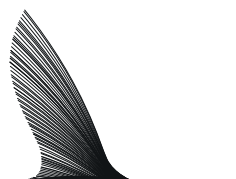


**LAND NORTH OF DROVE LANE
MARKET LAVINGTON**

Permission In Principle
Landscape Strategy

368_GLA_00_XX_RP_L_0002
March 2026

GREENHALGH



Landscape Architecture

Project Address:

Land North of Drove Lane,
Market Lavington
Wiltshire

For and on
behalf of:

Client
Stonebury Land

Rev	Issue Status	Date
P1	Planning (Permission In Principle)	13.03.2026

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1.1 Introduction

Purpose

Greenhalgh Landscape Architecture has been commissioned by Stonebury Land (the ‘Client’) to prepare a Landscape Strategy report including an appraisal of landscape character and visual amenity as part of a Permission In Principle (PIP) submission with Wiltshire Council (WC) with regards to residential development (the ‘Proposed Development’) on agricultural land off Drove Lane, Market Lavington, Wiltshire (the ‘Site’).

The purpose of this report is to record and analyse the existing baseline conditions of the Site and its setting, and to provide design recommendations to inform future residential development proposals. Specific regard is given to local landscape character and key views including: close-range experience such as from public footpaths and within existing settlement; and longer-range positions from publicly accessible areas in the Site’s wider setting. This report takes into account site constraints and opportunities and identifies development parameters to outline how the Site could be sensitively developed incorporating key recommendations.

This report should be read in conjunction with the supporting submission documents and is to be used in engagement with the relevant officers.

Brief

This report records and analyses the existing Site contexts and baseline conditions, with design recommendations used to inform the Proposed Development. It includes an appraisal (not ‘assessment’) of existing landscape character and views/ visual amenity. The report therefore demonstrates:

- site and contextual analysis;
- identification of constraints and opportunities and the presentation of key design recommendations for future residential development proposals .

Methodology

The methodology for photography and fieldwork and the appraisal process is derived from current industry guidance and published best practice, namely:

- ‘*Guidelines for Landscape and Visual Impact Assessment*’, Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013;
- ‘*An Approach to Landscape Character Assessment*’, Natural England, 2014; and
- ‘*Technical Guidance Note 06/19: Visual Representation of Development Proposals*’, Landscape Institute, 2019.

All photography was captured in accordance with the above standards/ guidance using a Nikon D750 digital SLR camera with a fixed 50mm lens and a tripod with a panoramic head. Times and dates of photography are recorded alongside each of the baseline panoramic photographs in section 1.6.

1.2 Site Location and Local Context

The Site is located in the north of the large village of Market Lavington, Wiltshire. It is presently a paddock with a single storey horse stable structure, equestrian fencing and an unbound access track connecting to Drove Lane. There is no public access to the Site.

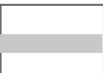
The Site is broadly rectilinear. It is bound to the south by existing hedgerow along Drove Lane, accessed via a field gate set back from this boundary. The northern, eastern and western Site edges are inboard of the wider land ownership area and in these directions the Site benefits from the adjacent boundaries of the wider paddock comprising mixed native hedgerows in variable condition. The western paddock edge also includes some notable mature tree specimens in the neighbouring property.

Public footpath MLAV16 runs alongside the eastern ownership boundary close to the Site. It is part of the local network that serves as a direct off-road pedestrian link between Market Lavington and Easterton. There is an uncommonly high concentration of public rights of way (PRoW) throughout the wider locality. Notably, with regards to visibility of the Site, this network includes PRoW routes that run directly up the scarp and perpendicularly along the frontward edge of Salisbury Plain/ Wessex Ridgeway/ White Horse Trail.



Figure 1. Site location and local context.

Key:

- | | |
|--|--|
|  Site |  Conservation area |
|  Ownership boundary |  Market Lavington settlement boundary (WHSAP, 2020) |
|  Main road |  Public Right of Way |
|  Other local road of note | |

Vegetation

The predominant land cover on Site is grassland which is kept short, being a horse paddock. The wider ownership area is bound on all sides by vegetation and for most of these edges there is an inner margin of low level mixed scrub including dock, nettle and bramble. The southern Site boundary coincides with the ownership boundary and comprises a mixed native hedgerow, generally fair in condition though low and gappy in parts east of the existing access. The western ownership boundary is a combination of scrub, larger shrubs and trees towards the southern end closer to Drove Lane but this dissipates to a low and sparse boundary along the northern half of this edge. Notably the western edge includes some large mature specimen trees growing just within the neighbouring land. The northern ownership boundary is formed by a line of post and mesh fencing with parallel lines of bramble scrub and post & rail fencing beyond. The eastern ownership boundary comprises a line of post and mesh fencing parallel to a narrow band of variable vegetation. This eastern vegetation lacks the proper structure and consistency to truly be a hedgerow and is essentially an outgrown line of mixed native hedgerow plants planted some time ago but without management in the interim. There exist a number of small trees along this line but conversely there are some clear gaps giving glimpses into Site from the footpath.

Beyond the Site, Drove Lane is relatively well-wooded, especially the extent east of Site which drops down in a cutting to a junction with High Street (B3098) and is bordered by high hedgerows and tall trees. This is contiguous with woodland surrounding High Street in the settlement gap between Market Lavington and Easterton. West of the Site, Drove Lane remains closely bordered by vegetation but this is generally more domestic in nature being mainly the school and residential frontages.

In the wider context, a network fo fields and paddocks surrounds the settlements. Field boundaries are inconsistent; virtually non-existent in some places, defined by equine fencing, but elsewhere occasionally much stronger and bordered with mature trees. The mix is interspersed across the locality.

Heritage

Local listed buildings and conservation areas are illustrated on Figure 2. The closest listed building to the Site is the grade II* listed detached dwelling named Kestrels on Oak Lane, Easterton. The curtilage of this property extends to the south western extent of the Easterton Conservation Area, up to approximately 115m from the Site boundary. There are no listed buildings on Drove Lane. Listed buildings tend to be clustered in the historic cores of local settlements, coinciding with conservation areas.

The wider landscape is renowned for its archaeology. The closest Scheduled Monuments are the two bowl barrows north of Rowbury Lane approximately 2.4km to the north west of the Site, and the prehistoric field system on the Plain at Penning Down approximately 2.5km east of the Site. Both sites are substantially separated from the Site by distance and intervening topography.

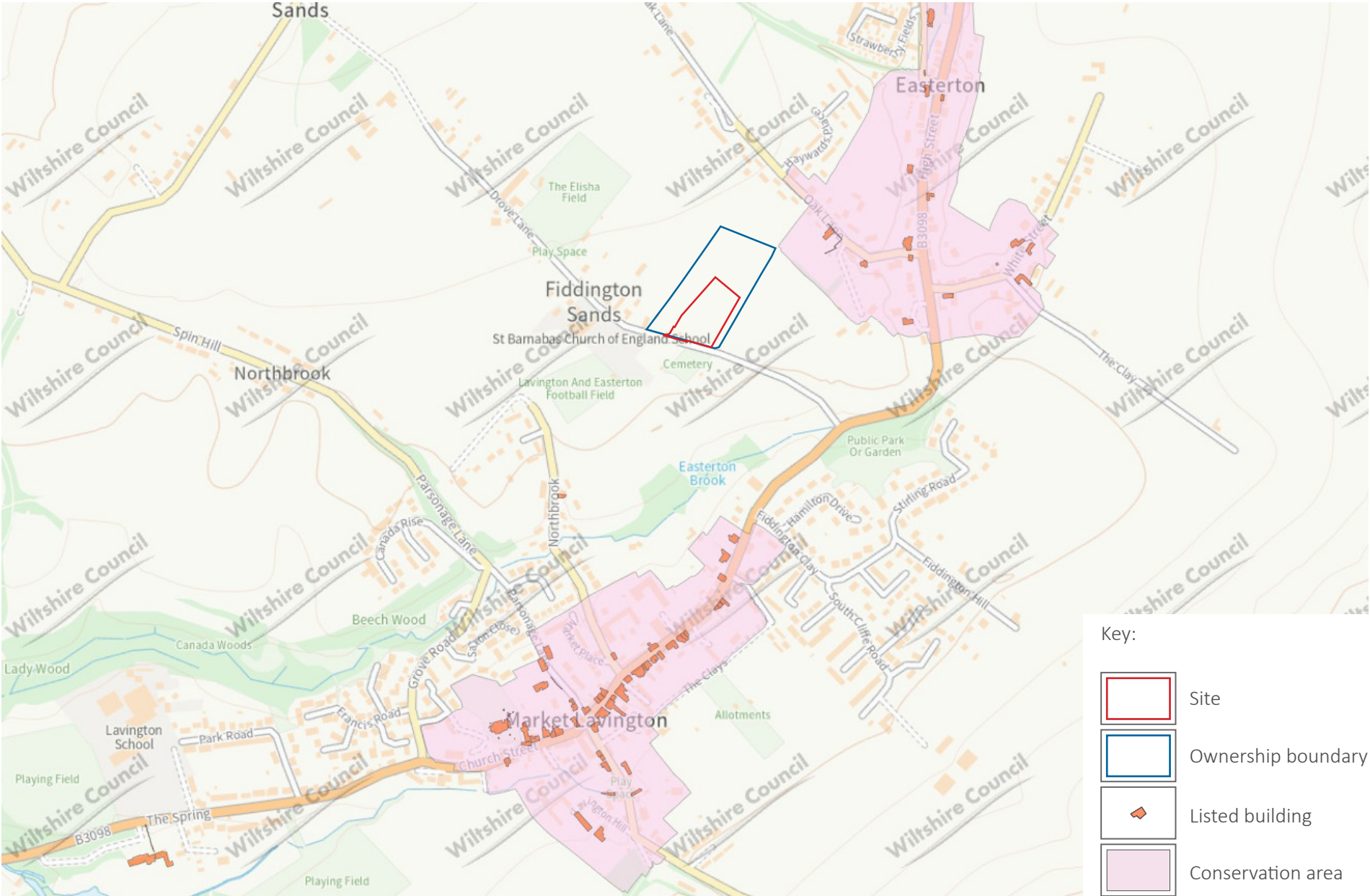
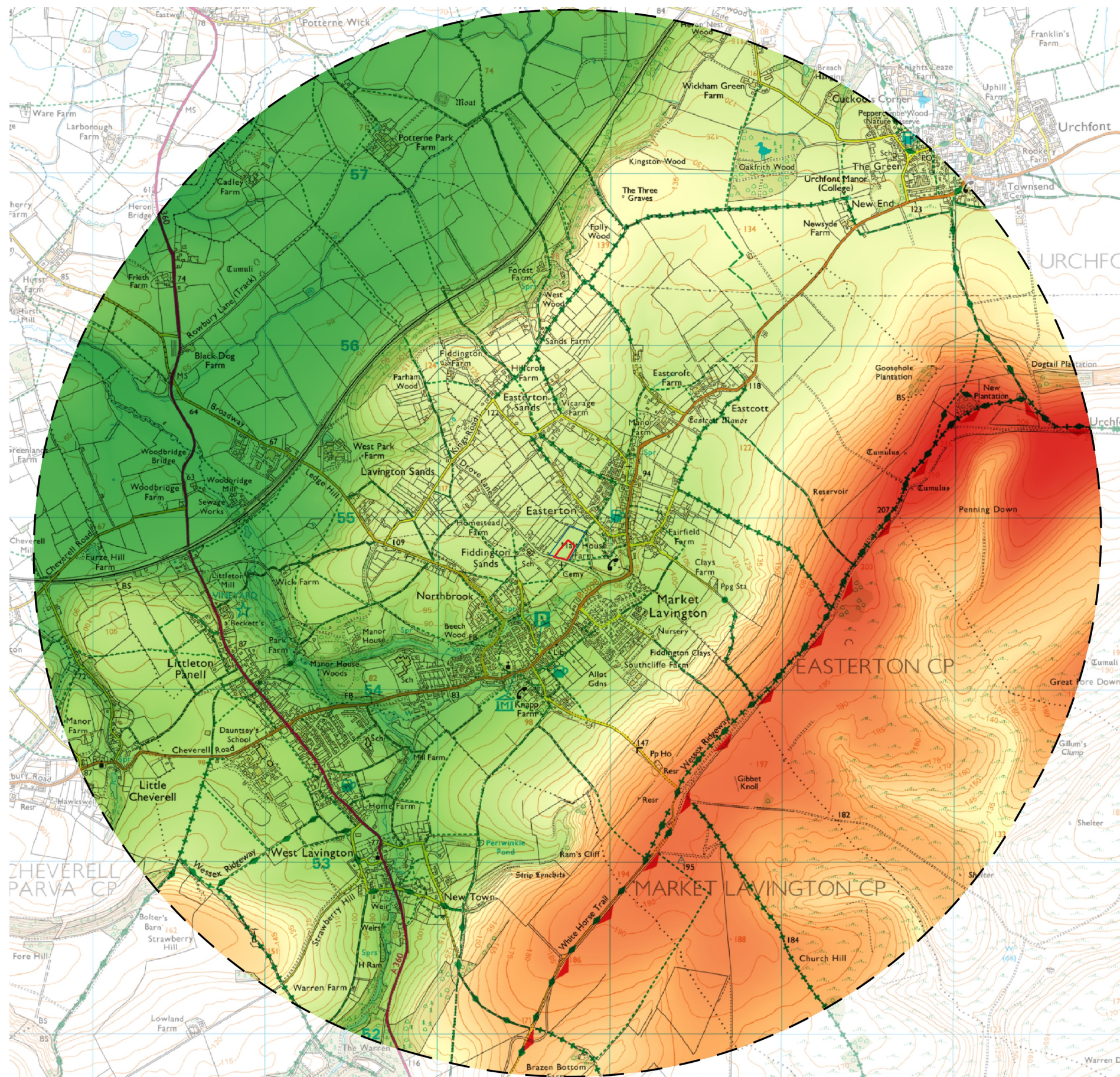


