boundaries.

Initial assessments have demonstrated that Underhill Nursery is free from significant environmental and infrastructure constraints.

This is a brownfield site on the edge of Market Lavington bordered by residential development. There is the opportunity to improve the settlement edge with hedgerow and tree planting to form a landscape buffer along the north eastern and south eastern edges, thereby containing the development from the wider chalk plain.

The site is available for development and has the capacity to deliver around 75 homes alongside creating a soft, green edge to the village.





The background features a light green gradient at the top, transitioning into a dark green area at the bottom. A large, rounded, brownish-grey shape overlaps the dark green area, creating a layered effect.

Turley

Appendix 2: Landscape and Visual Impact Assessment Note

Outline Landscape and Visual Appraisal

Underhill Nursery, Market Lavington

April 2019

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Client
Castlewood Properties Ventures Ltd

Our reference
COWR3003

April 2019

1. Introduction

- 1.1 This outline Landscape and Visual Appraisal (LVA) for Underhill Nursery, Market Lavington, Wiltshire has been prepared by Turley Landscape and VIA on behalf of Castlewood Properties Ventures Ltd. Its purpose is to identify the existing landscape character context and visual context of the site, identify the key landscape opportunities and constraints of the site, and provide a high level assessment of potential landscape and visual issues if development were introduced on the site. The report is supported by a series of figures and drawings, which are set out in **Appendices 1 and 2**.
- 1.2 The site comprises an 'L' shaped parcel of land containing a pair of two storey semi-detached residential dwelling; a working nursery with associated poly-tunnels and car park; and, a vacant rough grass field. The site is bounded to the northwest by the rear gardens of properties associated with Stirling Road; to the southwest by Fiddington Hill; to the southeast by the garden plot of no. 3 Fiddington Hill; and to the northeast and east by field boundaries with a varying degree of enclosure. The boundary extends to the north to accommodate a potential access route from Stirling Road, including residential dwellings nos.35 and 36 Stirling Road, which are in the control of the client. The site boundary is illustrated in **Figure 1.1**.



Figure 1.1: Assessment Site boundary (red line) and the boundary of the Underhill Nursery housing allocation (blue dashed line)

- 1.3 For the purposes of this baseline appraisal, the site as a whole is referred to as the 'Assessment Site'. Part of the Assessment Site is allocated for the development of approximately 50 dwellings in the draft Wiltshire Housing Site Allocations Plan under Policy H1.2 Underhill Nursery, Market Lavington as shown with a dashed blue line on **Figure 1.1**. This appraisal will compare the potential landscape and visual effects if

development were introduced on the Assessment Site with the potential landscape effects of introducing development on the smaller housing allocation.

- 1.4 This appraisal is arranged in eight sections; the second section identifies the relevant national and local planning policy and guidance documents; and, the third, fourth and fifth sections discuss the baseline situation of the Assessment Site and the surrounding area in terms of 'landscape elements', 'landscape character' and 'visual amenity'. The sixth section provides a summary of the landscape opportunities and constraints of the Assessment Site and the site allocation area, together with an outline of a potential development strategy and development principles. In the seventh section a high level assessment of the potential landscape and visual effects is provided with a comparison of both development options. Finally, the eighth section sets out a summary and conclusions to the assessment.

Study Area

- 1.5 The principal study area for this appraisal comprises the Assessment Site and the surrounding area within 1km of the site boundary. This was considered to be the principal area with potential to be affected in landscape or visual terms and/or with potential to be affected if development were introduced within the Assessment Site. Where relevant, more distant areas with long distance views towards the Assessment Site were also identified.

Surveys

- 1.6 A preliminary desk study was undertaken to establish the physical components of the Assessment Site and its surroundings along with potential visual receptors. Ordnance Survey (OS) maps and aerial photography were utilised to identify these features. A field study was undertaken by a chartered landscape architect from Turley Landscape and VIA on 1st February 2018, during which the visibility was good. Features of the Assessment Site and the surrounding area were identified and verified along with the visual receptors previously established. The field study also involved travelling through parts of the study area and producing a working photographic record of key views and features within the area.

Methodology

- 1.7 The appraisal is carried out in accordance with the principles set out in Guidelines for Landscape and Visual Impact Assessment, 3rd edition, (Landscape Institute and Institute for Environmental Management and Assessment, 2013); An Approach to Landscape Character Assessment (Natural England, 2014); and, Landscape Character Assessment: Technical Information Note 08/2015 (Landscape Institute, 2016).

2. Planning Policy, Designations and Guidance

Planning Policy

National Planning Policy

- 2.1 At a national level, the National Planning Policy Framework (NPPF) (2012) sets out the government's planning policies for England and how they are expected to be applied. Guidance that is particularly relevant to landscape and visual matters is set out in paragraphs 17, 58, 61 and 109. The NPPF is supported by the Planning Practice Guidance (PPG) (2014), which includes guidance on character and visual matters within its design category section.

Local Planning Policy

- 2.2 At a local level, the Assessment Site falls within Wiltshire County Council which covers the whole of Wiltshire, excluding Swindon. Planning Policy for the County is set out in the Wiltshire Core Strategy Development Plan Document (2015); and, saved policies from the Kennet District Local Plan. A number of plans are currently in preparation including the Wiltshire Housing Site Allocations Plan.

Wiltshire Core Strategy

- 2.3 The Wiltshire Core Strategy Development Plan Document was adopted on 20th January 2015. Core strategy policies of relevance to the Assessment Site and this appraisal include:

- **Core Policy 51: Landscape** – seeks to protect, conserve and enhance Wiltshire's distinctive landscape character and refers to the Landscape Character Assessments that cover the County, of which the Wiltshire Landscape Character Assessment (2005); Kennet Landscape Character Assessment (1999); and, the adopted Kennet Landscape Conservation Strategy (2005) are relevant to the Assessment Site. Development proposals must not have a harmful impact upon landscape character and where negative impacts cannot be avoided; they should be mitigated through sensitive design and landscape measures.
- **Core Policy 52: Green Infrastructure** - development proposals should seek to retain and enhance Wiltshire's green infrastructure network. Opportunities to enhance the connections between the natural and historic landscapes of Wiltshire should also be identified.
- **Core Policy 57: Ensuring high quality design and place shaping** – new developments are expected to be of high quality design and should be informed by local context and the distinctiveness of the natural and built environment. Development should respond positively to existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to help to integrate the development with its setting.

Wiltshire Housing Site Allocations Plan: Pre-submission draft plan

2.4 In the emerging Wiltshire Housing Site Allocations Plan, part of the Assessment Site is allocated on the Proposals Map for the development of approximately 50 dwellings under Policy H1.2 Underhill Nursery, Market Lavington.

