

# West Lavington Neighbourhood Plan



**SEA & HRA  
Screening  
Request  
September 2017**

West  
Lavington  
Parish  
Council

**Our Place: Our Plan**  
A Plan for West Lavington and Littleton Panell

# West Lavington Neighbourhood Plan 2017-2026

*Our Place: Our Plan  
A Plan for West Lavington and Littleton Panell*

## SEA & HRA Screening Request September 2017

The Neighbourhood Plan Steering Group on behalf of West Lavington Parish Council:

Councillor Sandra Gamble (Chair)  
Nick Barnes  
Councillor Steve Coxhead  
Liz Evans  
Councillor Julia Ford  
Eileen Hinton  
Councillor Michael May  
Su Newson  
Mike Page  
Paul Rayner  
Councillor Richard Scott

The Parish Council received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK

For any query relating to the Neighbourhood Plan contact:  
Kaye Elston - Clerk to the Council  
Tel - 07782 251464  
Email: [clerk@westlavington.org.uk](mailto:clerk@westlavington.org.uk)

# Contents

Introduction	Page 3
Stage One: Establishing the need for a Strategic Environmental Assessment	Page 5
Stage Two: Likely significant effects on the environment	Page 8
Emerging Neighbourhood Plan Policy Framework	Page 11
Housing Site Allocation	Page 11
Mitigation Measures	Page 12
Conclusion	Page 12
Appendix One: Diagram of the SEA Directive to plans and programmes	Page 13
Appendix Two: Proposed Neighbourhood Plan Policies	Page 15
Appendix Three: Potential Impacts and Proposed Mitigation Measures	Page 17



# Introduction

1. This SEA screening request is made to Wiltshire Council to determine whether or not the contents of the West Lavington Neighbourhood Development Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
2. The European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain development plans that would have a significant environmental effect. An SEA may be required for a Neighbourhood Plan, dependant on what the plan is proposing.
3. The *Environmental Assessment of Plans and Programmes Regulations 2004* require that the need for an SEA is to be determined by a screening process. This must meet the criteria of Schedule 1 of the Regulations.
4. For West Lavington, it is the responsibility of Wiltshire Council to determine whether an SEA is required. To make this decision Wiltshire Council are required to consult with three statutory consultation bodies: Natural England, Environment Agency and Historic England. To assist the Local Planning Authority reach a determination on this matter we have submitted the Housing Site Selection Methodology, and the Sustainability Appraisal Scoping Report prepared by Impact Planning for the Steering Group in May 2014. The Housing Site Selection Methodology contains at Appendix 5 the Draft Development Brief for the proposed housing allocation, this is material to the consideration of potential effects and mitigation measures. In addition how the proposed site is located in relation to designated and non-designated heritage assets and environmental assets is detailed in Appendix 7 of the Site Selection Methodology document. Furthermore to assist the Local Planning Authority reach a determination we set out below our thoughts on the need for an SEA.
5. The contents of the West Lavington Neighbourhood Development Plan does not technically require a Habitats Regulation Assessment (HRA) in accordance with the European Directive 92/43/EEC and the Conservation of Habitats and Species Regulations 2010.
6. For West Lavington, the Neighbourhood Plan Area does include a small part of the Salisbury Plain Special Area of Conservation (SAC) and the Salisbury Plain Special Protection Area (SPA). Internationally designated wildlife sites are accorded the highest level of protection under European legislation. The purpose of the screening assessment is to ascertain whether there is potential for implementation of the Neighbourhood Plan to have significant effect on any such site.
7. The Habitats Regulations Assessment of land use plans relates to Special Protection Areas (SPAs), Special Areas of Conservation (SAC) and Ramsar Sites. SPAs are sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (79/409/EEC), more commonly known as the Birds Directive. They are classified for rare



## West Lavington Neighbourhood Plan Site SEA & HRA Screening Request

and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species.

8. SACs are classified in accordance with EC Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Article 3 of this Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive. These sites are known as the Natura 2000 network and are commonly referred to as European sites.
9. Ramsar Sites are designated under the International Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention, Iran 1971 and amended by the Paris Protocol 1992). Although Ramsar Sites are not protected in law by the Birds and Habitats Directives as a matter of policy government has decreed that unless otherwise specified procedures relating to SPAs and SACs will also apply to Ramsar Sites. Therefore the term 'international sites' is used to refer to all three of these designated sites.
10. The West Lavington Neighbourhood Plan contains part of a Natura 2000 site within its boundary. No cumulative effects with other plans or programmes are likely in the view of West Lavington Parish Council, the relevant Qualifying Body. Whilst the Neighbourhood Plan does propose to allocate land for development, it is not considered that it will lead to issues in terms of increased recreational disturbance, water resources or water quality.