Figure 2. Local heritage.



Topography

The Site is relatively flat but with a slight fall from north to south. The wider ownership area ranges in elevation approximately 105-106m Above Ordnance Datum (AOD) and the Site sits within this range. The lowest point on Site is the south eastern corner. The Site is slightly elevated above Drove Lane with the lane falling to the east at a greater rate than the fall on Site.

The B3098 (High Street through Market Lavington and Easterton) threads through the lower part of the vale landform, sitting at around 85-95m AOD through Market Lavington. As such the cores of the main village settlements are concentrated along this lower area. North westwards, the landform rises gently out of the vale bottom into a very gently undulating rural landscape with generally subtle variation in elevation. Within the study area, the highest point of this undulating region is approximately 139m AOD at Folly Wood 1.7km north of the Site and the lowest areas are along the courses of various small streams and brooks crossing the farmland with Woodbridge Mill and the sewage works 2.1km west of the Site being the lowest at approximately 63m AOD. South eastwards, the landform rises dramatically up the scarp onto the substantially elevated plain, gaining 100m in elevation over less than 1.0km. The highest point in the study area is adjacent to the Wessex Ridgeway path just west of Urchfont Hill at approximately 216m AOD, 2.2km east of the Site. The section of the Wessex Ridgeway at the frontward edge of the scarp that runs broadly parallel to Market Lavington High Street and most clearly overlooks the Site varies approximately 194-203m AOD.

Key:

- Site
- Ownership boundary

Elevation (AOD)

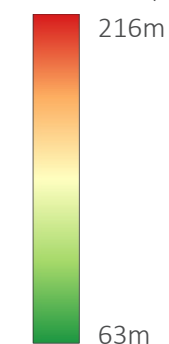


Figure 3. Topographic analysis.

Site photographs



A. The boundary with Drove Lane is formed by a mixed species hedgerow. The existing gravel-surfaced track gives access up to the field gate close to the Site frontage. This opening gives a glimpsed view across the Site to the rear of properties on Oak Lane, Easterton.



B. The Site has established equestrian facilities comprising stabling, a fenced turnout area and a wider grass paddock bounded by a combination of horse tape and stock-proof fencing.



C. A narrowly enclosed public footpath follows the eastern land ownership boundary. The path has clear views to the east across the neighbouring paddocks and up to the Plain. The land ownership boundary is narrow and frequently gappy with plants generally drawn-up in close competition and effectively not managed as a hedgerow.

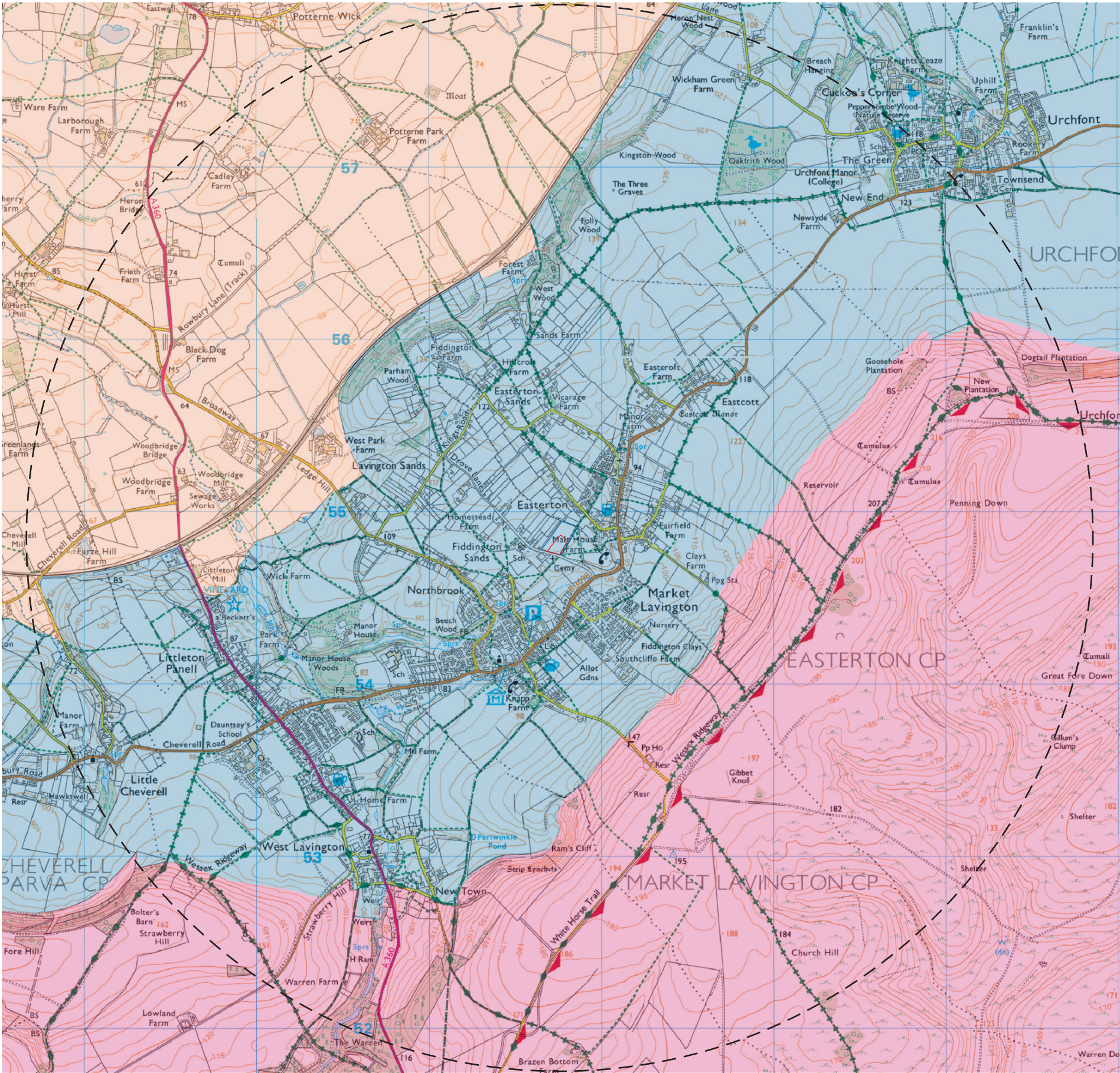


D. Overhead cables cross the Site and are a considerable development constraint. The Site is generally well-contained locally by layers of boundary and garden vegetation, including substantial mature tree specimens at the western land ownership boundary.



E. There are clear views from Site eastwards across the scarp up to the Plain. The Site is exposed in the wider setting to the east.

1.3 Landscape Character



Key:

Site

Ownership boundary

Wiltshire Landscape Character Assessment (Wiltshire Council, 2005)

Landscape Character Areas:

- 3A Salisbury Plain West
- 11C Trowbridge Rolling Clay Lowland
- 15A Vale of Pewsey

Landscape Character Areas are described on the following page.

Figure 4. Wiltshire Landscape Character Assessment.

Local Landscape Character Assessment

In accordance with the Wiltshire Landscape Character Assessment (Wiltshire Council, 2005) the Site lies wholly within Landscape Character Area (LCA) **15A Vale of Pewsey**. Key characteristics of relevance to the Site and its immediate setting include:

- *‘Broad, low lying, level vale...*
- *Contained and enclosed by the dramatic escarpments of chalk upland...*
- *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. ’*

The assessment also notes

‘The concentration of settlement is one of the defining features of the vale landscape. ...Many of the villages are located along the southern fringes of the vale, spring line settlements nestling at the foot of the Salisbury Plain escarpment...Buildings are constructed out of a variety of materials and styles, with many of red brick and flint, sometimes with stone trim and with thatch or clay tile roofs. Other materials include limestone, sarsen, cob and timber frame. Some modern developments particularly at the edges of the villages, small towns and the larger town of Devizes are unsympathetic in character to the historic settlements. ’

The assessment lists several Inherent Landscape Sensitivities, including:

- *‘Remnant pastures and meadows along the vale floor.*
- *Views across the open vale landscape to the scarp slopes of the adjacent chalk downlands.*
- *Settlement pattern of nucleated villages with variety of vernacular building materials.’*

In response, a number of management strategies and objectives are identified, and those of relevance to the Site and Proposed Development include:

- *‘Retain and manage areas of permanent pasture, wet grassland and meadows within the vale floor.*
- *Encourage repair, replanting and extension of the hedgerow network, improved maintenance of the existing hedgerows*
- *Restore hedgerow treescape by nurturing new hedgerow trees.*
- *Monitor road engineering to safeguard the rural character of the lanes.*
- *Consider developing guidance for built development to ensure both future construction and changes to existing buildings are designed to integrate with the existing character and structure of settlements. ’*

Local landscape character from observation



Photograph F- Drove Lane is typified by detached dwellings with a build line relatively close to the roadside edge. Principal elevations face towards the street. Plot frontages are often narrow and conversely rear gardens are often deep. Frontages are frequently very open to the road with little or no boundary features.



Photograph G- Opposite the Site on Drove Lane is an electricity substation. The infrastructure and palisade fencing is prominent and anomalous in the local context although overhead cables extend across the local landscape including over the Site. The wide hardstanding is used for school drop-off and pick-up and the area is periodically very busy.