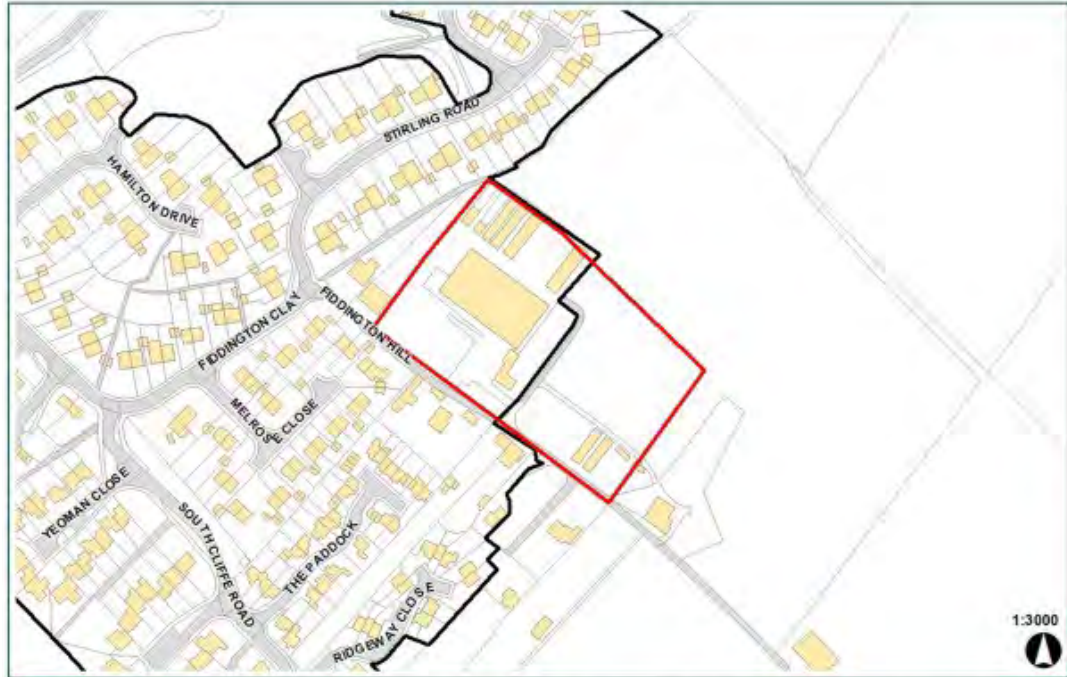


Figure 2.1: Policy H1.2 Underhill Nursery, Market Lavington proposed housing allocation boundary

2.5 The policy information states that development within this location would need to avoid the premature loss of agricultural land and open countryside.

“Development would need to incorporate measures to address potential impacts on existing residents within the immediate vicinity of the site. This is likely to include, but is not necessarily limited to planting, screening and setting back housing development from the road. Mature trees and hedgerows within the site should be retained and protected as priority habitat. Moreover, all new planting would need to complement and significantly bolster existing patterns of vegetation to soften the south-eastern boundary of the site and increase habitat connectivity.

Development proposals must also demonstrate how the character and distinctiveness of the village, its surrounding countryside have been taken into account in the design of any layout. Site boundaries would need to be softened through landscaping and planting to reduce the impact of development on surrounding countryside”.

Planning Guidance

Wiltshire Housing Site Allocations Plan: Pre-submission draft plan – Stage 4a Site Landscape Assessment

2.6 As part of the evidence base for the Site Allocations Plan, The Environment Partnership and Wiltshire Council carried out landscape assessment work including the

consideration of effects on landscape character and views. The northwest side of the Site containing the nursery and the grass field to the northeast was assessed under 'Site: 2055 Market Lavington'.

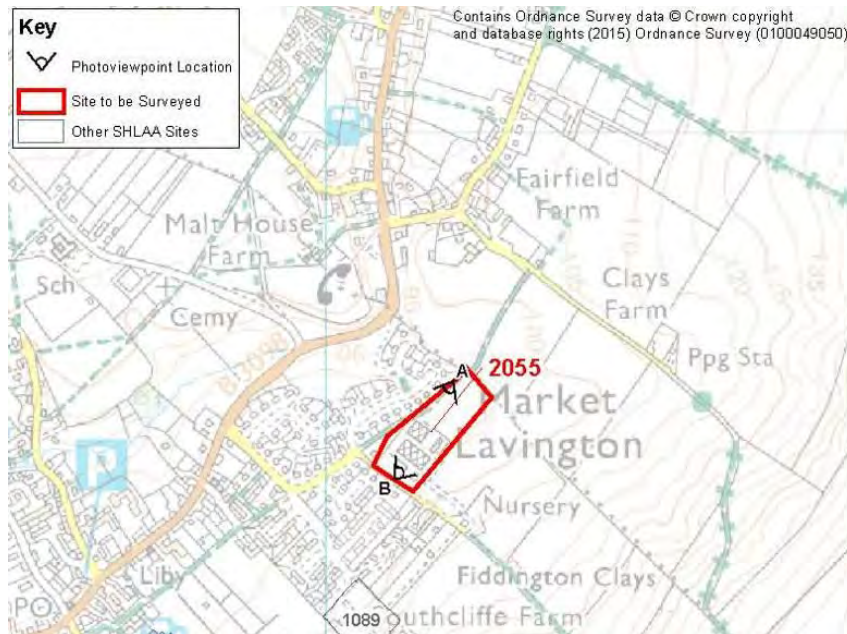


Figure 2.2: Boundary of Site: 2055 Market Lavington taken from the Wiltshire Housing Site Allocation Plan: Site Landscape Assessment

2.7 The evaluation of landscape character of Site: 2055 and the surrounding area states:

“The northern half of the site has visual connections to the Chalk upland landscape to the south. However, the southern part (nursery) of site is not representative of the wider character area with its urban edge land use including numerous poly-tunnels and belts coniferous trees screening its eastern, western and southern boundaries that mean that this part of site is commonplace. The site as a whole is not particularly representative of the neighbouring landscape character area to the south and east, which is part of the Salisbury Plain. There are some incongruous features in the local landscape, such as the large conifer tree belts and the abrupt residential edge along part of the western site boundary. The northern part of the site and its immediate surroundings to the south does have an attractive quality, which is not visible from any approaches into the village and has limited contribution to the settlement setting”.

2.8 The site described as having a moderate-low visual prominence and moderate-high sensitivity to public accessibility. Important views are described as being dominated by detracting features. It is recognised as having a moderate-high potential for mitigation on account of deciduous vegetation within its immediate surroundings and the scope for further hedgerow and tree planting to further strengthen boundaries that would be in keeping with the local landscape character.

2.9 The Impact Assessment provided in the study concludes that the overall magnitude of effect on landscape character if the whole parcel were to be developed, would be low adverse and the overall magnitude of effect on views would be low adverse. The

capacity to accommodate change is described as moderate-high and the narrative states:

“The proximity of the site to edge of Market Lavington and presence of existing development within the site, and bordering to the north and west influences its landscape character. Effects on public views would be relatively limited, with higher visual effects likely to be experienced by neighbouring residents. There would be opportunity to set back development from the bridleway along the southern boundary incorporating an appropriately landscaped buffer to any proposed development to filter views towards the development, prevent a highly visible built edge, and reduce landscape and visual effects on the locality. There is a moderate to high potential to mitigate landscape and visual effects through additional hedgerow and tree planting, which also has the potential to improve the appearance of the settlement edge. Overall, there is a moderate to high capacity to accommodate residential development (based upon 30 units per hectare) on this site”.

- 2.10 The southern side of the Assessment Site is assessed within Site: 530 – Fiddington Hill, Market Lavington.



Figure 2.3: Boundary of Site: 530 Fiddington Hill, Market Lavington taken from the Wiltshire Housing Site Allocation Plan: Site Landscape Assessment

- 2.11 The evaluation of landscape character of the site and surrounding area states:

“The large conifer tree belts are an incongruous feature in the local landscape. The landscape to the southeast and northeast is characterised by the smoothly rolling landform and large-scale arable fields creating an open and exposed landscape with occasional hedgerows and is characteristic of the 3A Salisbury Plain West LCA”.