## Stage One: Establishing the need for a Strategic Environmental Assessment

11. The Government published Planning Practice Guidance states there is no legal requirement for a Neighbourhood Plan to have a Sustainability Appraisal (SA) as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. Planning Practice Guidance also states, in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. Consequently a SEA screening statement has been undertaken using guidance from the Government published advice in 'A Practical Guide to the Strategic Environmental Assessment Directive' (2005).



12. The document 'A Practical Guidance to the Strategic Environmental Assessment Directive' was published by the then Office of the Deputy Prime Minister. It sets out guidance on how to comply with the European Directive 2001/42/EC known as the Strategic Environmental Assessment (SEA) Directive. Figure 2 of

## West Lavington Neighbourhood Plan Site SEA & HRA Screening Request

this practical guidance shows the Directive’s field of application in the form of a diagram (Appendix 1), which provides an outcome of whether a directive does or does not require an SEA.

13. In order to assist Wiltshire Council to undertake the screening we are providing an assessment of the NDP against the diagram provided in Appendix 1 to establish whether an SEA is required. Each stage of the diagram provides a criteria to which a ‘yes’ or ‘no’ response is required to progress to the next stage.

14. The table below shows the assessment of whether the NDP will require a full SEA. The questions below are drawn from the diagram in Appendix 1 which sets out how the SEA Directive should be applied and provides justification for the particular path considered suitable by the Parish Council and Steering Group.

# Strategic Environmental Assessment

**Table 1: Establishing the Need for SEA**

Stage	Y/N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes to criterion 1	The preparation of and adoption of the plan is allowed under The Town and Country Planning Act 1990 as amended by the Localism Act 2011. The NDP is to be prepared by West Lavington Parish Council (as the ‘relevant body’) and will be ‘made’ by Wiltshire Council as the Local Planning Authority. The preparation of the NDP is subject to The Neighbourhood Planning (General) Regulations 2012 (as amended) and The Neighbourhood Planning (Referendums) Regulations 2012 (as amended).
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	No	Communities, such as West Lavington have a right to be able to produce a Neighbourhood Plan. The plan is not required by legislative, regulatory or administrative provisions. Instead, if ‘made’ the plan would form part of the statutory development plan. Therefore it is considered necessary to answer the following questions to determine further if an SEA is required.

## West Lavington Neighbourhood Plan Site SEA & HRA Screening Request

Stage	Y/N	Reason
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	Yes to criterion 1  No to criterion 2	The NDP is prepared to set out for town and country planning purposes; the NDP proposes to set out policies which will influence future development within the parish of West Lavington. This is likely to include the development of housing, employment and community land uses. However, the plan is intended to be used as a tool which manages the design details of development rather than the principles of land use. The draft NDP does propose to allocate a housing site, but does not propose to allocate land for employment development. It does however propose to safeguard land for local green space. Furthermore the NDP will not be a tool to manage development of the scale and nature envisaged by Annex I and Annex II of the EIA Directive.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	No	A Habitats Regulations Assessment (HRA) screening assessment will consider the potential impacts of the NDP on sites covered by the Habitats Regulations. This HRA screening assessment is considered by the Parish Council as likely to conclude that a HRA is not required for the NDP.
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Yes	The NDP would if 'made' influence and partially determine the land uses within West Lavington as it proposes to contain a single housing allocation. In addition the NDP does propose to provide details of the community's preferential locations for local green space at local level.
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Yes	Once the NDP is 'made' by Wiltshire Council it will form part of the statutory development plan against which planning applications will be determined.
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	No	The NDP does not deal with any of these issues.
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	No (see stage 2 below)	Stage 2 of this SEA Screening Statement Request will consider the potential effects of the NDP on the environment. This considers the effects of the NDP against the criteria referred to in Article 3.5 of SEA Directive 2001/42/EC.

# Stage Two: Likely significant effects on the environment

15. The table below shows the assessment of the potential significant effects of the environment, as required by Article 3.5 of the SEA Directive.

**Table 2: Assessment of the likely significant effects of the environment.**

SEA Directive Criteria and Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Assessment Commentary	Likely Significant effect? (Y/N)
The characteristics of plans and programmes, having regard to:		
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	<p>The NDP would form part of the Statutory Development Plan if 'made' and therefore would set a framework for future development projects in West Lavington. However, the plan sits within a wider framework set out by the National Planning Policy Framework (NPPF), the Wiltshire Core Strategy; and the saved policies of the Kennet Local Plan. In due course the emerging Wiltshire Housing Site Allocations Plan will also form part of the policy framework. The policies of the NDP are required to be in general conformity with the NPPF, the Core Strategy; and the saved policies of the Kennet Local Plan.</p> <p>In addition, the projects for which the NDP proposes to contribute to setting a planning framework are very local in nature.</p>	No
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The NDP has a low hierarchical position within a number of statutory development plans, therefore the NDP will respond to rather than influence other plans or programmes. Policies set out in the NDP are required to be in conformity with the NPPF, the Core Strategy; and the saved policies of the Kennet Local Plan.	No