Photograph H- The southern extent of Drove Lane, south of existing dwellings, gives way to a hinterland of horse paddocks which bridge Drove Lane settlement with Market Lavington High Street to the south and south west and with Easterton to the east. This type of land use is a segue between settlement and farmland, both geographically and in terms of character.



Photograph I- There is no consistent architectural style or vernacular on Drove Lane (see also photograph F above). Similarly, frontage boundary treatments are somewhat random. It is building orientation, scale and setback that gives some consistency and character.



Photograph J- Unlike Drove Lane, the historic cores of local villages display a range of historic architectural styles and a clear vernacular and consistency of form and materials. Such areas involve a much tighter grain and the settlement pattern responds strongly to the axial road corridor. These are comparatively busy and urban areas. Drove Lane is comparatively tranquil.



Photograph K- Viewed from the top of the scarp the ribbon development of Drove Lane can be read extending away from the nucleated core of Market Lavington, although tree cover is a notable feature reducing legibility. A network of fields and paddocks surround the settlements and the Site contributes to this pattern of undeveloped gaps between settlements.

1.4 Settlement Pattern

Local settlement pattern is distinctive and legible from within settlements and in long-range views looking across the wider area.

Main villages are nucleated, or at least their more historic cores followed a nucleated pattern, and these villages are threaded along the B3098 as a series of separate settlements following the lower vale bottom. This condition is true of the entirety of the B3098 between Westbury in the west and where the road meets the A342 just east of Urchfont.

It is also locally characteristic for tendrils of ribbon development to extend away from the main villages along lanes which are broadly perpendicular to the B3098. Ribbon development keeps to the lower lying landscape, away from the scarp. Houses are invariably arranged to front the lanes, often with little frontage depth. Plot depths vary giving a staggered settlement edge at the rear of properties but the commonality is attachment to the axial road. Development is mostly residential but includes St Barnabas C of E Primary School, the electricity distribution site, stables and farm yards.

The Site, as a development plot, follows the ribbon settlement pattern and the existing stables and access track typifies the front-of-plot arrangement of built form.

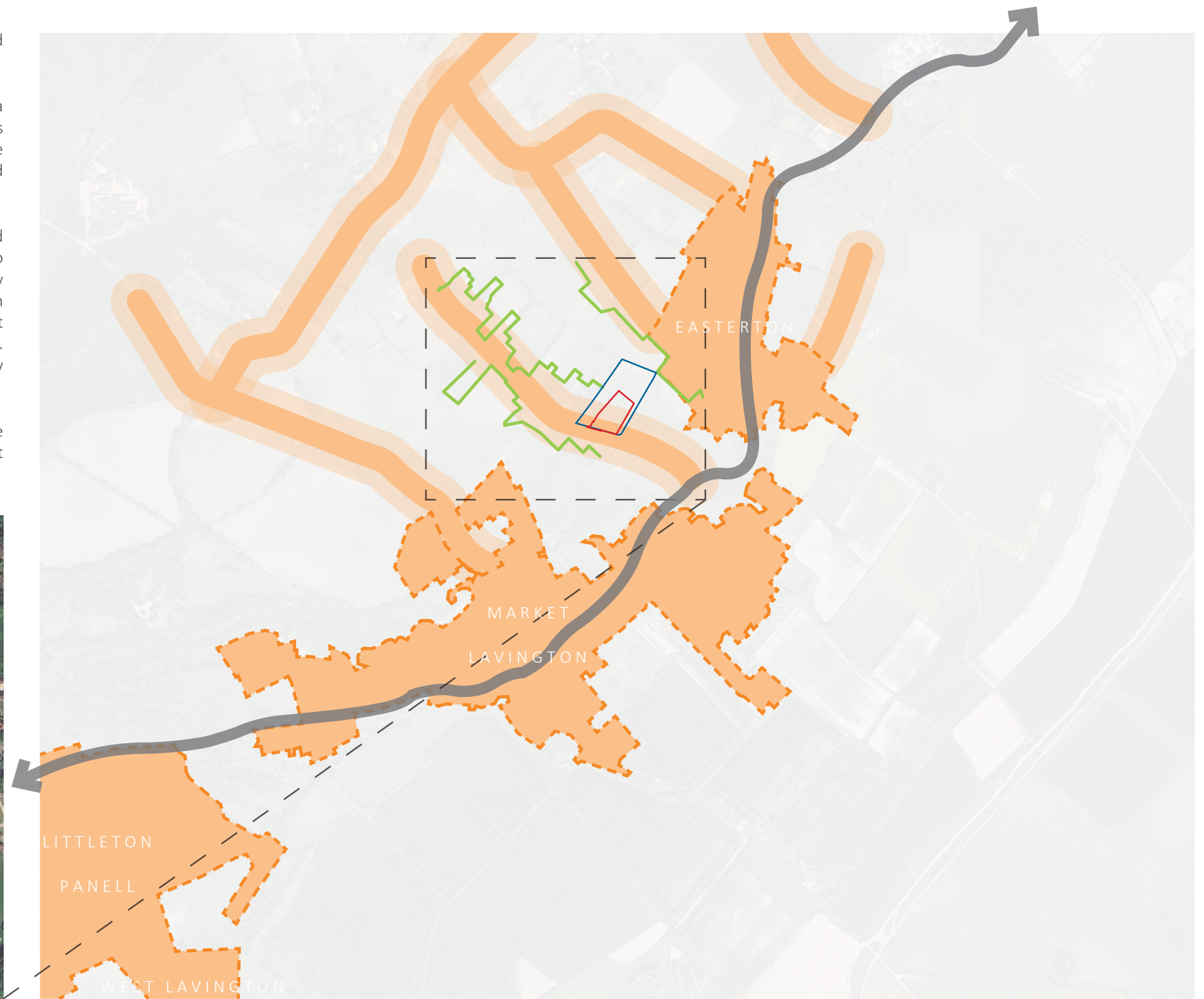


Figure 5. Settlement pattern.

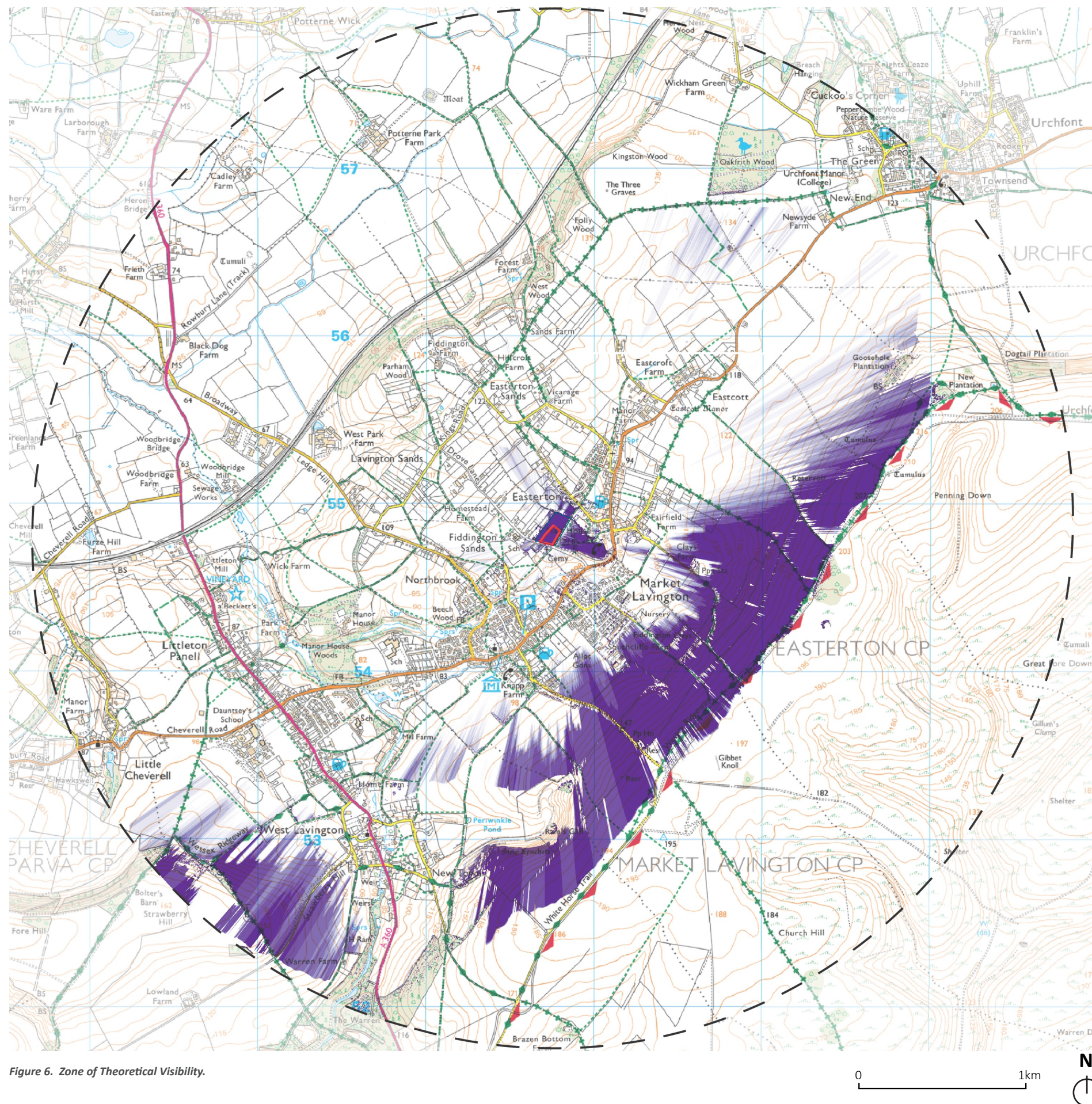


Figure 6. Zone of Theoretical Visibility.

1.5 Zone of Theoretical Visibility

Zone of Theoretical Visibility

The Zone of Theoretical Visibility (ZTV) is based on a 9-unit scheme. Reference should also be made to the architectural plans which accompany this application.

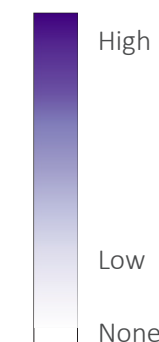
The ZTV is generated from a receptor height of 1.6m (approximate average UK adult eye level) and receiver/target heights of up to 9m (assumed maximum development height) above existing site levels. Nine targets were placed within the Site boundary, one on the roof ridge of each of the proposed dwellings, to best represent points that may be visible. The ZTV is a tool to guide fieldwork and is not a measure of absolute visibility. Visibility is confirmed or disproven through fieldwork.

This ZTV is based on 2022 1m resolution LIDAR Composite First Return DSM (Digital Surface Model) data which includes intervening features such as existing trees/ vegetation and buildings in the landscape. Some changes within the landscape may have occurred since the DSM data and ZTV was created. Data source; data.gov.uk. This ZTV also includes Earth's curvature.