2.12 Site 530 is described as having a moderate-low visual prominence and moderate-low sensitivity to public accessibility. The important views of this site are also dominated by detracting features. The assessment identifies that there is moderate-high scope for mitigation through strengthening and enhancing existing hedgerows and trees with the potential to improve the settlement edge.

2.13 The Impact Assessment concludes that the overall magnitude of effect on landscape character would be low adverse if the whole parcel were to be developed, and the overall magnitude of effect on views would be low adverse. The **capacity to accommodate change is described as moderate-high** and the narrative states:

“This is a brownfield site on the edge of Market Lavington bordered by residential development. There is the opportunity to improve the settlement edge with hedgerow and tree planting to a landscape buffer along the north eastern and south eastern edges and thereby containing the development from the wider chalk plain”.

Kennet Landscape Conservation Strategy SPG (2005)

2.14 The Landscape Conservation Strategy was adopted as Supplementary Planning Guidance in 2004. It provides detailed information of the enhancement priorities for each of the landscape character areas identified in the Kennet Landscape Character Assessment (1998). The relevant information from this document is summarised in section 4 of this appraisal.

Designations

2.15 The Assessment Site is not covered by any landscape designations. The nearest area of designated landscape is the North Wessex Downs Area of Outstanding Natural Beauty (AONB) located approximately 4.6 kilometres to the northeast. Other designations in the vicinity of the Assessment Site include:

- The Salisbury Plain Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protection Area (SPA) - located approximately 720 metres to the southeast of the Assessment, special features include chalk grassland, the Nine Mile River, juniper habitat, rare plants, invertebrates and birds including stone curlew and wintering hen harrier.
- Easterton Conservation Area – located approximately 200 metres to the north of the Assessment Site. The Conservation Area Statement (2003) describes a typical spring-line parish, its distinct character derived from its valley situation and the character and variety of its buildings.
- Market Lavington Conservation Area – located approximately 230 metres to the west of the Assessment Site. The Conservation Area statement (2002) describes the landscape setting of the historic town which currently allows the historic buildings to have unobstructed views of Salisbury Plain.
- There are a number of listed buildings within the historic cores of Easterton and Market Lavington, including:

- Easterton Manor – grade II listed, timber framed 17th century house located c.280 metres to the northwest.
- Court Close Farmhouse – grade II listed 16th or early 17th century farmhouse located c.280 metres to the north. Timber framed building with brick noggins on greensand rubble sills and some brickwork.
- Ivy Lodge – grade II listed two storey house constructed in greensand rubble with brick side elevations and slate roof; located c.300 metres to the west.
- Church of St Mary – grade I listed church originally built in the late 13th century and located c.740 metres to the southwest within Market Lavington.

3. Landscape Elements

- 3.1 The following features have been identified as contributing to both the landscape character of the Site and its surrounding area. They also influence the visibility of the Assessment Site from the surrounding area.

Assessment of Site features

- 3.2 The Assessment Site comprises a pair of two storey residential dwellings on Stirling Road; a working nursery with associated poly-tunnels, car park and further residential dwelling; and, a vacant rough grass field. Areas to the south of the Site are no longer in use and two poly-tunnels stand empty. The peripheral boundaries are formed by the rear gardens of properties associated with Stirling Road to the northwest; by Fiddington Hill to the southwest; to the southeast by the garden plot of no. 3 Fiddington Hill; and to the northeast and east by field boundaries with a varying degree of enclosure. The key features within and around the Assessment Site are described below.

Topography and Drainage

- 3.3 The topography of the Assessment Site is gently sloping from approximately 95 metres above ordnance datum (AOD) along the northwest boundary to approximately 101 metres AOD along the southeast boundary. The landform therefore slopes gently up from the settlement edge. The Assessment Site is associated within a gently undulating, low-lying vale that separates two areas of chalk downland located in the wider landscape. Beyond the Assessment Site to the southeast, the topography changes significantly on account of the steep chalk escarpment that rise up to the expansive rolling plateau landscape of the Salisbury Plain. The undulating slopes are a particularly distinctive part of the landscape and are a noticeable feature in views out from the Assessment Site.



Figure 3.1: Dramatic undulating escarpments of chalk upland beyond the Assessment Site (View east from Assessment Site's southern field)

- 3.4 There are no watercourses or waterbodies within the Assessment Site. A spring runs along the northern edge of Market Lavington and through the centre of Easterton forming a narrow valley with the existing development located to the lower levels enclosed by the surrounding rising topography.

Land Use

- 3.5 The Assessment Site is partly in use as a Nursery and poly-tunnels and glasshouses cover much of the northwest plot. The Nursery car park, office and residential dwelling are also located within this part of the Assessment Site. The southernmost field is partly redundant or used for storage with empty poly-tunnels and large areas of overgrown scrub. The north eastern field is also vacant and comprises rough grass and a recently planted young Leylandii hedge and a mature Leylandii hedge to the southwest.
- 3.6 There are a variety of land uses in the landscape surrounding the Assessment Site. To the north and west is residential development associated with Market Lavington. To the south and east is a band of predominantly large scale arable farmland with occasional smaller fields of pasture. In contrast, the landscape to the northern side of Market Lavington and Easterton is largely pastoral. The area of Salisbury Plain to the southeast is used as the Westdown Artillery Range.

Vegetation

- 3.7 Vegetation within the Assessment Site includes two large Leylandii hedgerows along part of the boundary with Fiddington Hill and enclosing the main extent of the Nursery. These bands of conifers are highly noticeable in views from the wider area and contrast with the native hedgerows and occasional mature trees that otherwise punctuate the landscape. A fragmented native hedgerow defines the northeast boundary and there

are patches of bramble and shrubs in the south eastern field. Sporadic tree and shrub planting associated with the Nursery is also present throughout.

- 3.8 Within the wider area to the south and east, tree cover is limited to occasional hedgerows creating an open expansive landscape. In views from the bridleway leading from Fiddington Hill, looking across to the opposite side of the vale, the mature deciduous vegetation associated with settlements and field boundaries is more prominent creating greater enclosure to the landscape. Mature trees within domestic gardens break up and soften settlements when seen from elevated areas.

Built Form

- 3.9 The built form within the Assessment Site includes the nursery poly-tunnels and glasshouses and a two storey brick dwelling with tile roof. The built residential development that surrounds the Assessment Site to the north and west is predominantly two storey, semi-detached houses or bungalows. These properties are typically constructed in red brick with clay tile roofs with occasional rendered facades and tile hangings. Hill House, located to the north of the Assessment Site is a white rendered brick building and a pair of semi-detached brick dwellings faces the Assessment Site's entrance from Fiddington Hill (**Figure 3.2**). Within the centre of Market Lavington there is a greater presence of stone and more variety in architectural detailing such as brick or stone dressings and timber-framed facades.