## West Lavington Neighbourhood Plan Site SEA & HRA Screening Request

SEA Directive Criteria and Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Assessment Commentary	Likely Significant effect? (Y/N)
(c) the relevance of the plan or programme for the integration of The TSP will work to protect and enhance the natural environment and landscape of West Lavington	<p>The NDP will seek to work to protect and enhance the natural environment and landscape of West Lavington and Littleton Panell, including statutory and non-statutory environmental designations. The policies of the NDP are intended to provide protection for areas of high environmental value, including Local Green Space. The emerging policies of the NDP will not affect the protection for areas of high environmental value, including the Salisbury Plain SSSI/SAC/SPS, which is partially within the Neighbourhood Plan area.</p> <p>A number of the proposed NDP policies will contribute to the social sustainability of West Lavington. Therefore, the NDP will provide socially sustainable development as defined in the NPPF.</p> <p>Therefore it is considered that the NDP will have a positive impact on local environmental assets and therefore will promote sustainable development.</p>	Yes
(d) environmental problems relevant to the plan or programme	There are no environmental problems directly relevant to this plan. There is unlikely to be any significant increase in the number of houses, the level of employment, and the amount of retail provision in the parish as a result of new development. However the NDP will help to address wider environmental problems as highlighted in the NPPF at a local level, such as climate change, air pollution, traffic congestion, loss of biodiversity and flooding; without any negative effects.	No
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)	The NDP is not directly relevant to the implementation of European legislation. This legislation is taken into account by the Wiltshire Core Strategy; and the saved policies of the Kennet Local Plan with which the Neighbourhood Plan must comply.	No

## West Lavington Neighbourhood Plan Site SEA & HRA Screening Request

SEA Directive Criteria and Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Assessment Commentary	Likely Significant effect? (Y/N)
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
(a) the probability, duration, frequency and reversibility of the effects	<p>The NDP will result in positive environmental effects through proposed policies that seek to protect the built heritage character and green spaces. The plan will result in positive social effects through proposed policies which seek to address local highways issues indirectly through the provision of adequate off-street car parking and support the development of community recreational facilities. The plan will result in positive economic effects through proposed policies which seek to support improvements to Parish.</p> <p>The duration of the positive effects outlined above are likely to be long term. However, due to the small scale and nature of the issues considered in the NDP, it is considered that any effects will be low in frequency and reversible.</p>	No
(b) the cumulative nature of the effects	<p>A combination of this neighbourhood plan which seeks to protect and enhance the character, environment and setting of West Lavington, and wider environmental policy of the Core Strategy, is likely to have cumulative positive environmental effects which will have cumulative positive benefits for the area of West Lavington and Littleton Panell.</p> <p>Notwithstanding this, as the NDP deals with issues which are of a small scale and nature, it is considered that the impact of the neighbourhood plan will be limited. Impacts that have the potential to arise are considered to be feasible to be satisfactorily mitigated.</p>	Yes
(c) the trans boundary nature of the effects	All effects will be very local in impact, having negligible impacts on neighbouring areas.	No
(d) the risks to human health or the environment (for example, due to accidents)	There are no significant risks to human health or the environment. Instead the plan aims to enhance the environment required to meet the social needs of residents.	No
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Neighbourhood Plan relates to an area of approximately 2,395ha. This is a relatively small area with a population of approximately 1,502. Therefore the magnitude and spatial extent of the plan is small.	Yes

SEA Directive Criteria and Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Assessment Commentary	Likely Significant effect? (Y/N)
(f) the value and vulnerability of the area likely to be affected due to: - special natural characteristics or cultural heritage; - exceeded environmental quality standards or limit values; or - intensive land-use	The NDP area contains part of the Salisbury Plain SSSI, the Salisbury Plain SAC and the Salisbury Plain SPA. This is a non-statutory local environmental designation. The NDP is not intended to contain any proposals within these designated areas.  The Parish contains numerous Listed Buildings, it also contains a Conservation Area. The NDP Policies are intended to provide protection to heritage assets within the entire plan area. In addition, these heritage assets will also be protected by higher tier documents, such as the NPPF, and the Core Strategy.	Yes
(g) the effects on areas or landscapes which have a recognized national, Community or international protection status	The Salisbury Plain SSSI, the Salisbury Plain SAC and the Salisbury Plain SPA cover land within the Neighbourhood Plan boundary.  The NDP contains proposed policies aimed at protecting open space outside of the SAC, SPA and SSSI to help reduce visitor pressure on these areas.	No

## Emerging Neighbourhood Plan Policy Framework

16. Following feedback from early consultation on the Neighbourhood Plan, the Regulation 14 draft Plan is anticipated to include a total of 11 policies. These will be arranged in the main themes of Built Environment; Housing; Economy; Community Facilities; and Natural Environment. A brief summary of these proposed policy intentions and an assessment in terms of how they will deliver sustainable development in the economic, social and environmental aspects of sustainability is set out in Appendix 2.