Key:

- Site
- Ownership boundary

Theoretical visibility of Proposed Development



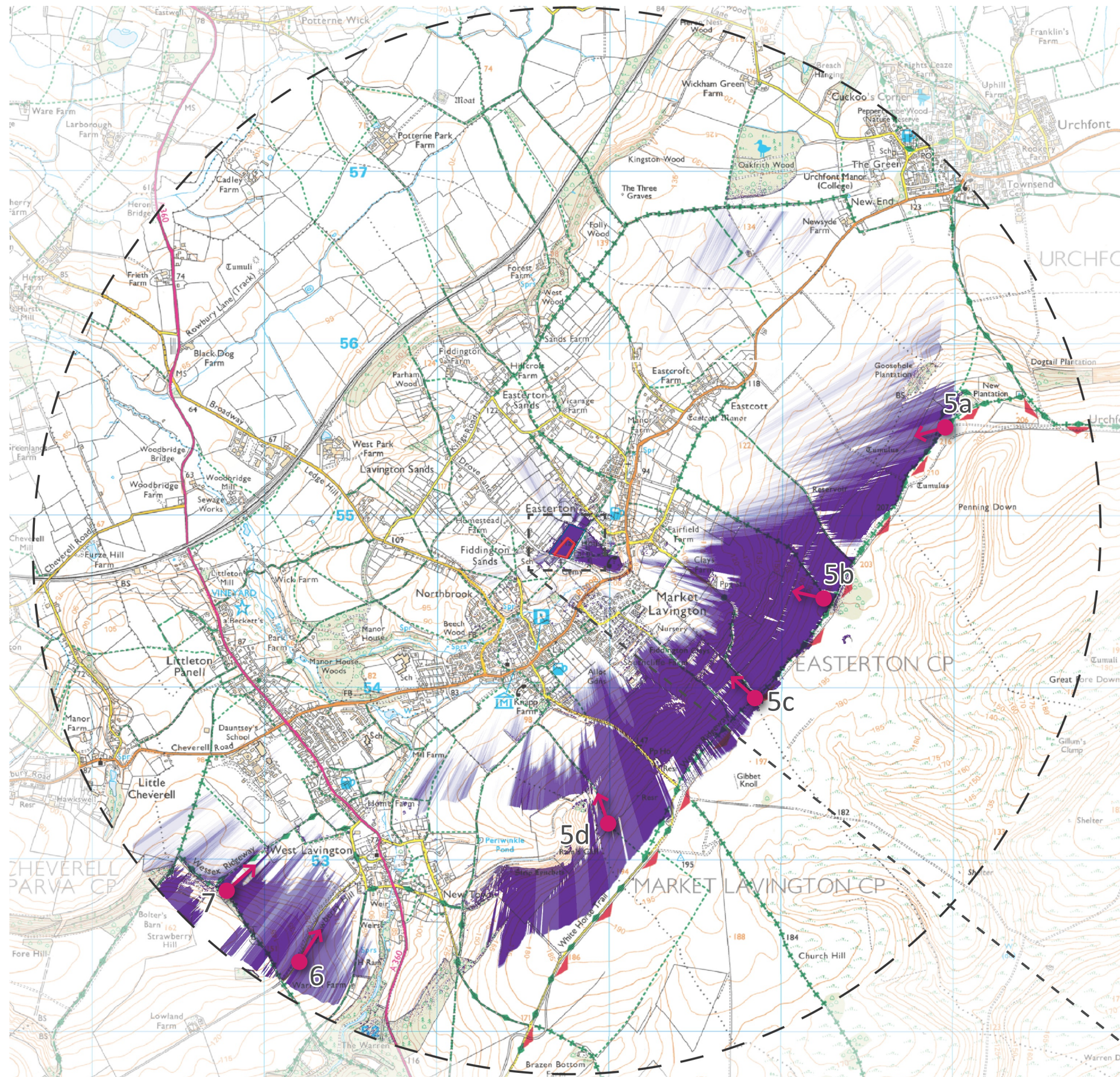


Figure 7. Viewpoint location plan.

1.6 Visual Baseline

Viewpoints

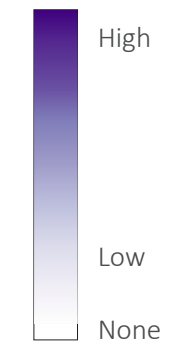
The visual baseline presented in this report is based on a number of representative viewpoints located at publicly accessible points within the surrounding environs of the Site. Viewpoint locations are illustrated on Figure 7 and images of these views are included as viewpoint photographs 1a-7 presented in the following pages.

All viewpoints are from publicly accessible locations where a degree of visibility of the Site or existing vegetation bounding the Site was observed. With the exception of viewpoints 6 and 7, photography and associated fieldwork was undertaken during winter at which time deciduous trees and vegetation were largely without leaf cover and therefore a scenario of reduced visual screening was encountered.

Key:

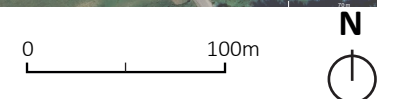
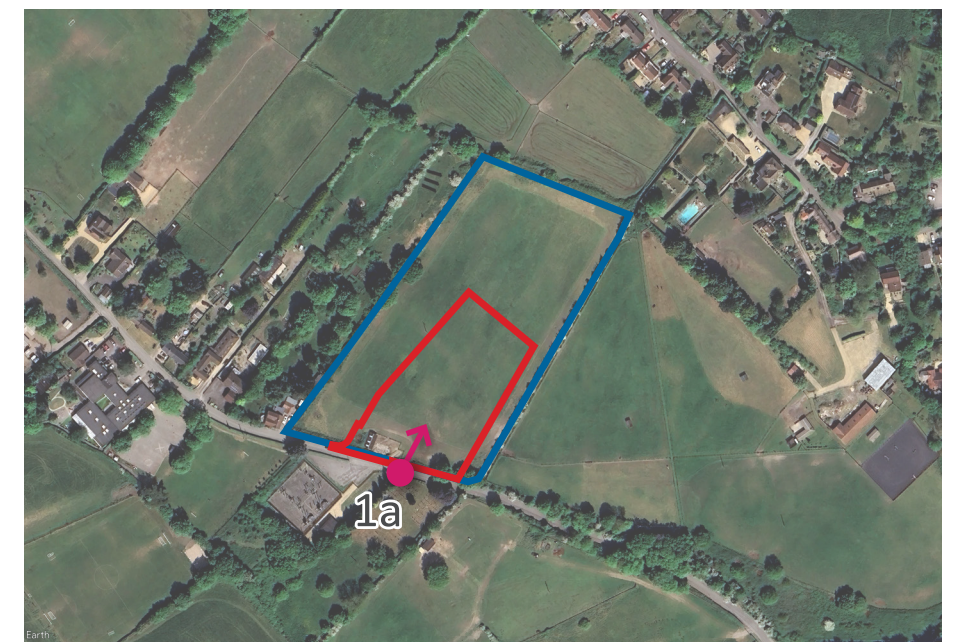
- Site
- Ownership boundary

Theoretical visibility of Proposed Development





Viewpoint 1a: View from Drove Lane at the site access, looking north east			
Visual Receptors	Pedestrians and road users on Drove Lane		
Distance from closest point of site boundary:	5m	Direction of view:	NE
Date/ time:	21.11.2025/ 12:55	Approximate elevation (AOD):	104m



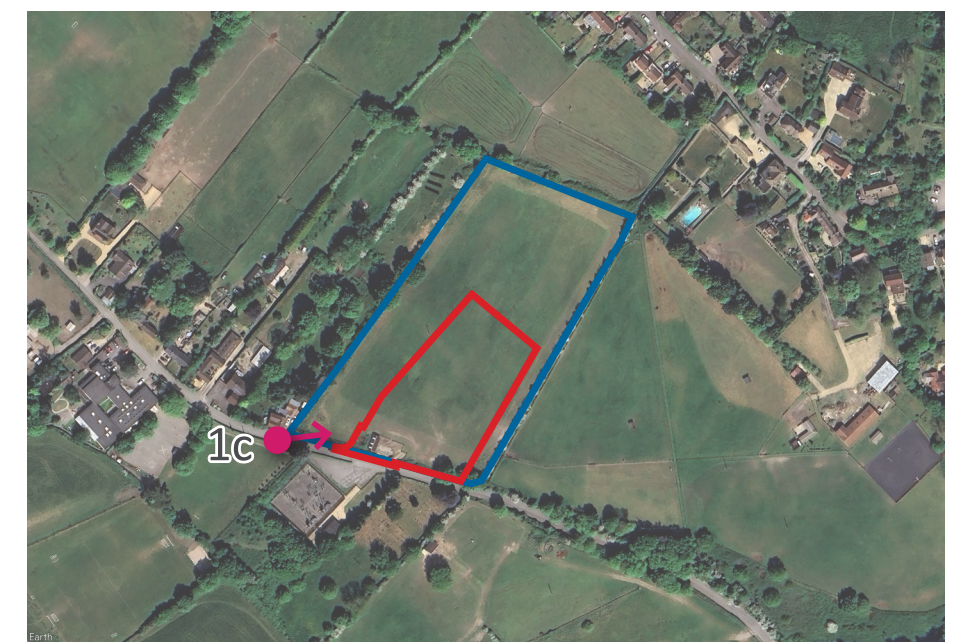


Viewpoint 1b: View from the electricity distribution site layby/ school drop off/ pick up parking area off Drove Lane, opposite the Site, looking north east			
Visual Receptors	• Pedestrians and road users on Drove Lane • Users of the school drop off/ pick up area		
Distance from closest point of site boundary:	17m	Direction of view:	NE
Date/ time:	21.11.2025/ 12:52	Approximate elevation (AOD):	104m



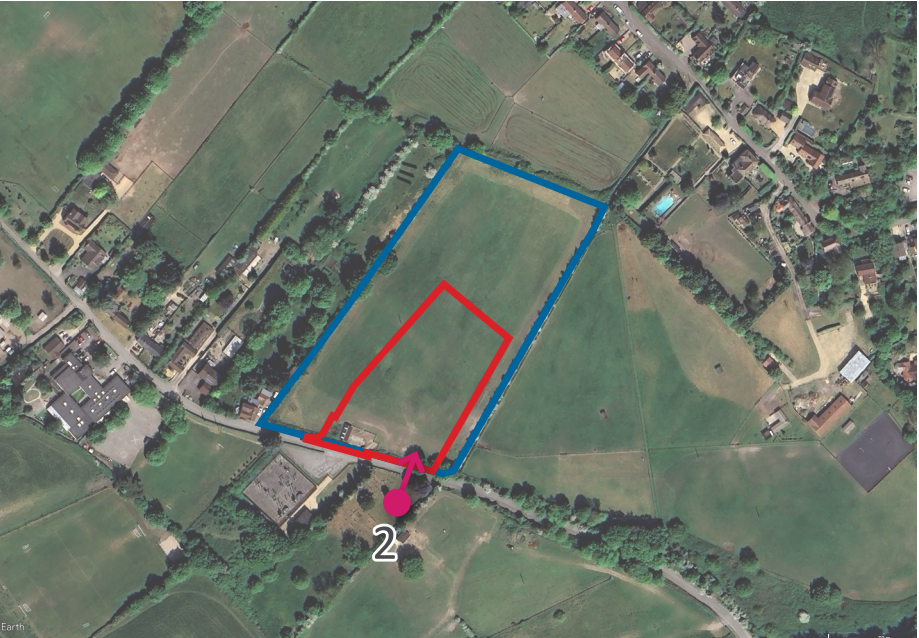


Viewpoint 1c: View from Drove Lane between Laneside Cottage and the school playing field, looking east			
Visual Receptors	Pedestrians and road users on Drove Lane		
Distance from closest point of site boundary:	9m	Direction of view:	E
Date/ time:	21.11.2025/ 13:00	Approximate elevation (AOD):	105m