Figure 3.2: Hill House to the southeast (right image) and the residential property opposite the site entrance to the south (left image)

Movement

- 3.10 Bridleway ref: MLAV24 runs along the northwest boundary adjacent to the rear gardens of properties on Stirling Road. This route travels northeast from the settlement edge of Market Lavington through a narrow gap between residential plots on Stirling Road and Fiddington Hill before the path opens up to the surrounding landscape (halfway along the northwest boundary of the Assessment Site). The bridleway connects with The Clay which extends southeast from Easterton and connects with the wider public right of way network to the southeast. Fiddington Hill, to the southwest boundary provides vehicular access to residential properties and bridleway ref: MLAV31 extends southeast from it. This bridleway connects with the Wessex Ridgeway and White Horse Trail long distance footpaths that follow the edge of Salisbury Plan and the escarpment and mark the boundary of the danger zone associated with the Westdown Artillery Range.

3.11 Vehicular access into the Assessment Site is from Fiddington Hill which branches from the residential street of Fiddington Clay. A network of public rights of way extends from the village connecting the settlement with open landscape on either side of the vale. Roads within the local area are quiet secondary routes. The High Street running through Market Lavington provides access to the A360 to the west which connects to the small towns of Devizes and Salisbury.

4. Landscape Character Context

- 4.1 A review has been undertaken of the county and district landscape character assessments and the associated character areas that the Assessment Site falls within. Consideration has also been given to whether the Assessment Site's landscape elements reflect and contribute to the characteristics of the relevant areas.

Wiltshire Landscape Character Assessment

- 4.2 The county scale Wiltshire Landscape Character Assessment was produced by Land Use Consultants in 2005. This study is referenced in the Site Landscape Assessment (summarised in Section 2 of this appraisal) that was produced to inform the draft Wiltshire Housing Site Allocation Plan. The Landscape Character Assessment identifies 16 Landscape Types, of which the Assessment Site is located within Type 15: Greensand Vale. The Assessment Site falls within LCA 15A: The Vale of Pewsey which is the only identified Landscape Character Area (LCA) of the Greensand Vale.
- 4.3 The Vale of Pewsey is described as a low lying landscape with boundaries following the contours along the foothills to the base of the steep scarps that rise to the north and south. The Assessment Site lies close to the southern boundary of LCA 15A which marks this change in topography between the site itself and the rising landscape to the south and east. The key characteristics of LCA 15A are identified as:
- *Underlain by Upper Greensand with a series of low undulating foothills of Lower Chalk flanking the vale sides.*
 - *Broad, low lying, level vale, becoming gently undulating as it narrows to the east.*
 - *Contained and enclosed by the dramatic escarpments of chalk upland to either side.*
 - *Varied land cover with pasture along tributaries and arable in medium to large fields enclosed by hedgerows.*
 - *Chalk foothills in arable land use with very open large scale fields.*
 - *Weak hedgerow structure with few hedgerow trees and boundaries replaced by fencing.*
 - *Threaded by numerous minor streams draining to the headwaters of the River Avon, lined by riparian vegetation with strips of alder and willow and some important wetland habitats - meadow, marsh and wet woodland.*
 - *A settled landscape with compact small towns, clustered villages, hamlets and many dispersed residential and farm buildings.*
 - *Built form includes soft red brick and flint, often used in decorative styles, limestone, sarsen, cob and timber frame, with roofs of thatch or clay tile.*

- 4.4 The positive landscape features of significance identified in the study include the ‘*views to dramatic scarp slopes of the Chalk downs*’ and the ‘*variety of locally produced building materials such as brick, flint and stone, often combined to decorative effect*’.



Figure 4.1: View from northeast of the Assessment Site demonstrating the change in character to the north of the Assessment Site from the low lying vale to the dramatic escarpments of chalk uplands

- 4.5 The **condition of the landscape is described as moderate** largely on account of the loss of hedgerows and hedgerow trees. The **strength of character is also identified as moderate** and is described as highly settled yet still rural in character to parts. The latter has been affected by modern development on the edges of settlements and intensive arable farming which has reduced the variety and richness of the area’s character.
- 4.6 The overall strategy for the Greensand Vale Landscape Type is to: ‘**conserve and improve the rural, agricultural character of the vale, maintaining the pattern of discrete small villages set within a quiet rural landscape**’. This includes preserving the clear skylines and backdrop of the surrounding slope, replanting and extending the hedgerow network and planting new hedgerow trees.
- 4.7 The landscape directly to the southeast of the Assessment Site falls within Landscape Type 3: High Chalk Plain and LCA 3A: Salisbury Plain West. **The landscape is identified as having a strong character in a good condition**. The narrative states that the long views and openness of the level plateau have a high visual sensitivity to change. The changes in topography and land use form result in a distinct change in landscape character rather than a gradual transition and as such, despite the Assessment Site falling directly adjacent to LCA 3A, it does not share its characteristics.

Kennet Landscape Character Assessment (1998)

- 4.8 The Kennet Landscape Character Assessment was produced by Atlantic Consultants in 1998. Within the study, the Assessment Site is located within the Vale of Pewsey LCA and its boundaries are largely the same as defined for the county scale assessment. On account of this similarity, and due to the age of the study, it has not been considered further in this assessment. However, the Kennet Landscape Conservation Strategy, produced in 2005 as a follow up to the landscape character assessment, is summarised below.

Kennet Landscape Conservation Strategy SPG (2005)

- 4.9 The Landscape Conservation Strategy was adopted as Supplementary Planning Guidance in 2004. It provides detailed information of the enhancement priorities for each of the landscape character areas identified in the Kennet Landscape Character Assessment (1998).
- 4.10 The Assessment Site is situated within the Vale of Pewsey LCA and is identified as an area for **repair** in the landscape Enhancement Strategy included within the SPG. These landscapes are classified as:
- 4.11 *“Landscapes which have been more substantially weakened by intensive farming, Dutch elm disease and non-agricultural activity. These landscapes require more significant intervention to repair landscape structure and features and may require mitigation of detracting land uses or features”.*
- 4.12 The Vale of Pewsey is a broad valley which separates the Marlborough Downs to the north and Salisbury Plain to the south. The enhancement priorities for the landscape relevant to the Assessment Site are as follows:
- *Encourage repair, replanting and widespread extension of hedgerow network and development of mature hedgerow trees, using native species typical of this locality.*
 - *Maintain existing roadside hedgerows and trees, including avenues, and replace where these have been removed or weakened through neglect or Dutch Elm Disease.*
 - *Improve landscape structure and land management on the fringes of settlements and along main roads, to mitigate adverse impacts on the landscape.*
 - *Establish strong landscape structure to absorb existing or new development on the fringes of urban areas and settlements.*
 - *Encourage better boundary maintenance and management of land in horse-grazed pastures, allotments, etc.*
 - *Encourage new tree planting, and where appropriate, less intensive management of playing fields and recreation grounds to provide diversity and improve landscape and ecological value.*
- 4.13 Key implementation principles from the landscape conservation strategy for the Vale of Pewsey include the need for the spring-line villages not to coalesce. It is recommended that strong landscape buffers, using indigenous woodland species alongside open space and shrub and hedgerow planting are used where development is considered acceptable to the periphery of a settlement.

Landscape Character Summary

- 4.14 The Assessment Site has been compared with the character areas of the ‘Vale of Pewsey’ as described in both the West Wiltshire Landscape Character Assessment and

the Kennet Landscape Conservation Strategy SPG. It forms a small area on the southern boundary of the character area which is a narrow extension to the vale between the chalk uplands of the Salisbury Plain West and the rolling farmland of the Trowbridge Rolling Clay Lowland northwest.