## Housing Site Allocation

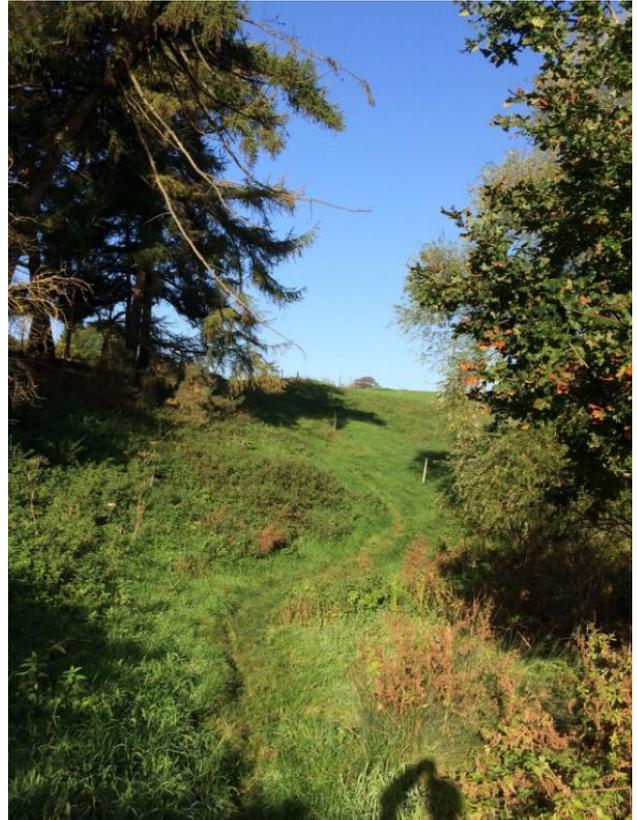
17. The Neighbourhood Plan will look to designate a housing allocation for residential development on the Site H1(A) - Land South of Lavington Lane, West Lavington. It will establish the principles for housing on this site and will prescribe a development brief for the site. A draft of the development brief has been submitted to Wiltshire Council in

## West Lavington Neighbourhood Plan Site SEA & HRA Screening Request

Appendix 5 of the Housing Site Selection Methodology document to assist them in making this SEA Screening Assessment. The final development brief will set out important planning considerations and mitigation measures, including those set out in Appendix 3 of this document, to make sure the proposal constitutes sustainable development. This will be published alongside the draft Regulation 14 Neighbourhood Plan and it will respond to feedback obtained from Wiltshire Council and the statutory environmental bodies on this SEA Screening Assessment.

# Mitigation Measures

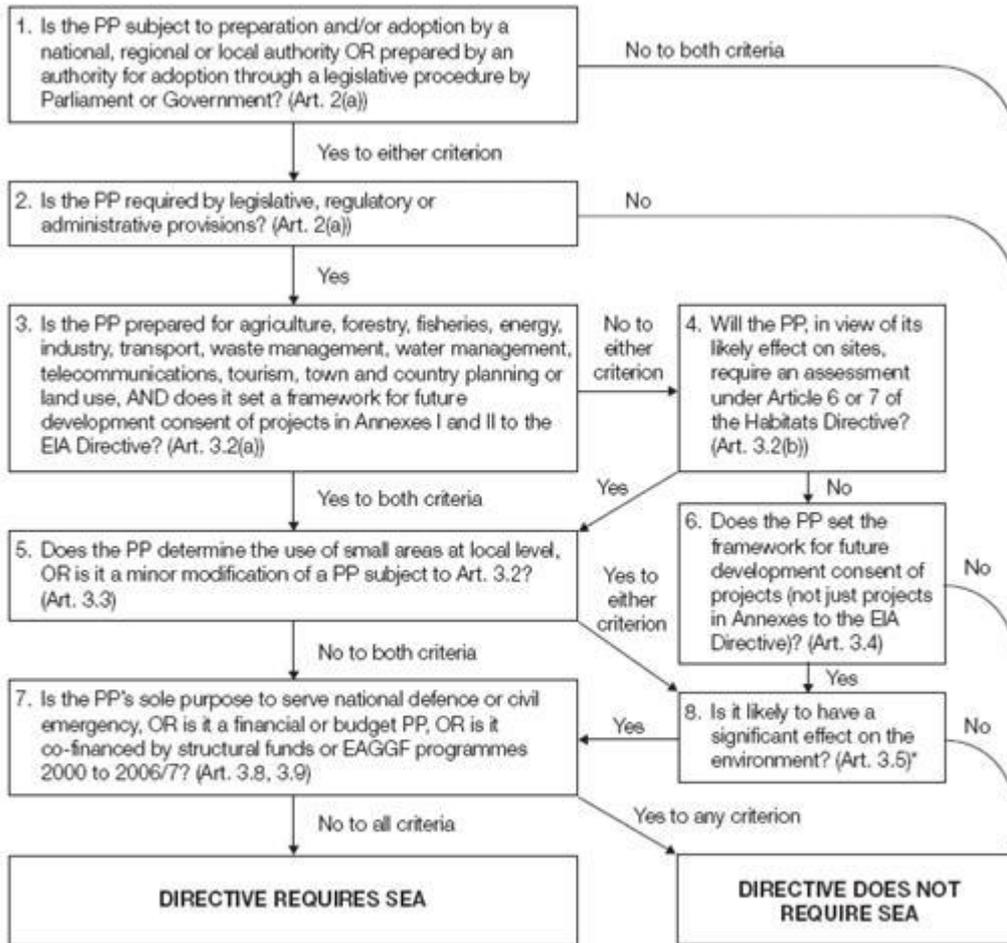
18. As a consequence of new development within West Lavington and Littleton Panell a number of environmental effects have the potential to arise, both on the built and natural environments. As a consequence it is necessary to consider what mitigation measures can be incorporated to ensure that development can take place without unacceptable adverse effects. Given the nature of the Neighbourhood Plan and its proposed content these potential environmental effects will predominantly arise from the proposed housing allocation. Further detail on the potential impacts and mitigation measures are set out in Appendix 3.



