

OUR PLACE : OUR PLAN

Have Your Say!



WEST LAVINGTON PARISH

CONSULTATION DRAFT NEIGHBOURHOOD PLAN

PUBLISHED BY WEST LAVINGTON PARISH COUNCIL under the Neighbourhood Planning (General) Regulations 2012 and EU Directive 2001/42 on Strategic Environmental Assessment.

Designed and Printed for West Lavington Parish Council by Dauntsey's School

OUR PLACE : OUR PLAN

Open Public Meeting



Where? West Lavington Village Hall

When? 10.00am Saturday 28th November

Large print copies of this leaflet will be available.

Please remember to fill in the

'Have Your Say - Your Response Form'

requesting your views on all these matters.

**The Consultation Period will run until the
16th January 2016.**

What is a Neighbourhood Plan?

A Neighbourhood Plan is a planning document that is prepared by local people and is about the use and development of land in their community. Neighbourhood planning gives communities more control over the future of their area by giving local people the chance to have their say on what happens where they live.

In West Lavington the Parish Council set up a Steering Group to prepare a Plan for the whole of the Parish and the Council has consulted the public several times. The Plan has to comply with the law and also be consistent with Wiltshire Council's Core Strategy.

The Parish Council has now published the first Draft Plan for public consultation. The Draft Plan proposes a range of future housing development for the area. It puts forward a settlement boundary, possible alternative sites, several development options and future policies to control new development.

This leaflet sets out the key proposals and asks the public for their views. The full Draft Plan is a much larger document that can be inspected at *Devizes and Market Lavington libraries, The Churchill Arms, The Bridge Inn, and the Courtyard Surgery as well as on line at the Parish Council website www.westlavington.org.uk*

Issues for Our Community

The Parish of West Lavington includes the villages of West Lavington and Littleton Panell as well as surrounding countryside including parts of Salisbury Plain. In recent years the population has risen by over 200 (from 1281 in 2001 to 1502 by 2011). Although part of the increase was in Dauntsey's School and care homes, the population living in households increased by over 120 during the same period.

The Plan needs to look at how the area provides for housing growth in the future as well as dealing with issues such as maintaining local jobs, community facilities, transport and the environment. The Steering Group studied all these issues in order to prepare the Draft Plan. A Planning consultant then produced a '*Scoping Report*' which contains all this background information and is an annexe for public comment within the Draft Plan.

Future Housing Growth

One of the key tasks of the Plan is to propose how many additional houses should be built in the next ten years. The Government have made it clear that more housing is required and Neighbourhood Plans are not permitted to limit growth to unrealistic levels. The Plan has to be consistent with the Wiltshire Core Strategy which now requires that sites for around 200 additional houses be found in the villages surrounding Devizes by 2026. The Strategy emphasises that sites should be found principally in the Service Centres and Large Villages (of which West Lavington/Littleton Panell is one).

Our own consultation in 2014 showed that *many people in the community felt that additional housing was needed* to support local facilities and also that some of these should be more 'affordable' houses. The public reaction did not support much higher growth figures. The Steering Group's own work has shown that actual rates of growth over ten years have been around 50 households.

It is therefore proposed that *an initial range of between 50 and not more than 100 houses be put forward* for consultation. The final proposals will be significantly affected by which particular development options are selected and how best the sites can be developed. A preferred growth level, tailored to the proposed development option, will be put forward for consultation in the Final Plan.





The Settlement Boundary

Our villages have for many years had a Settlement Boundary that was approved within the Kennet Local Plan. This plan has now been absorbed into the Wiltshire Core Strategy. The boundary has been largely adhered to and has been valuable in controlling the pattern of development. Within the Settlement Boundary the Core Strategy permits infill or minor development on small sites, but there are very few sites of this type remaining within the villages.

The Neighbourhood Plan has reviewed the boundary and a small number of minor changes have been discussed with Wiltshire Council. These changes recognise new developments that have been permitted in a few areas together with some minor amendments to the precise boundary line.

The Final Plan will put forward the preferred new sites for development and these would be incorporated within the revised Settlement Boundary. Apart from that the only changes that are proposed to the boundary are shown on **MAP 1**.

MAP 1: Settlement Boundary, Prop



Site 2: Littleton Panell High St, adjacent to 'The Farm'
A small site with ready access onto a service road.



Site 3: Behind West Lavington High St/Orchard Place/White St.
A large site with ready access onto a minor road.



Proposed Revisions & Short List Sites

Legend:
Current Settlement Boundary
Proposed Minor Revisions
Short List Sites



**Site 7: Behind Lavington Lane/
Sandfield/Newby Close.**
A large site that the owners indicate would require access from Lavington Lane.



**Site 5/6: West Lavington High St,
within Equestrian Centre**
A medium sized site with access issues that need to be resolved.

Future Development Options

To find the most suitable areas of land for future housing development the plan process had to consider all the land surrounding the Settlement Boundary. This search area contains a very large number of sites that, in theory, could be built upon. However, the Plan requires only a small number of good sites to be identified to meet our housing requirements.

Many of the sites were therefore ruled out by using “exclusion criteria” such as being within the Conservation Area or used as playing fields. This left a “long list” of 14 sites which were examined by an independent professional planning consultant. He gave them scores for their suitability and made enquiries of their owners about whether they could be made available for development. The full details of the methods and criteria used are set out in the Draft Plan.

This detailed process led to the “short list” of four sites in the villages. All of these appear to have potential and are owned by people who are interested in developing. These four sites are illustrated on the maps set out in **MAP 1**.