- 4.15 It was considered that the Assessment Site is representative of a limited number of characteristics of the wider district and county character areas. The Assessment Site is characteristic of the low lying topography at the foot of the steep chalk escarpments with views of this adjacent dramatic landscape. It contributes to the recognisable settlement pattern in the vale with the development of spring line villages located on the lower levels. However, the character of the Assessment Site is heavily influenced by its urban fringe land use as a Nursery and the surrounding housing estate that is part of the modern extension of the village. The more positive features of the landscape such as the network of waterways with waterside pastures and riparian woodlands are represented in other parts of the landscape and are not present on the Assessment Site. The identified forces for change in the landscape such as the settlement edges that are less assimilated into the landscape and the loss of hedgerow boundaries and mature trees are recognisable features of the Assessment Site. As such, the opportunities to repair the landscape, as presented in the Kennet Landscape Conservation Strategy, are also relevant.

5. Visual Amenity

- 5.1 The visibility of the Assessment Site from the surrounding area was established through both a desktop analysis of the surrounding area and by confirming on site the localised screening effect of the landform, vegetation and built form.

Approximate Zone of Visual Influence

- 5.2 The visibility and visual influence of the Assessment Site varies in relation to the presence of boundary vegetation and the surrounding area's varying elevation. Key elements that provide visual containment to the area include: built form within Market Lavington to the northwest and the southwest; existing tall bands of conifer trees alongside Fiddington Hill and enclosing the main extent of the nursery to the southeast; and, the steep scarp slopes to the southeast of the Assessment Site. These elements enclose parts of the Assessment Site and restrict its visibility from some of the local surrounding area.
- 5.3 From the Assessment Site's northeast and southern fields there are open views to the dramatic chalk scarp slopes on the edge of Salisbury Plain. The undulating plateau of the plain itself is obscured from view. Views towards Easterton to the north are obscured by a small hillock that provides visual separation between the two villages. There are open views to the adjacent residential properties associated with Stirling Road from the northeast field. Extended views to the north, are limited to glimpsed views through breaks in built form to further residential properties and mature vegetation alongside the High Street to the north. There are open views of Fiddington Hill from the southwest side of the Assessment. The opposite residential properties on Fiddington Hill are partially obscured by close-board timber fencing or low hedgerows that enclose the rear garden plots. Particularly noticeable to the north of the nursery car park is the red tile roof and roof extension of the adjacent property on Fiddington Hill.



Figure 5.1: View from car park to the north of the Assessment Site to the rear of residential properties and Fiddington Hill opposite the Assessment Site.

- 5.4 There is no physical boundary to the southern and eastern edges of the Assessment Site allowing open views to the adjacent fields and creating a currently open edge to this part of the settlement. Resultantly, the Assessment Site is more open to view from visual receptors in the wider landscape to the south and largely contained by the settlement edge to the north.

Receptors and Key Views

- 5.5 The key receptors which have been identified as having existing views of the Assessment Site and/or with views with potential to be affected if development were introduced on the site are:
- Residents of private properties on Stirling Road;
 - Users of public right of way MLAV24 which follows part of the northwest boundary;
 - Users of promoted footpaths the Wessex Ridgeway and White Horse Trail;
 - Users of Fiddington Hill and associated public right of way MLAV31;
 - Residents of private properties on Fiddington Hill;
 - Private properties to the southern edge of Easterton, Clay Farm and users of The Clay; and,
 - Long distance views from the public right of way network in the wider landscape to the north, south and east.

5.6 The key views towards the Assessment Site from the above receptors are briefly described in the following paragraphs.

5.7 **Residents of private properties on Stirling Road**—The rear windows of some properties on Stirling road overlook the Assessment Site’s north eastern field and the open views extend towards Salisbury Plain. These are attractive rural views of a distinctive open landscape. The Assessment Site’s poly-tunnels and glasshouses have an intrusive influence on some resident’s views and the tall conifer trees prevent views of the wider landscape from some properties. Properties on the western side of Stirling Road have their views obscured by vegetation to the north of the nursery or the two residential properties facing west onto Fiddington Hill.



Figure 5.2: The rear windows of residential properties on Stirling Road overlooking the Assessment Site’s north eastern field (view from Assessment Site’s north eastern field).

5.8 **Users of public right of way MLAV24** – This bridleway is partly enclosed as it passes through a narrow gap between residential plots. The Leylandii hedge enclosing the nursery prevents longer distance views from the western stretch of the path. Where the route runs alongside the north eastern field and exposed settlement edge, there are open views across the Assessment Site of the wider distinctive expansive landscape.



Figure 5.3: Views from bridleway MLAV24 that follows the northwest boundary of the Site

- 5.9 **Users of promoted footpaths the Wessex Ridgeway and White Horse Trail** – These paths run along the edge of Salisbury Plain (c. 1- 1.5km from the edge of Market Lavington) and provide extensive panoramic views of the surrounding landscape. The views extend across the low lying vale that Market Lavington is set within and the village is visible in the distance. From parts of the path, the Assessment Site is obscured by the intervening landform at the plateau edge. There are glimpsed distant views of the Assessment Site’s northeast field which is a small and relatively recessive part of the extensive panorama seen in front of the exposed settlement edge. The dominant feature of the view is the distinctive topography of the open rural landscape that encloses the settlement areas situated to the lower ground.



Figure 5.4: Views from the Wessex Ridgeway long distance footpath and byway

- 5.10 **Private properties to the southern edge of Easterton, Clay Farm and users of The Clay** – Easterton’s southern edge is largely enclosed by a small hillock that wraps around the southern edge of the village. It is likely that windows of properties to the southern edge of Easterton and the northern end of The Clay would have glimpsed views towards the Assessment Site that are heavily filtered by mature trees within domestic gardens. The Clay provides access to Clays Farm and connects to a byway open to all traffic (BOAT) leading to the Wessex Ridgeway. The path provides open views of the expansive arable landscape of the clay vale and adjacent chalk slopes. The Assessment Site is seen at the base of the slopes, partly obscured by intervening hedgerows and the tall Leylandii hedgerows within the site itself. The Assessment Site sits below the skyline in these views which is formed by the surrounding elevated landform.
- 5.11 **Users of Fiddington Hill and associated public right of way MLAV31** – Views from Fiddington Hill and bridleway MLAV31 vary depending on the elevation and boundary features or vegetation. This is a narrow rural lane that approaches the chalk slopes on the edge of Salisbury Plain. The route is partly backed onto by residential properties and close-board fencing which weakens its character. Further south there is a more positive relationship with residential dwellings and views open up towards the open expansive rural landscape.



Figure 5.5: Panoramic view from bridleway MLAV31 of the exposed settlement edge adjacent to the Assessment Site and the intrusive Leylandii hedge. The elevated landform enclosing the edge of Easterton is seen to the north of the Assessment Site

- 5.12 When initially travelling adjacent to the Assessment Site boundary, there are open views of the nursery car park. Further to the southeast views become obscured by the tall Leylandii hedge. From the bridleway, as the topography rises, there are wide stretching views of the open agricultural landscape. In views looking north, the Assessment Site is seen within the wider panorama at the base of the hill and associated with the exposed settlement edge. The Leylandii hedgerows are an intrusive feature of the landscape that contrasts with the prevailing characteristics of open fields and occasional native hedgerows and trees. However, they do currently provide screening to the poly-tunnels and glasshouses associated with the nursery. The Assessment Site is a recessive part of the impressive open view across the vale.
- 5.13 **Residents of private properties on Fiddington Hill** – The character of views from private properties on Fiddington Hill vary in relation to the presence of urbanising features and the associations with the open chalk slopes. Windows that overlook the Assessment Site from Fiddington Hill have views of the nursery car park, structures within the nursery and the tall bands of conifers. Views of the wider landscape are largely obscured by these existing features within the Assessment Site. Further south on Fiddington Hill the quality of the views increases and properties such as Hill House have expansive views of the wider landscape.