# Conclusion

19. As a result of the assessment above, based on Article 3.5 of the SEA Directive, the Neighbourhood Plan Steering Group on behalf of West Lavington Parish Council consider that there will be no significant environmental effects arising from the NDP. As such, the NDP does not require a full SEA to be undertaken.

# Appendix One: Diagram of the SEA Directive to plans and programmes



\*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

## West Lavington Neighbourhood Plan Site SEA & HRA Screening Request

This page is intentionally blank

# Appendix Two: Proposed Neighbourhood Plan Policies

The Table below has assessed how the emerging proposed policies in terms of how they will deliver sustainable development in the economic, social and environmental aspects of sustainability. It shows how the proposed policies are contributing to sustainability by using the following indicators against the economic, social and environmental factors on a scale -

\*\* = very positive \* = positive - = neutral x = negative and xx = very negative

	Economic Factors	Social Factors	Environmental Factors
<b>Built Environment</b>			
Policy BE1 - Settlement Boundary	*	**	**
Policy BE2 - Design of New Development and Local Distinctiveness	*	**	**
Policy BE3 - Highway Impact	*	*	*
Policy BE4 - Protection of Heritage Assets	*	**	**
<b>Housing</b>			
Policy H1 - New Housing	*	**	-
<b>Economy</b>			
Policy E1 - Retention of Employment Land and Buildings	**	*	-
Policy E2 - Employment Development	**	*	-
<b>Community Facilities</b>			
Policy CF1 - Community Facilities	-	**	*
Policy CF2 - Educational Facilities	*	**	*
<b>Natural Environment</b>			
Policy NE1 - Local Green Space	-	**	**
Policy NE2 - Setting of West Lavington Parish	*	**	**

The list below identifies a simple summary of what the proposed Neighbourhood Plan policies are intended to address:

### Policy BE1 (Settlement Boundary)

The settlement boundary of West Lavington and Littleton Panell serve the purpose of containing the growth of the settlements, protecting the countryside from encroachment and preventing coalescence. Within the settlement boundary the policy will support small-scale development which does not adversely affect the character of the settlement. The policy will strictly control development outside the settlement boundary.

### Policy BE2 - Design of New Development and Local Distinctiveness

This policy will seek new development to demonstrate good quality design that reinforces local distinctiveness, including the impact on boundary treatment, open frontages and public realm.

### Policy BE3 - Highway Impact

This policy will require new development to not negatively impact on the highway network and incorporate adequate parking and refuse provision.

## *Our Place: Our Plan - A Plan for West Lavington and Littleton Panell*

## West Lavington Neighbourhood Plan Site SEA & HRA Screening Request

### Policy BE4 - Protection of Heritage Assets

This policy will look at the impact of development proposals on designated and non-designated heritage assets and their settings, including Listed Buildings, the Conservation Area and areas of archaeological interest

### Policy H1 - New Housing

This policy will set out a framework for windfall housing development. It will also set out proposals for residential development on the housing allocation Site H1(A) - Land South of Lavington Lane, West Lavington. It will establish the principles for housing on this site and will prescribe a development brief for the site.

### Policy E1 - Retention of Employment Land and Buildings

This policy will look to protect the existing established employment sites and premises sites in the two villages from change of use to alternative uses.

### Policy E2 - Employment Development

This policy will support in principle the intensification, refurbishment or redevelopment of existing commercial or agricultural buildings within the settlement boundary for the purposes of new business development providing that there are no negative impacts on the local environment.

### Policy CF1 - Community Facilities

This policy will support the improvement and expansion of community facilities or the provision of new community facilities. It will also resist the loss of community facilities.