The sites vary considerably in size and it is important to limit any future housing proposals to the size required to meet the proposed range of between 50 and 100 houses. Thus whilst one site (number 7) would be sufficiently large to consider on its own, the others need to be thought about in several combinations. We have called these “**Development Options**”.

In our earlier consultation there was widespread public support for development on several smaller sites. This has been reflected in the choice of options put forward. There was also public concern about the need for ‘**affordable housing**’. This is regulated by the Core Strategy which requires 30% of houses to be ‘affordable’ within all schemes of 5 houses or more. Thus the choice of higher growth levels and larger capacity sites will tend to produce more ‘affordable’ homes. In addition developers will be required to pay a floorspace levy to Wiltshire Council of which 25% goes to the **Parish Council (the Community Infrastructure Levy - CIL)**. Each Option will produce some CIL funds for the Parish depending on the scale of proposed development.

The proposed Development Options are all different ways of meeting the possible future housing range of between 50 and not more than 100 units. Each site is different and the way they would be developed would be affected by size, location and costs. Your views will provide guidance to select the preferred option and to make specific proposals for housing numbers and types for the final plan. ***The consultation Response Form (inserted into the smaller leaflet) asks you to rank each of these Development Options, set out in TABLE 1 (see over the page), in order of preference. The Options are:***

Option A Sites 7 and 2

Option B Site 7

Option C Sites 3 and 5/6

Option D Sites 3 and 2

Proposed Plan Policies

The proposed Plan policies are designed to help West Lavington Parish Council and Wiltshire Council ***control future development in a way that best meets local requirements***. They would apply in addition to the policies in the Core Strategy (and must not conflict with it). The policies can only cover the use and development of land and buildings. The main purpose of each Policy is listed below but ***the full wording and reasons are set out in the Draft Plan. Your comments on the Policies are requested in the consultation Response Form.***

Policies

H1 Retain the existing Settlement Boundary with only small changes

H2 Owners of designated housing sites will have to agree a Development brief with the Parish Council

H3 All new development should be well designed

E1 Safeguard employment sites against being changed to housing use

E2 Support redevelopment of existing employment sites where suitable

CF1 Encourage proposals to improve the Village Hall and its surroundings

CF2 Safeguard all playing fields against future residential development

T1 New housing to provide adequate parking and refuse bin storage

Env1 Any development site adjacent to the Parish boundary to provide a landscaped buffer

Env2 Protect open views around the village and in the Conservation Area

Env3 Encourage landscaping and planting improvements around the villages

Option A - Sites 7 + 2

- Provides choice of sites close and fairly close to heart of each village, primary school and facilities with one site in West Lavington and one in Littleton Panell.
- 7 has long been unused scrub grass land crossed by a well used path.
- 7 may be suited to providing family accommodation because of its scale and proximity to school and facilities.
- 7 has low impact on most wider views, Lavington Lane could be screened by planting.
- 7 has significant capacity with possible scope for direct community benefit on site through planting, carpark and footpath enhancements.
- Development of site 7 would require a landscaped buffer zone adjacent to both the Parish boundary and Lavington Lane.
- 2 has long been unused scrub grass land adjacent to a recent farmyard development with previous use being intensive chicken houses (now demolished).
- Combination of 2 and 7 would be likely to provide a choice of style and density of housing due to size and location of each site.

Option B - Site 7

- Provides a single large site close to heart of village, primary school and facilities.
- 7 has long been unused scrub grass land crossed by a well used path.
- 7 may be suited to providing family accommodation because of its scale and proximity to school and facilities.
- Low impact on most wider views, Lavington Lane could be screened by planting.
- Has significant capacity with possible scope for direct community benefit on site through planting, carpark and footpath enhancements.
- Development of this site would require a landscaped buffer zone adjacent to both the Parish boundary and Lavington Lane.

TABLE 1: Development Options

Option C - Sites 3 + 5/6

- Provides choice of sites close to the historic centre of West Lavington village but concentrated at its southern end.
- 3 has recently been grazing land for sheep, now unused grass land, overlooked by adjacent houses and footpath users.
- 3 has significant capacity with possible scope for direct community benefit on site through planting and footpath enhancements.
- 3 is well screened from views from outside the site by hedgerows which would need to be retained.
- 5/6 would mean loss of local equine facilities and impact some views in centre of village.
- Combination of 3 and 5/6 could probably provide a choice of style and density of housing due to size and location of each site.

Option D - Sites 3 + 2

- Provides a choice of sites fairly close to the heart of the village with one at each end in West Lavington and Littleton Panell.
- 3 has recently been grazing land for sheep, now unused grass land, overlooked by adjacent houses and footpath users.
- 3 has significant capacity with possible scope for direct community benefit on site through planting and footpath enhancements.
- 3 is well screened from views from outside the site by hedgerows which would need to be retained.
- 2 has long been unused scrub grass land adjacent to a recent farmyard development with previous use being intensive chicken houses (now demolished).
- Combination of 3 and 2 could probably provide a choice of style and density of housing due to size and location of each site.

Have Your Say!

Your Response Form

Please fill in the short form which has been delivered to you with the smaller version of this leaflet and return it to us through the boxes placed in the village drop off points:

Costcutter Shop, The Churchill Arms, The Bridge Inn and the Courtyard Surgery, by no later than 16th January 2016.

There will also be an open public meeting at 10.00 am Saturday 28th November in West Lavington Village Hall.