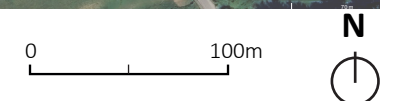
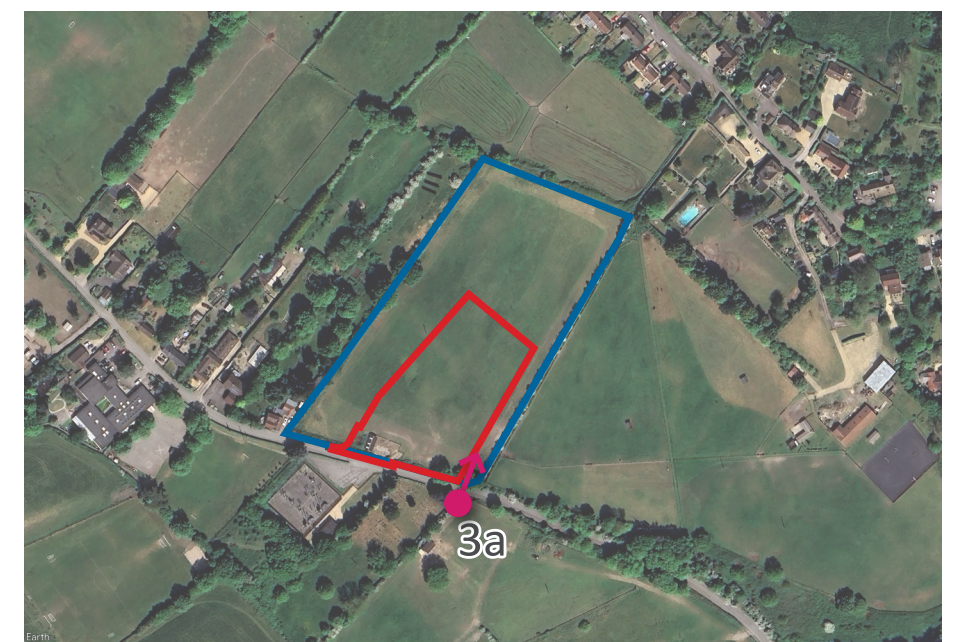


Viewpoint 2: View from the cemetery on Drove Lane, looking north east			
Visual Receptors	Visitors to the cemetery		
Distance from closest point of site boundary:	20m	Direction of view:	NE
Date/ time:	21.11.2025/ 13:04	Approximate elevation (AOD):	105m





Viewpoint 3a: View from public footpath MLAV13 next to the cemetery at its junction with Drove Lane, looking north east			
Visual Receptors	Users of the PRow		
Distance from closest point of site boundary:	10m	Direction of view:	NE
Date/ time:	21.11.2025/ 15:27	Approximate elevation (AOD):	105m



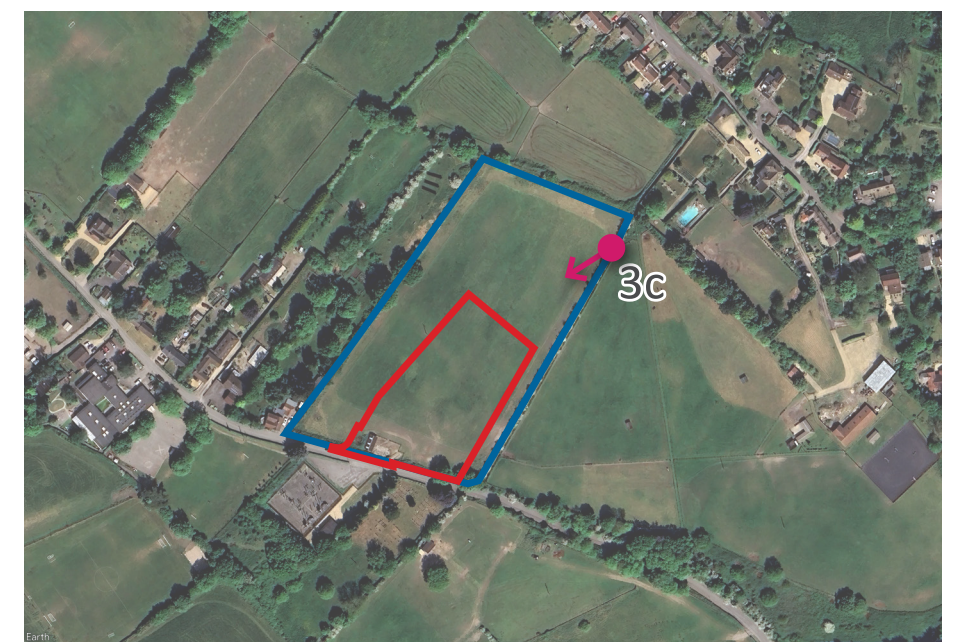


Viewpoint 3b: View from public footpath MLAV16 close to Drove Lane and eastern Site boundary, looking west			
Visual Receptors	Users of the PRow		
Distance from closest point of site boundary:	6m	Direction of view:	W
Date/ time:	21.11.2025/ 13:09	Approximate elevation (AOD):	105m



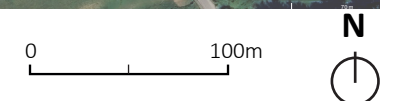
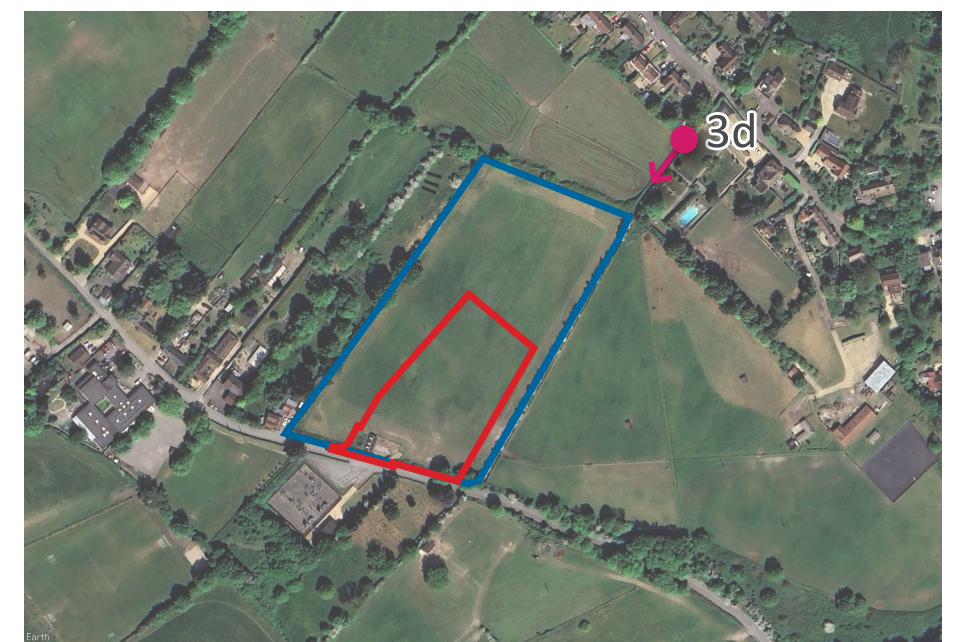


Viewpoint 3c: View from public footpath MLAV16 close to eastern Site boundary, looking south west			
Visual Receptors	Users of the PRow		
Distance from closest point of site boundary:	87m	Direction of view:	SW
Date/ time:	21.11.2025/ 13:13	Approximate elevation (AOD):	106m





Viewpoint 3d: View from public footpath EAST1 at the western edge of Easterton, looking south west			
Visual Receptors	Users of the PRow		
Distance from closest point of site boundary:	155m	Direction of view:	SW
Date/ time:	21.11.2025/ 13:16	Approximate elevation (AOD):	107m





Viewpoint 4: View from public footpath MLAV55 at the south western edge of Easterton, looking west			
Visual Receptors	Users of the PRow		
Distance from closest point of site boundary:	152m	Direction of view:	W
Date/ time:	21.11.2025/ 13:29	Approximate elevation (AOD):	97m



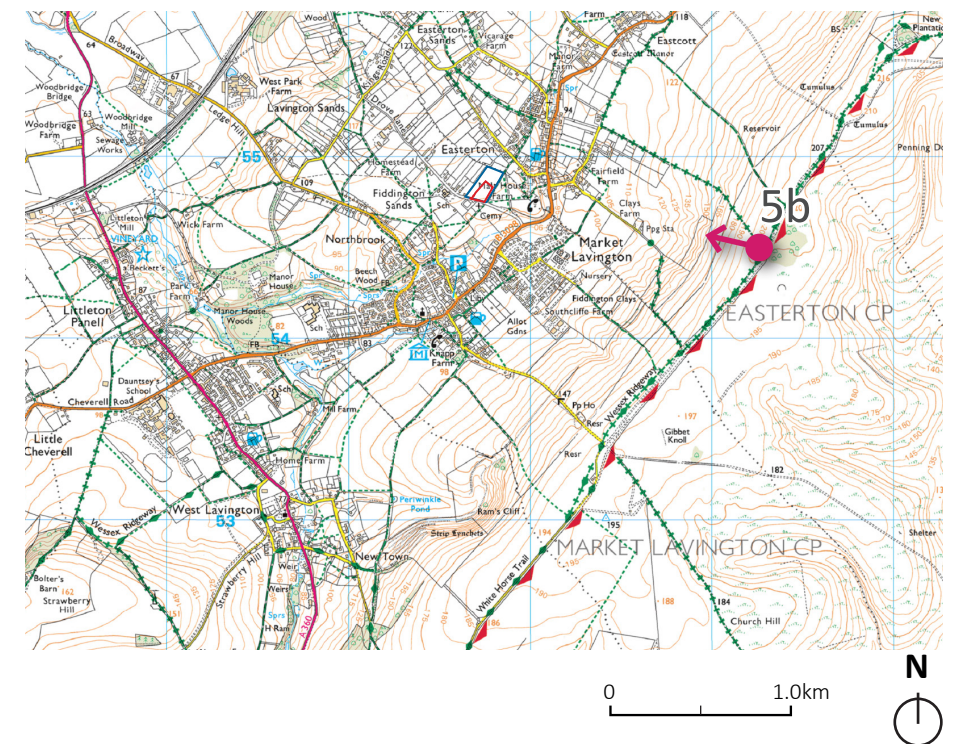


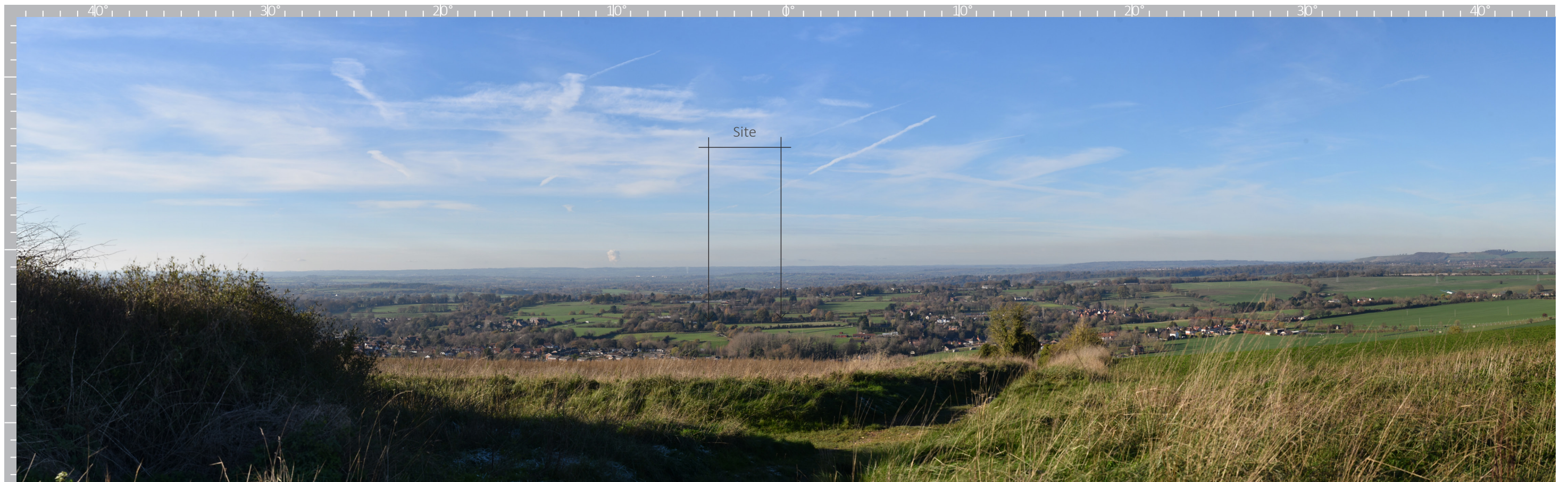
Viewpoint 5a: View from public byway URCH37/ Wessex Ridgeway and White Horse Trail near Penning Down, looking south west			
Visual Receptors	Users of the PRoW		
Distance from closest point of site boundary:	2.21km	Direction of view:	SW
Date/ time:	21.11.2025/ 13:16	Approximate elevation (AOD):	216m