### Policy CF2 - Educational Facilities

This policy will safeguard the existing educational sites in the Parish for educational use, it will also support in principle the expansion of educational provision on these sites.

### Policy NE1 - Local Green Space

This policy will designate certain areas as Local Green Space. This will be where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

### Policy NE2 - Setting of West Lavington Parish

This policy will support proposals that protect and enhance the natural features that are a key component of the landscape and provide habitat for West Lavington's diverse wildlife populations. It will also protect the river corridors of North Brook and Semington Brook, and the ecological value of International, National and Local designated wildlife sites. The policy will also prevent coalescence of West Lavington and Littleton Panell to neighbouring settlements.



# Appendix Three: Potential Impacts and Proposed Mitigation Measures

As a consequence of new development within West Lavington and Littleton Panell a number of environmental effects have the potential to arise. These potential effects are considered under the broad headings of accessibility; infrastructure; the built environment; and the natural environments.

As a consequence of the proposed content of the Neighbourhood Plan it is considered that these potential environmental effects will predominantly arise from the proposed housing allocation. Consequently it is necessary to consider what mitigation measures can be incorporated to ensure that development can take place without unacceptable adverse effects. In addition it is necessary to consider planning and other constraints likely to arise. These issues are considered in summary below:

## Proposed Housing Allocation H1(A) - Land South of Lavington Lane, West Lavington

This site was previously referred to in consultation documents and the site assessment process as Site 7: West Lavington - Behind Lavington Lane/Sandfield/Newby Close. This is a relatively large site that lies to the north of the Primary School, it would require access from Lavington Lane. How the proposed site is located in relation to designated and non-designated heritage assets and environmental assets is detailed in Appendix 7 of the Site Selection Methodology document. The Housing Site Selection Methodology also contains at Appendix 5 the Draft Development Brief for the proposed housing allocation, this is material to the consideration of potential effects and mitigation measures.



The Proposed Site

## Accessibility

**Accessibility** - The location of the proposed housing site is considered to represent an accessible location in terms of sustainability, as it is within reasonable walking distance of the centre of the village, local schools, the village hall, open space, the village shop and other community facilities. There are existing pedestrian facilities in terms of footway provision available through Sandfield.

## West Lavington Neighbourhood Plan Site SEA & HRA Screening Request

The proposed housing site is also within approximately 1km walking/cycling distance of the local service centre of Market Lavington where a wider range of local services and facilities are available. In addition public transport via bus stops are accessible from the proposed site (within approximately 350m); these provide connectivity to a range of higher order settlements including Market Lavington, Devizes, Salisbury, Trowbridge and Bath.

### Infrastructure

The potential infrastructure constraints and effects potentially include: drainage and water; affordable housing; health; and education. Housing development on the proposed site would provide an opportunity for existing vital local services and facilities to be supported and remain viable.

**Drainage and Water Infrastructure** - Development of the proposed site for housing would need to access the sewerage network across the site to the west, which we understand has the capacity to support the proposed number of dwellings. In relation to surface water drainage there may be issues with storm water disposal and historic issues have been known to occur upstream. A detailed assessment would be required to inform proposals and should be submitted with any planning application. The proposed site will need to incorporate relevant sustainable drainage systems to mitigate surface water run-off into the Semington Brook. Water supply infrastructure has limited capacity but we understand would be capable of serving the proposed number of dwellings at this proposed site. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.



**Affordable Housing** - The development of this proposed site for housing would help boost the local supply of affordable houses, the proposed policy in the Neighbourhood Plan will seek to ensure that the affordable housing provision meets the nature of the local need identified in the Housing Needs Survey which is currently underway.

**Health Provision** - The proposed housing site allocation would be sustainably located with good opportunities to access local health facilities. The site is within the catchment of the 'Courtyard' surgery (West Lavington) the Market Lavington surgery and the 'South Broom' surgery (Devizes). The West Lavington surgery is located on the High St and is within easy walking distance of the site (350m) and the Market Lavington and Devizes surgeries are accessible by bus. Available evidence suggests that development at the village would not require additional capacity to be provided at either the West Lavington or the Market Lavington surgeries.

**Education Provision** - In terms of school capacity, there is no current evidence to indicate that additional pupils from development could not be accommodated, though this may require expansion of schools. The site is within the catchment of Dauntsey Primary and is adjacent to the school site. The school would have additional places for children from within the catchment. It is likely that the school could be expanded if necessary. This school site also incorporates the pre-school provision. Lavington Secondary is the catchment secondary and is located at Market Lavington which is within 0.5km from the site. The school is currently full and predicted to remain so, however it could be expanded to accommodate growth due to additional housing at Market Lavington and West Lavington, and it has the site capacity for growth. Devizes Secondary School currently has surplus places but these are expected to diminish over the next 10 years as larger

*Our Place: Our Plan - A Plan for West Lavington and Littleton Panell*

## West Lavington Neighbourhood Plan Site SEA & HRA Screening Request

cohorts begin feeding through from the area primary schools. The school could however be expanded further if necessary. There is also the Daunsteys independent boarding and day school for 11-18 year olds, located in the village, within walking distance from the site.