Figure 5.6: Hill House overlooking the open landscape

- 5.14 **Long distance views from the public right of way network in the wider landscape to the north, south and east** – From the surrounding countryside to the north and south there are open views across the Vale of Pewsey and Salisbury Plain. The Assessment Site forms a small part of these expansive views of scarp slopes and downland and is seen in context with the settlement edge rather than the open rural landscape. When glimpsed, the structures associated with the nursery and the uncharacteristic conifer trees are intrusive features in the views.

6. Landscape Opportunities and Constraints and Key Development Principles

Landscape Opportunities and Constraints

Assessment Site

6.1 The key landscape opportunities and constraints which have been identified following the initial landscape and visual appraisal of the Assessment Site are illustrated on **Figure 1** of **Appendix 1** and can be summarised as:

- The Assessment Site has been previously developed for use as a nursery and is located adjacent to the existing settlement edge of Market Lavington. It is in walking distance to the small number of local amenities within the centre of the village. Development of the Assessment Site has the potential to form a continuation of the existing settlement pattern with good connectivity with the village and walking routes in the surrounding countryside to the south and north. If development were introduced on the Assessment Site the southern boundary would form a continuation of the existing settlement edge of the village.
- There are opportunities to improve the condition of existing landscape features within the Assessment Site including the potential removal of uncharacteristic Leylandii hedgerows and poor quality nursery structures. Despite the current screening value of these conifer trees to the existing nursery, opportunities should be taken to introduce more appropriate native species which would be appropriate to the local landscape character and would both soften views of built development and integrate the settlement with the existing rural context.
- The Assessment Site is set away from the more sensitive steeply sloping chalk scarp to the south and development would follow the existing pattern of settlement set within the lower lying clay vale.
- There are open views of the Assessment Site from parts of Fiddington Hill, bridleway MLAV31, residential properties associated with Stirling Road and bridleway MLAV24. The latter two are particularly sensitive on account of the existing open rural views towards Salisbury Plain. Development would need to be sufficiently offset from the bridleway and residential properties and breaks through built development should be preserved to allow for some views towards the open landscape from where within the developed area.
- The public right of way (bridleway MLAV24) that runs along the northwest boundary forms a valuable access route to the countryside from the adjoining settlement area. This route should be retained and integrated with green corridors within any future development. The development edge should be treated sensitively to avoid back to back rear gardens alongside the path.
- In views towards the Assessment Site from bridleway MLAV31 and the Wessex Ridgeway there are open views of the south eastern boundaries and the exposed settlement edge of Market Lavington. Development of the Assessment Site

provides the opportunity to create an enhanced settlement edge with native hedgerow and tree planting that provides a positive frontage to the open landscape.

- A number of properties along Fiddington Hill have rear elevations facing onto the road. The assessment Site provides the opportunity to introduce development which creates a positive frontage to the road.

Comparison with Housing Allocation

6.2 The key landscape and visual opportunities and constraints for the Underhill Nursery draft housing allocation are illustrated on **Figure 2** of **Appendix 1**. These are broadly the same as identified for the Assessment Site with the main differences summarised below:

- On account of it not including the northeast field, development within the housing allocation would be less open to view from the wider landscape to the southeast and short distance views from bridleway MLAV31 and residential properties on Stirling Road.
- There are fewer opportunities to enhance the wider settlement edge of Market Lavington through development of the Housing Allocation on account of no changes being made to the exposed settlement edge associated with Stirling Road.

Key development Principles

Assessment Site

6.3 An illustrative layout plan for the Assessment Site is provided in **Drawing 3001 Rev: A** of **Appendix 2** which responds to the identified landscape opportunities and constraints and would accommodate 75 residential dwellings with associated open space on the site.

6.4 The illustrative layout is based on the following key development principles:

- Development across the Assessment Site with landscape buffers maintained between the development and Fiddington Hill and the bridleway along the northwest boundary. Front or side elevations of dwellings face these routes and open space is incorporated to create green corridors;
- Vehicular access is provided from Stirling Road through the removal of the pair of semi-detached properties within the site boundary. Additional pedestrian/cycle access provided throughout the layout to connect with the existing public right of way network on Fiddington Hill and to the east;
- Creation of enhanced settlement edge utilising open space with native species hedgerow and intermittent trees to the outer boundary and a positive frontage between residential properties and wider open landscape;
- Visual breaks in built development are preserved through the orientation of roads to allow intermittent views towards Salisbury Plain from bridleway

MLAV31 and residential properties on Stirling Road. Vantage points for attractive views towards Salisbury Plain and adjoining landscape would also be possible from the open space buffer to the south eastern boundary;

- Enhancement to boundary treatment to Fiddington Hill with new hedgerow, wide offset of built form from road, adjacent attenuation features and a positive frontage is created by facing residential dwellings; and,
- Landscape structure of native hedgerows and hedgerow trees reinforced with additional planting, including tree planting within the development area to soften and integrate built development in to the landscape.

Comparison with Housing Allocation

- 6.5 An indicative development framework and landscape strategy for the Housing Allocation is provided in **Drawing 3002 Rev: A** of **Appendix 2**. In comparison with the Assessment Site, this would accommodate around 47 dwellings with associated open space, resulting in a difference of -28 dwellings.
- 6.6 The illustrative layout incorporates similar principles as the Assessment Site with the enhancements to the Fiddington Hill frontage and new planting to the southern boundary. The key difference is the removal of the north eastern field which decreases the developable area and would remain as a vacant rough grass field. The settlement edge would be enhanced through the removal of the Leylandii hedge and new native planting to the southern boundary. Views to the rear of housing on Stirling Road would remain.

7. Summary of Landscape and Visual Effects

- 7.1 An initial assessment has been undertaken of potential landscape and visual effects if development were introduced on the Assessment Site in line with the development framework and development principles set out in section 6. These are summarised below.

Assessment Site

Landscape effects

- Localised changes to landscape character within the site itself arising from the introduction of built development in an area which is currently an open grass field. The larger extent of the Assessment Site has been previously developed for use as a nursery and development in these areas is likely to provide minor beneficial effects on landscape character on account of the enhanced quality of built form and landscape features.
- Minor adverse effect on the Vale of Pewsey LCA with effects limited to the local area around the Assessment Site. It is considered that effects on the adjacent Salisbury Plain West LCA would be negligible on account of the existing views of the settlement edge and the removal of intrusive features associated with the nursery.
- Minor beneficial effects arising from hedgerow planting and reinforcement, the removal of the uncharacteristic Leylandii hedge and the new positive relationship between residential dwellings on the new settlement edge and the wider landscape.
- Minor beneficial effects on the character of Fiddington Hill with the removal of the adjacent car park and large scale Leylandii and introduction of a new hedgerow and open space corridor and pedestrian access.