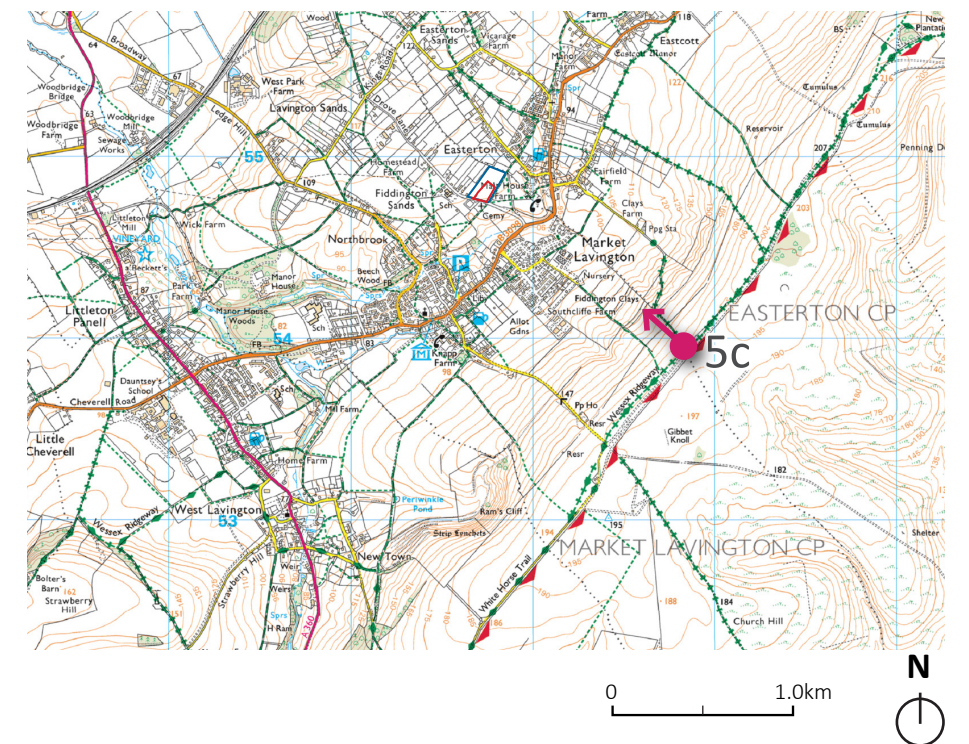


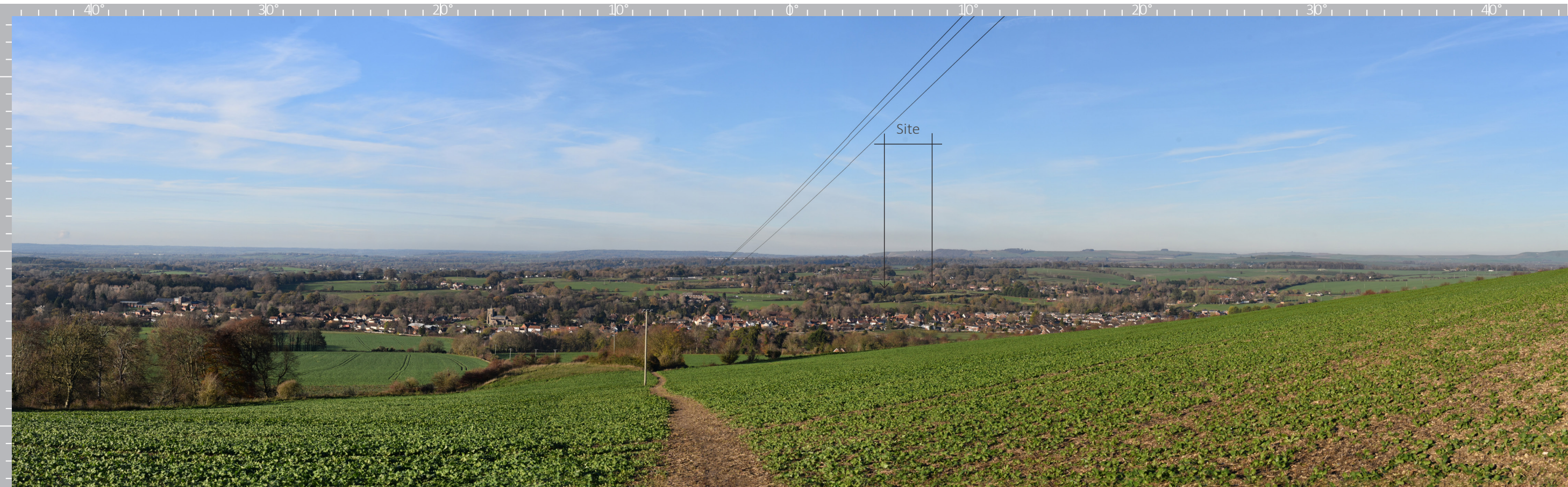
Viewpoint 5b: View from the junction of public byways EAST24 and EAST25/ Wessex Ridgeway and White Horse Trail, looking west			
Visual Receptors	Users of the PRow		
Distance from closest point of site boundary:	1.50km	Direction of view:	W
Date/ time:	21.11.2025/ 13:59	Approximate elevation (AOD):	199m



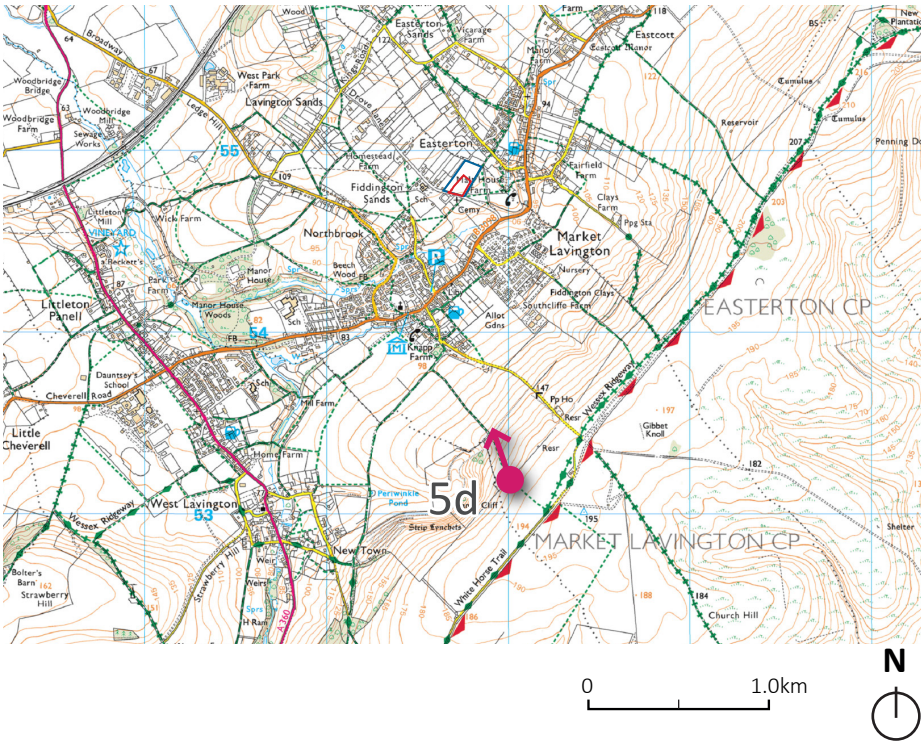


Viewpoint 5c: View from the junction of public byways EAST23, EAST24 and MLAV28/ Wessex Ridgeway and White Horse Trail, looking north west			
Visual Receptors	Users of the PRoW		
Distance from closest point of site boundary:	1.36km	Direction of view:	NW
Date/ time:	21.11.2025/ 14:43	Approximate elevation (AOD):	192m



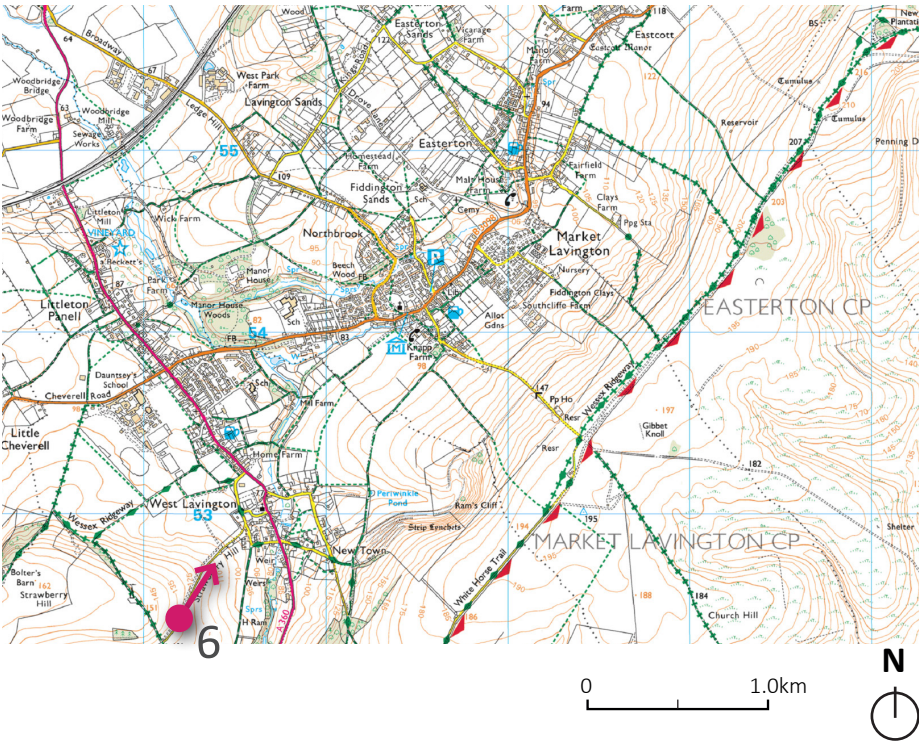


Viewpoint 5d: View from public footpath MLAV27, looking north			
Visual Receptors	• Users of the PRow		
Distance from closest point of site boundary:	1.60km	Direction of view:	N
Date/ time:	21.11.2025/ 15:06	Approximate elevation (AOD):	179m