### Built Environment

The potential built environment constraints and effects potentially include: access and streetscene; contamination; historic landscape; and heritage assets.

**Heritage Assets (Conservation Area)** - The proposed housing site is elevated above Lavington Lane and any prominent or extensive development has the potential for adverse effect on the wider setting of the conservation area by changing the eastern gateway into the village. This means that careful consideration must be given to the extent and positioning of development within this site. The site frontage needs to incorporate an appropriate open area and retain as far as possible the existing topography and boundary treatment. A Heritage Impact Assessment would help to identify the significance of the site, potential harm and would inform proposals at the planning application stage.

**Heritage Assets (Archaeology)** - Records indicate that the proposed housing site has a medium archaeological potential and records indicate that archaeology has been found at a property in Sandfield, approximately 150m south west of the site. Therefore an appropriate assessment would be required at the planning application stage to incorporate mitigation measures if necessary.

**Heritage Assets (Listed Buildings)** - The proposed housing allocation site is in relatively close proximity to listed buildings, namely Mill Farmhouse and Granary to the south-east and Clyffe Hall to the east. The setting of these is unlikely to be directly affected by development at the proposed as a consequence of the intervening distance which is approximately 215m in all cases and the intervening landscape features, land uses and other built development. However a Heritage Impact Assessment at the planning application stage would be able to inform further and identify whether any mitigation measures are necessary.

**Historic Landscape** - The proposed housing site is characterised as a modern green space which has been created on former post-medieval fields, as such there is little remaining legible historic character. As such the site has low sensitivity and could accommodate change.

**Access and Streetscene** - The preferred vehicular access based on public consultation is off Lavington Lane, pedestrian access from Sandfield would be preferable to aid community integration and ensure accessibility to the heart of the village. Any vehicular access must incorporate adequate visibility, the proposed development offers the potential to improve the visibility from the existing footpath to Eastfields which currently has limited visibility. The current 40mph speed limit potentially needs to be reviewed. The site frontage needs to incorporate an appropriate open area and retain as far as possible the existing topography and boundary treatment.



*Our Place: Our Plan - A Plan for West Lavington and Littleton Panell*

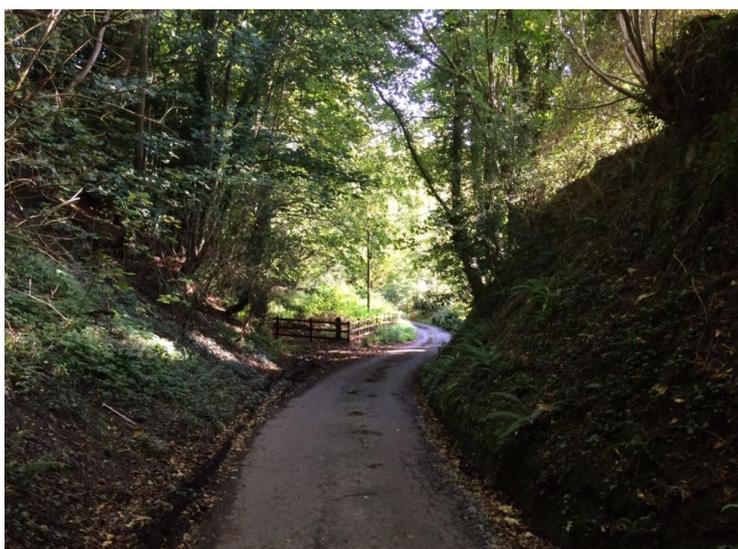
## West Lavington Neighbourhood Plan Site SEA & HRA Screening Request

**Contamination** - There is no evidence to suggest that the proposed housing site is affected by contamination, it is not formally registered as such in accordance with the provisions of relevant legislation. It is therefore unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, all sites should be screened for any contaminated land potential through the planning application process.

### Natural Environment

The potential natural environment constraints and effects potentially include: flood risk; landscape setting; coalescence; river corridor; ancient woodland; ecological value and biodiversity; open space and rights of way; and statutory environmental assets.

**Landscape Setting** - The proposed housing site is elevated above Lavington Lane and dwellings have the potential to appear very prominent in the landscape setting from this road. This means that careful consideration must be given to the extent and positioning of development within this site. The site frontage needs to incorporate an appropriate open area and retain as far as possible the existing topography and boundary treatment. The proposed site allocation lies within the Greensand Vale landscape typology and the Landscape Character Area is 15A The Vale of Pewsey which is characterised by its broad, low-lying, level vale



enclosed by escarpments of chalk upland to either side (in close proximity to the south of West Lavington is the Salisbury Plain). The settlement pattern of nucleated villages is mentioned in the Wiltshire Landscape Assessment as a positive feature and it is noted that modern development at the edges of settlements has tended to erode their historic pattern and character. The strategy is to conserve and improve the rural, agricultural character of the vale, maintaining the pattern of hedgerows, streams and remnant water pastures, wet meadows and woodlands and historic features. It also states that road engineering should be monitored to protect the rural character of the lanes. It is considered that development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.