Visual effects

- Minor or negligible adverse effects on views from the Wessex Ridgeway long distance footpath and bridleway MLAV31. It is recognised that the removal of the Leylandii hedge would slightly increase the amount of built form in the views in the short term. Yet in the medium to long term this would be outweighed by the new positive frontage to the edge of the settlement and new native planting that contributes to the existing character of the landscape.
- Moderate adverse effects on views from adjacent properties on Stirling Road and bridleway MLAV24 as views of open agricultural land are replaced with views of the development edge. The effects would be softened by some open breaks through the development and the offset of built form from the northwest boundary.
- Minor beneficial effects on views from Fiddington Hill with the removal of the intrusive features of the nursery and the creation of a new positive frontage to the development.

- From the wider network of public rights of way an increase in residential development in views would be read in context with the existing settlement edge and would in part be enhanced by the new planting and positive frontage to development.

7.2 Most of the above effects would reduce over time as planting around and within the development area matures.

Comparison with Housing Allocation

7.3 In comparison with the development of the Underhill Nursery housing allocation, the anticipated landscape and visual effects would be largely similar. The key differences between the two are summarised below.

- The Housing Allocation is predominantly occupied by previously developed land and therefore less built development would be introduced on land which is currently open, slightly reducing the effects on landscape character.
- Due to the reduced size, the magnitude of effect arising from the development of the housing allocation on a number of key visual receptors would be slightly reduced. In particular views of the open landscape to the southeast from bridleway MLAV31 and residential properties on Stirling Road would be preserved.
- There would be no mitigation to the existing exposed settlement edge of Market Lavington associated with Stirling Road.
- Reduction in the amount of new hedgerow and tree planting which would provide connections and enhancements to the existing landscape framework.

7.4 Overall, it is considered that there would be little difference between the potential scale of landscape and visual effects arising from the Assessment Site and the Underhill Nursery Housing Allocation. The Assessment Site provides the opportunity to introduce a greater number of dwellings whilst corresponding with the existing settlement edge and patterns of development. There would be slightly greater effects on views from immediate residential dwellings and the bridleway to the northwest boundary. However, this should be considered in balance with the opportunities to create a robust and enhanced settlement edge that abuts the more sensitive landscape associated with Salisbury Plain to the southeast.

8. Summary and Conclusions

- 8.1 An initial landscape and visual appraisal has been undertaken by a chartered landscape architect from Turley Landscape and VIA for a site known as 'land at Underhill Nursery, Market Lavington' or the Assessment Site. A comparison of the potential landscape and visual effects has been made in relation to the Assessment Site and the smaller area that has been identified in the draft housing allocation for Underhill Nursery.
- 8.2 The appraisal identified that the Assessment Site is located within the Vale of Pewsey LCA and close to the boundary with the Salisbury Plain West LCA. In the Wiltshire Housing Site Allocations Plan: Pre-submission draft plan – Stage 4a Site Landscape Assessment the Assessment Site was considered within two separate parcels, both of which were identified as having a moderate-high capacity to accommodate change.
- 8.3 The Assessment Site itself comprises an area of gently sloping land that has previously been developed as a nursery. It is currently occupied by glasshouses, a residential dwelling, car park, a vacant rough grass field and a pair of semi-detached properties on Stirling Road. Tall Leylandii trees and hedgerows that currently enclose parts of the nursery are prominent intrusive features in views from the wider landscape that conflict with the existing landscape framework. The north eastern field is the most visible in views from the wider landscape and is seen adjacent to the existing settlement edge which constitutes an abrupt transition from open landscape to residential dwellings. The key visual receptors in close proximity to the Assessment Site are the residential properties along Stirling Road and Fiddington Hill and the bridleway alongside the northwest boundary. These receptors have open views across the Assessment Site to the distinctive undulating landscape on the chalk slopes of Salisbury Plain.
- 8.4 The south eastern edge of the Assessment Site was considered to be of slightly higher sensitivity on account of the role it plays in the transition between the open landscape to the south and the settlement edge. The northwest boundary and southwest boundary were also considered to be of higher sensitivity on account of the adjacent pedestrian routes and overlooking residential properties. The Assessment Site as a whole was considered to have capacity to accommodate residential development on account of the existing connections with the settlement edge, the existing development of the site and associated intrusive features and the opportunities to make enhancements to the landscape features.
- 8.5 The key landscape opportunities and constraints of the Assessment Site (**Appendix 1**) and the Underhill Nursery Housing Allocation were identified and illustrative layout plans (**Appendix 2**) for both options were prepared to illustrate the potential of the site to accommodate development. It was considered that the Assessment Site could accommodate 75 dwellings with associated open space and flood attenuation features. In comparison, the Underhill Nursery Housing Allocation could accommodate 47 dwellings.
- 8.6 Potential landscape and visual effects arising from the introduction of development on the Assessment Site and housing allocation were identified and are summarised in

section 7. It was considered that the difference between the potential effects in landscape and visual terms associated with the development of the Assessment Site and that of the housing allocation would be very small. In relation to the Assessment Site the effects on key visual receptors in close proximity would increase and there would be an increase in built form in currently open landscape. However, alongside the potential to accommodate a larger number of dwellings, the Assessment Site also offers the opportunity to enhance the existing settlement edge and improve the transition between the development and the more sensitive landscape associated with Salisbury Plain to the southeast.

Appendix 1: Landscape and Visual Opportunities and Constraints



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- Assessment Site boundary
- Public rights of way
- Conservation Area
- Listed Buildings
- Floodzones 2 and 3
- Salisbury Plain Special Protection Area (SPA) buffer
- Watercourse
- 10m contour lines
- Views towards the Assessment Site from key visual receptors
- - - - - Key views out of the Assessment Site
- ↘ Existing vehicular entrance
- Existing belt of conifer trees to be replaced with appropriate native species through the development
- Enhanced settlement edge with positive frontage to open landscape and associated hedgerow and hedgerow tree planting
- Enhanced boundary treatment and positive frontage to Fiddington Hill
- Green corridor created with public right of way preserving some breaks through new development to allow views of Salisbury Plain. Sensitive treatment to edge of development to avoid back to back rear gardens
- Potential developable area

CLIENT:
 Castlewood Properties Ventures

PROJECT:
 Underhill Nursery, Market Lavington, Wiltshire

DRAWING:
 Figure 1 - Landscape and Visual Opportunities and Constraints - Assessment Site
PROJECT NUMBER:
 COWR3003

DRAWING NUMBER: COWR3003_01 **CHECKED BY:** JE

REVISION: 01 **STATUS:** Final

DATE: April 2019 **SCALE:** NTS

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the Community





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- Assessment Site boundary
- Public rights of way
- Conservation Area
- Listed Buildings
- Floodzones 2 and 3
- Salisbury Plain Special Protection Area (SPA) buffer
- Watercourse
- 10m contour lines
- Views towards the Assessment Site from key visual receptors
- Key views out of the Assessment Site
- Existing vehicular entrance
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- Enhanced settlement edge with positive frontage to open landscape and associated hedgerow and hedgerow tree planting
- Enhanced boundary treatment and positive frontage to Fiddington Hill
- Potential developable area

CLIENT:
Castlewood Properties Ventures

PROJECT:
Underhill Nursery, Market Lavington, Wiltshire

DRAWING:
Figure 2 - Landscape and Visual Opportunities and Constraints - Housing Allocation