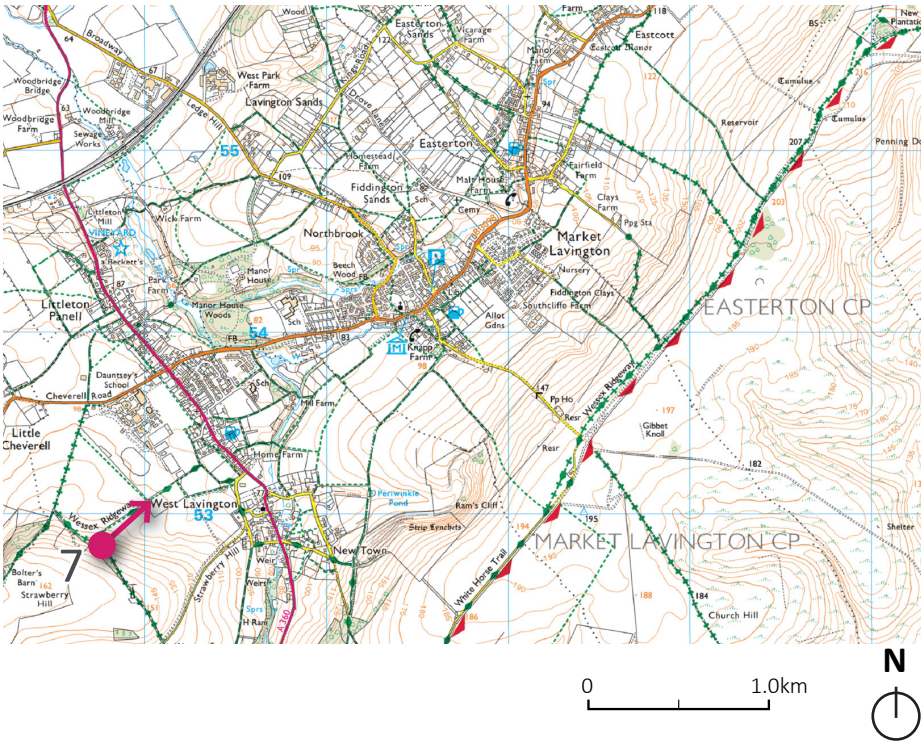


Viewpoint 6: View from Strawberry Hill south of West Lavington, looking north east			
Visual Receptors	• Road users on Strawberry Hill		
Distance from closest point of site boundary:	2.81km	Direction of view:	NE
Date/ time:	08.05.2024/ 13:11	Approximate elevation (AOD):	133m





Viewpoint 7: View from public byway WLAV7B close to Wessex Ridgeway, looking north east			
Visual Receptors	Users of the PRow		
Distance from closest point of site boundary:	2.72km	Direction of view:	NE
Date/ time:	08.05.2024/ 13:42	Approximate elevation (AOD):	135m



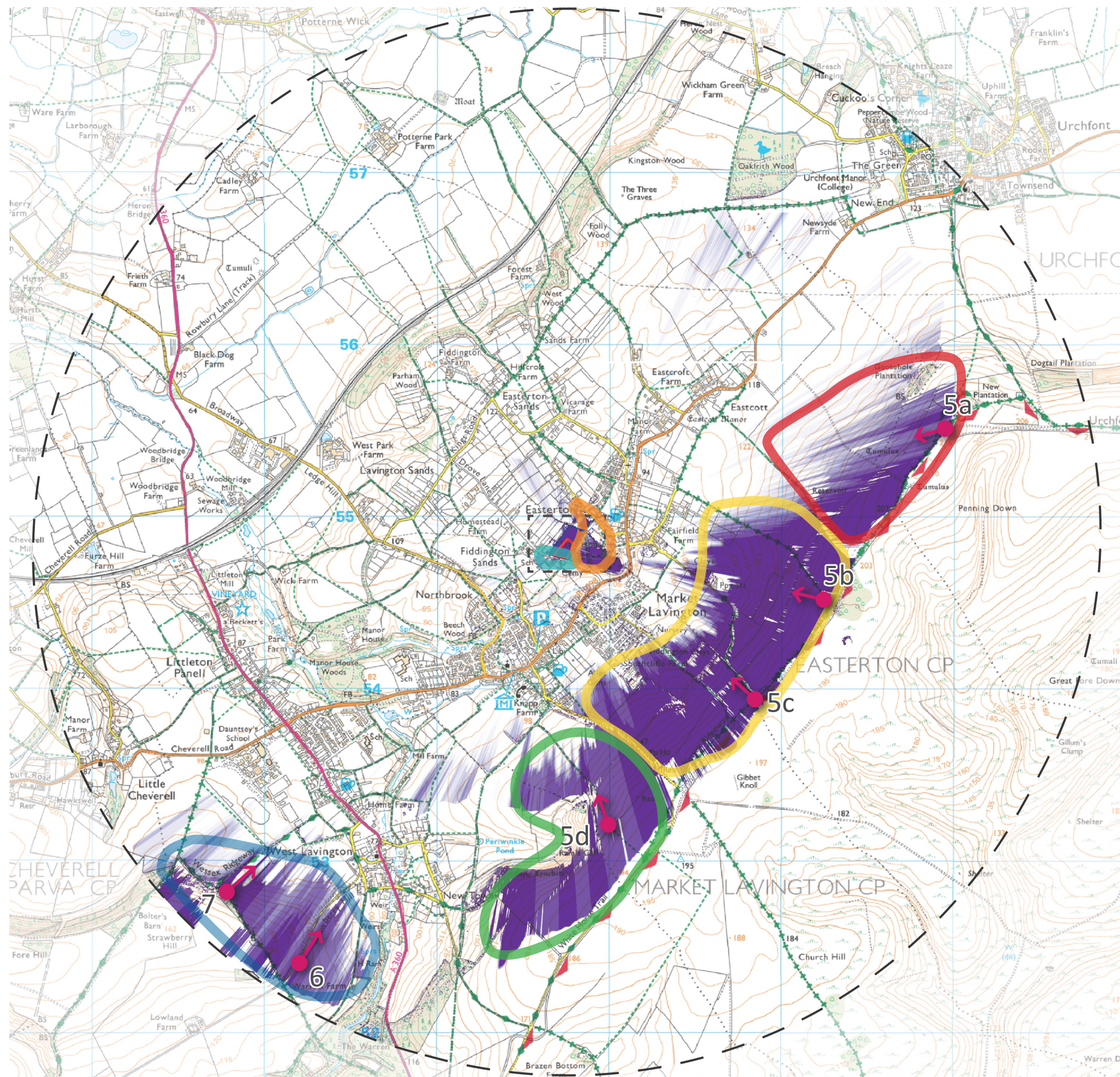


Figure 8. Visual summary diagram.

1.6 Visual Baseline Summary

GENERAL

The Site is visible at close-range from Drove Lane. The Site is prominent from the elevated scarp to the east and south. There is very limited visibility of the Site from within existing settlement and publicly accessible parts of the surrounding landscape beyond the scarp.

Beyond close-range positions, fieldwork confirmed no visibility towards the Site from the north and west.

CLOSE-RANGE VIEWS FROM THE SOUTH

The Site is clearly visible at very close-range from Drove Lane, particularly at the existing gateway glimpse and from elevated areas above road level allowing views above the Site's southern hedgerow.

CLOSE-RANGE VIEWS FROM THE EAST AND NORTH EAST

There is very limited visibility of the Site from the western edges of Easterton, limited to public footpaths in very close proximity to the Site, chiefly due to the screening effects of intervening built form. The closest neighbours with properties facing the Site would also have views.

LONG-RANGE VIEWS FROM THE NORTH EAST

The Site is not easily discernible due to the long distance and the Site being a very small component of wide and deep panoramic views.

LONG-RANGE VIEWS FROM THE EAST AND SOUTH EAST

Despite the distance the Site is clearly visible as an undeveloped component of the gap between the core of Market Lavington and Easterton. Existing development adjacent to the Site can be seen including neighbouring dwellings on Drove Lane and the primary school, though often limited to roofscape.

LONG-RANGE VIEWS FROM THE SOUTH

The Site is a visible component of the mixed settled and farmed landscape. From the scarp the settlement pattern is clearly legible including Drove Lane as a ribbon extending away from Market Lavington. The undeveloped gap between Market Lavington and Easterton is also clear.

LONG-RANGE VIEWS FROM THE SOUTH WEST

The Site is not discernible due to the long distance and the layers of intervening vegetation. The ZTV suggests that the Proposed Development would introduce elements of roofscape nestled within the wooded settlement, not easily discernible at distance or not easily separable from the existing roofscape.

2.1 Constraints and Opportunities

In considering future residential development of the Site, the following constraints and opportunities should be reviewed:

1. Existing access from Drove Lane. Opportunity to reuse and improve or infill the hedgerow gap if access is provided elsewhere.
2. Existing overhead power lines crossing the Site, emanating from the electricity distribution site opposite. Development to follow a 6m easement. Opportunity to locate open space and/or habitat area beneath and west of this line.
3. Informal school drop-off/ pick-up parking and infrastructure access, periodically busy following school hours.
4. Development on Drove Lane typically has a build line close or up to the roadside and principal facades face onto the street. Plots are often long despite buildings being far forwards. Opportunity to match the presiding character and create a strong built frontage.
5. The settlement pattern of Drove Lane is distinctly ribbon development; buildings are relatively close to the road, built development and principal curtilage is generally contained within 50-100m of the roadside. Opportunity to positively address the Drove Lane frontage to reflect the presiding settlement pattern. This would assist in the perception that new development is attached to Drove Lane and distinct from Easterton (see also point 8 below).
6. The existing eastern boundary hedgerow is thin and gappy. Opportunity to improve containment and visual screening by enhancing and better managing the boundary and supplementing with further planting including large-scale trees.
7. There is a continuous network of green open fields which encircle Drove Lane and form a strategic gap preventing coalescence between the core of Market Lavington and Easterton, legible in aerial imagery and long-range views from the scarp. The Site forms part of this, especially the northern area.
8. There is no intermediate boundary across the Site that could contain development to reflect the established settlement pattern/ extent. Opportunity to create a positive development edge with vegetation and boundaries to reinforce the limit of settlement and emphasise the strategic gap between Market Lavington and Easterton.
9. Clear legibility of the Site in views from the scarp and Wessex Ridgeway route on Salisbury Plain.