**Coalescence** - The proposed housing site is located on the eastern side of the village which would bring the built footprint closer to the neighbouring settlement of Market Lavington. As a consequence careful consideration must be given to the extent and positioning of development within this site. The site frontage needs to incorporate an appropriate open area and retain as far as possible the existing topography and boundary treatment. In addition the eastern fringe needs to be left undeveloped to preserve the separation from Market Lavington. The erosion of the separating buffer between the two villages and their coalescence would have an adverse impact on the character of each. This can be mitigated through careful consideration of the extent and positioning of development within this site.

**Flood Risk** - The land to the north and east of the site lies within Flood Zones 2 & 3 but the proposed housing site lies within Flood Zone 1. The proposed site will need to incorporate relevant sustainable drainage systems to mitigate surface water run-off into the Semington Brook. The site is not within a Groundwater Protection Zone.

## West Lavington Neighbourhood Plan Site SEA & HRA Screening Request

**River Corridor** - The proposed housing site is sited close to the Semington Brook river corridor. Although this carries no specific designation, running water is a UK Biodiversity Action Plan Priority Habitat. The brook is likely to be a hotspot for a range of wildlife that use the riparian habitat for foraging and for commuting between different habitat areas. It is understood that there are several existing records of water voles associated with this area of the Semington Brook. There may be additional issues in relation to pollution prevention during the construction period for any development within this site, which will need to be addressed during the planning process. The eastern fringe of the proposed site needs to be left undeveloped to preserve the separation from the Semington Brook. The potential impacts on the river corridor can be mitigated through careful consideration of the extent and positioning of development within this site.

**Ancient Woodland** - The proposed housing site is close to the Manor House Woods area of Ancient Woodland (a UK Biodiversity Action Plan Priority Habitat) which also carries the non-statutory designation of County Wildlife Site. The proposed site is separated from the woodland by a minor road and this will do much to prevent direct impacts as a result of development, however it is necessary to also consider the indirect impacts arising from lighting, including additional lighting of Lavington Lane. Careful consideration must be given to the extent and positioning of development within this site. The site frontage needs to incorporate an appropriate open area and retain as far as possible the existing topography and boundary treatment. In addition highway lighting of the site access from Lavington Lane can be of led design which offers the opportunity to prevent unintended light spillage.

**Ecological Value and Biodiversity** - The proposed housing site presently consists mainly of rough grassland and scrub. Consequently it has the potential to support a range of wildlife including nesting birds. Any planning application will need to be supported by a sufficient ecological survey in order to identify any issues that will need to be addressed through a mitigation plan. The extent and positioning of development within this site needs to incorporate landscape buffers which also offer the potential to operate as ecological corridors. The proposed site also contains mature trees and hedgerows which are also a BAP Priority Habitat. The grassland and hedgerows also contribute to secondary habitat connectivity and should be retained wherever possible, these can contribute to green infrastructure and ecological corridors.



**Statutory Environmental Assets** - The proposed housing site is within 2km (at its closest point) of the Salisbury Plain SPA, the Salisbury Plain SAC and the Salisbury Plain SSSI. The development of the site for housing would be unlikely to lead to major adverse impacts on designated and non-designated biodiversity interests within the local area. However, because of the proximity to the Salisbury Plain Special Protection Area (SPA) housing development may trigger contributions to Salisbury Plain SPA HRA Mitigation Strategy (Stone Curlew Project).

**Open Space and Rights of Way** - The proposed development on this site has the potential to extend the existing rights of way network, open spaces and common land assets. Currently the field is crossed with desire lines that link existing public rights of way (WLAV44, WLAV13), bridleway (WLAV29) and roadside footpaths. As such there is the potential to extend the existing rights of way network if these are considered in site design and layout. Development in this location would not result in loss of amenity greenspace. A site of this size has potential to include public open space within the site layout.

*Our Place: Our Plan - A Plan for West Lavington and Littleton Panell*

# West Lavington Neighbourhood Plan 2017-2026

*Our Place: Our Plan  
A Plan for West Lavington and Littleton Panell*

SEA & HRA Screening Request

September 2017

West Lavington Neighbourhood Plan is led by a Steering Group made up of local volunteers and Parish Councillors supported by West Lavington Parish Council

[www.westlavington.org.uk/planning/](http://www.westlavington.org.uk/planning/)

West Lavington Parish Council

NEIGHBOURHOOD-PLAN.CO.UK 

© West Lavington Parish Council 2017