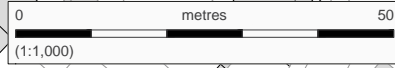
PROJECT NUMBER:
COWR3003

DRAWING NUMBER: COWR3003_02 **CHECKED BY:** JE

REVISION: 00 **STATUS:** Final

DATE: February 2018 **SCALE:** NTS

Appendix 2: Illustrative Layout Plans



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 Site Boundary

 Draft Proposed Housing Allocation

CLIENT:
Castlewood Properties Venture Ltd

PROJECT:
Underhill Nursery, Market Lavington

DRAWING:
Illustrative Layout Plan Option 1

PROJECT NUMBER:
COWR3003

DRAWING NUMBER: 3001 **CHECKED BY:** CD

REVISION: A **STATUS:** DRAFT

DATE: 03/07/18 **SCALE:** 1:1000 @ A3






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 Site Boundary

 Draft Proposed Housing Allocation

CLIENT:
Castlewood Properties Venture Ltd

PROJECT:
Underhill Nursery, Market Lavington

DRAWING:
Illustrative Layout Plan Option 2

PROJECT NUMBER:
COWR3003

DRAWING NUMBER: 3002 **CHECKED BY:** CD

REVISION: A **STATUS:** DRAFT

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Appendix 3: Flooding and Surface Water Drainage Technical Note

Project Title: Market Lavington, Devizes

Project No/ Document Reference: A200-R001

Date: 26 February 2018

FLOOD RISK AND SURFACE WATER DRAINAGE – SITE ALLOCATION

1 Context

- 1.1. This Technical Note has been prepared by Abley Letchford Partnership Ltd, on behalf of Castlewood Properties Ltd in relation to development proposed around Underhill Nurseries, Market Lavington, Devizes.
- 1.2. The principal aim of this note is to assess flood risk/surface water drainage constraints and opportunities as part of site allocation representations to Wiltshire County Council.

2 Site Location

- 2.1. The site lies approximately 0.5km to the east of Market Lavington, with Fiddington Hill to the west and Stirling Road and its adjacent residential dwellings to the north.
- 2.2. A large proportion of the site contains of greenhouses, polytunnels, buildings, and hardstanding consummate with the use as a plant nursery / garden centre. The remainder of the site is open agricultural fields.
- 2.3. The site falls in a north-westerly direction from Salisbury Plain towards the existing dwellings on Stirling Road. The site covers approximately 2.7 hectares (Ha).

3 Flood Risk

- 3.1. According to the GOV.UK Flood Zone Map, the site lies entirely within Flood Zone 1. This zone comprises land where flooding from rivers and the sea (fluvial) is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year.
- 3.2. In addition, the GOV.UK website also identifies two instances where land is subject to onsite surface water flood risk (pluvial) as depicted in Figure 1 overleaf. These locations appear to coincide with local topographic depressions along the north west boundary, and look to be generated by the site itself, as opposed to from the significant Salisbury Plain up catchment.



Figure 1: Pluvial Flooding extent (GOV.UK Website)

4 Existing Drainage Conditions

- 4.1. A site walkover concluded there are no open watercourses within the site itself. The nearest open watercourse is approximately 0.3km north west beyond High Street, this being unnamed.
- 4.2. This unnamed watercourse progresses westwards, through Market Lavington, before joining Semington Brook.
- 4.3. The existing premises are thought to dispose of surface water to ground via soakaways.

5 Geology

- 5.1. The British Geological Survey record plans for the area indicates the site spans the Upper Greensand Formation and West Melbury Marly Chalk Formation.
- 5.2. The Cranfield University Soilscape maps indicates the site overlies soil considered to be a free draining lime-rich loamy soils.



- 5.3. Environment Agency (EA) records show the site lies outside of Groundwater Source Protection Zones, although Zone 2 (Outer Zone) lies close to the eastern boundary. Should this zone ultimately transgress into the development site, the EA positively encourages discharge of clean waste water to ground within Zone 2 to help the recharge of underground aquifers.
- 5.4. Records also show the site falls within Principal aquifer designation for Bedrock and within an area of Groundwater Vulnerability due to underlying soluble rock.
- 5.5. Infiltration testing has not been carried out to date. However, given the recorded geology of the site, the minimal flooding from pluvial sources, and the lack of surface water sewers in the area, the use of infiltration type drainage within the site would appear to be viable subject to further geotechnical investigations.

6 Surface Water Drainage

- 6.1. As the site develops through the various stages of development, the drainage scheme will be designed to incorporate Sustainable Drainage (SuDS) as well as more traditional drainage options. However, at this stage it is important to recognise the constraints and opportunities to the site drainage.
- 6.2. Sustainable water management measures should be used to control the surface water runoff from the proposed development site therefore, managing the flood risk to the site and surrounding areas from surface water runoff.
- 6.3. The four main categories of benefits that can be achieved by SuDS, referred to as the four pillars of SuDS design, are:
 - **Water quantity** – control the quantity of runoff to support the management of flood risk, and maintain and protect the natural water cycle
 - **Water quality** – manage the quality of the runoff to prevent pollution
 - **Amenity** – create and sustain better places for people
 - **Biodiversity** – create and sustain better places for nature
- 6.4. As stated above, it is likely that infiltration type SuDS drainage may be viable on the site and these should be the first option wherever possible. These should be spread throughout the scheme to provide attenuation and filtration at source.
- 6.5. The overall site covers an area of approximately 2.7 hectares (ha). Given that there is likely to be large areas of greenspace, particularly forming a buffer to Fiddington Hill, an impermeable area of 65% would be a conservative approach at this stage. Therefore, a maximum impermeable area for development (as depicted by Illustrative Masterplan Option 2) would be approximately 1.75 hectares.



- 6.6. Using the ICP SuDS function within Micro Drainage software, the pre-development mean annual peak runoff rate (QBAR) for Illustrative Masterplan Option 2 is 1.2 litres/second. Utilising QBar should provide the worst-case scenario for attenuation requirements, as opposed to a variable discharge and Long Term Storage.
- 6.7. Micro Drainage Quick Storage Estimate provides for an attenuation volume of approximately 1,500m³ based on a controllable discharge rate of 5 litre/second, and no infiltration. Positive volume reductions can be gained using infiltration features, although for the purposes of this assessment their benefits have been ignored.
- 6.8. Both Illustrative Masterplans provide for a large area of attenuation adjacent to Fiddington Hill. This feature could be supplemented with complementary attenuation features such as swales, filter drains and granular storage pavement layers around the site.

7 Conclusion

- 7.1. Consideration has been given to the prevailing flood risk and surface water issues attributed to the site.
- 7.2. This assessment demonstrates that, by incorporating measures to accommodate flood risk within the development and by providing a sustainable surface water drainage strategy (SuDS), the proposed development does not pose a flood risk.
- 7.3. Both Illustrative Masterplans (Options 1 and 2) provide ample space for the principal attenuation feature. In addition, they both offer accompanying areas for smaller, yet equally important source control attenuation features.
- 7.4. By restricting the post-development discharge rate to QBAR, peak surface water runoff and volumes will be significantly reduced over that observed pre-development, thereby offer betterment to the wider community.
- 7.5. The associated SuDS features will not only provide attenuation space but also provide enhanced water quality and biodiversity as well as amenity both when wet and dry.
- 7.6. There is no reason, from a flood risk/surface water drainage perspective that would conflict with the site being allocated for future development.