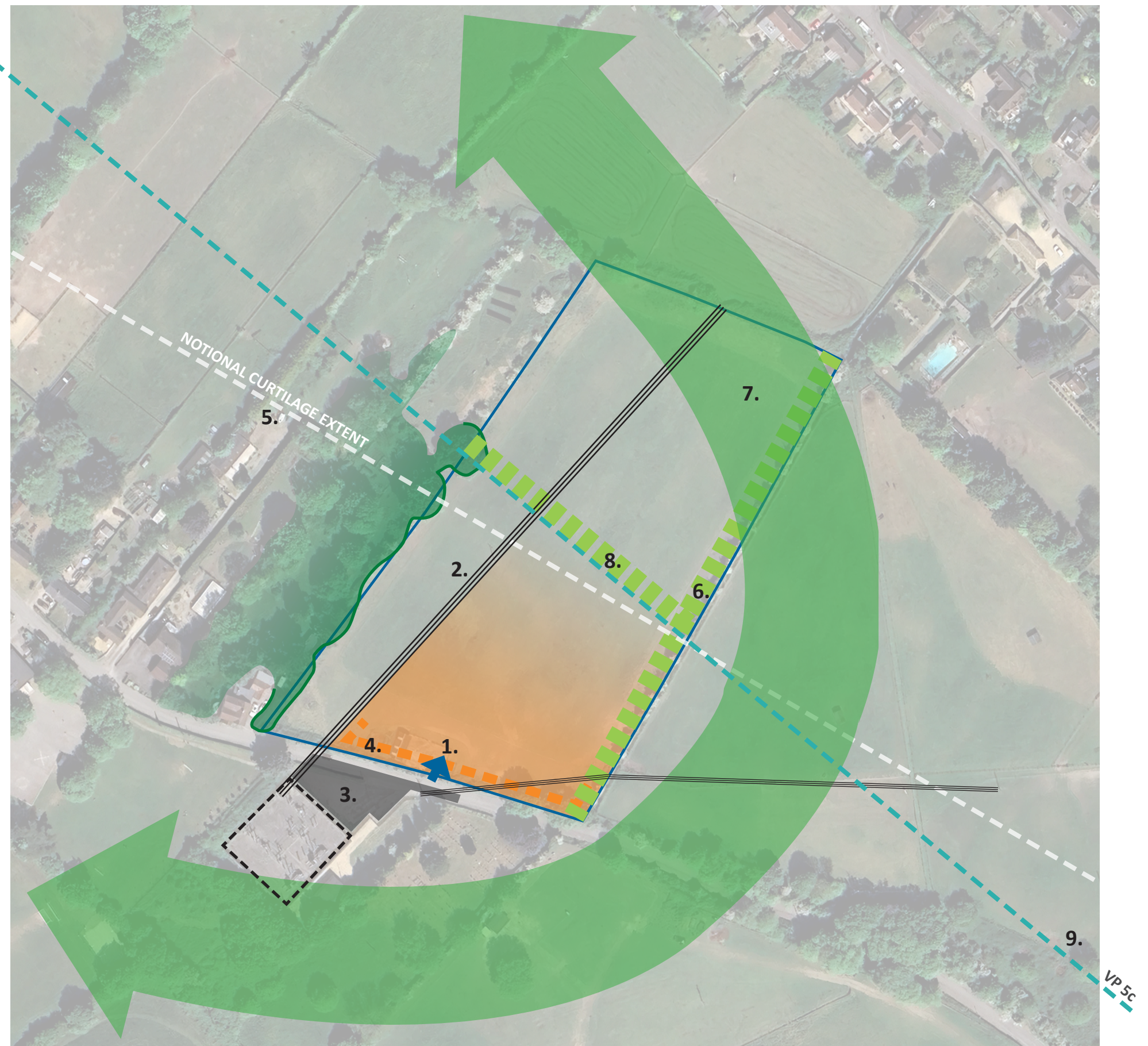


Figure 9. Constraints and opportunities diagram.

2.2 Landscape Framework

In considering future residential development of the Site, the following constraints and opportunities should be reviewed:

A. Drove Lane frontage. New dwellings to be relatively close to the roadside with principal facades of dwellings and domestic boundaries positively addressing the street.

B. Mid tier of development. Secondary layer of new dwellings, with principal facades of dwellings and domestic boundaries positively addressing the street and facing Drove Lane.

C. Northern settlement edge. The existing northwards limit of principal curtilages locally in combination with key views from the scarp have informed a northern build line for the Site, shown dashed blue.

D. Northern buffer. New vegetated buffer (approximately 10-15m wide) as positive northwards edge of development and offering visual containment. Can include low-key infrastructure.

E. Eastern edge. Enhanced vegetated buffer (approximately 10m wide in addition to the existing hedgerow). New tree planting at development edge to reflect the presiding local character and give visual containment at the new settlement edge, especially in views from the scarp and plain.

F. Open space. Area to remain visually open and contiguous with adjacent green space network, including deliberately not improving the weak eastern boundary at this point. Area to be a focus of Biodiversity Net Gain for the development. Potential for use as local amenity space in the form of a permissive walking loop.

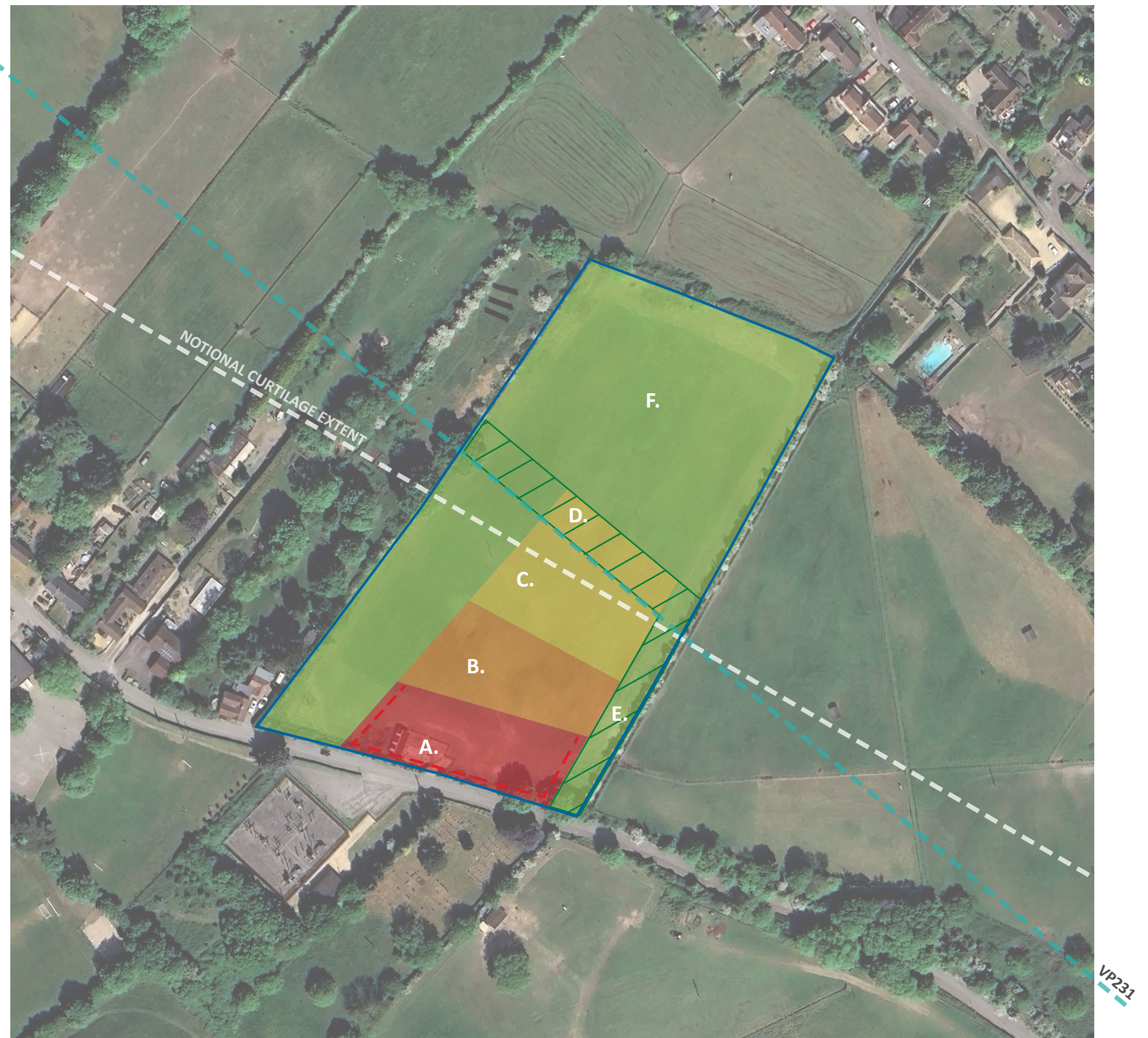


Figure 10. Landscape Framework Diagram



Figure 11. Panoramic view from viewpoint 5c overlaid with landscape framework diagram.



Figure 12. Enlarged extract from viewpoint 5c overlaid with landscape framework diagram.

2.3 Illustrative Layout

A. Drove Lane frontage. New frontage dwelling relatively close to the roadside with principal facade addressing the street and orientation matching the established pattern on Drove Lane.

B. Internal development block. Secondary layer of new dwellings, with principal facades of dwellings and domestic boundaries positively addressing the streets/ private drives. Southern plots to face Drove Lane, northern plots fronting the undeveloped open space offsite.

C. Northern settlement edge. The northern build line for the Proposed Development responds to a combination of the existing northwards limit of principal curtilages locally and key views from the scarp. Beyond this, a new vegetated buffer (approximately 10-15m wide) would create a positive edge and visual containment.

D. Open space and SuDS area. Drainage feature to be located in the lowest part of Site.

E. Habitat enhancement and creation. Wider land ownership area to be utilised for habitat creation and enhancement to manage Biodiversity Net Gain requirements of a future application and detailed design.

F. Eastern edge. 10m wide margin to be enhanced by improved management of the existing hedgerow including laying of the hedgerow, and by additional tree planting to provide a degree of visual screening and containment.

G. Overhead cables. 6m easement used as the western limit of Proposed Development.



Figure 13. Illustrative layout including extract from Mitchell Eley Gould drawing 'Illustrative Masterplan' 2556 AP(0)11.

2.4 Summary and Conclusion

Summary

The Site is located off Drove Lane in the north of the village of Market Lavington, Wiltshire. It comprises a paddock with a single storey horse stable structure, equestrian fencing and an unbound access track connecting to Drove Lane. There is no public access into the Site but there is a high concentration of PRow across the locality and wider area including a public footpath which passes close to the east of the Site.

The Site has potential for new residential development contained within its southern half. The visual appraisal concludes that the primary visual envelope is considerably constrained to approximately within the first 150m of the Site; limited to close proximity on Drove Lane and local PRow to the north, east and south. The closest neighbouring dwellings are also likely to have some degree of visibility from upper storey windows facing the Site and from private gardens. Beyond this, visibility exists in mid- to long-range views from the scarp and edge of the Plain to the east and south, in the range of approximately 0.9-2.3km from the Site. In these mid- and long-range views the Site is often a visible component of the mixed settled and farmed landscape. From the scarp the wider settlement pattern is occasionally legible including Drove Lane as a ribbon extending away from Market Lavington and the Site as an undeveloped component of the gap between the core of Market Lavington and Easterton.

Existing development on Drove Lane is typified by dwellings which are orientated to front onto the road and often include relatively shallow frontages but deep rear gardens. This reinforces the ribbon development pattern and a sense of development being attached to Drove Lane whilst maintaining offset from Easterton, so avoiding coalescence.

Siting new built form in the southern half of the Site where it would be most closely associated with Drove Lane means that the new development would be read in the context of existing neighbouring built form and so would be in-keeping with the established settlement pattern and notional settlement extents. The development area is further constrained by overhead cables crossing the existing paddock. As a result of the analysis and early design development, the Site boundary has been defined in the southern part of the land ownership area and this application area would contain the proposed dwellings, new infrastructure and would form the limit of domestic curtilage. The remaining land ownership area would be the focus of ecological enhancement to support Biodiversity Net Gain requirements in a future application. This would also support the preservation of an undeveloped gap between the Site and Easterton.

Conclusion

In conclusion, sensitive and well-considered development of the Site would ensure that the existing rural settlement-edge character of the Site is not lost, the established settlement pattern is preserved and the undeveloped settlement gap is maintained, whilst assimilating small-scale development into its immediate and wider landscape settings.

GREENHALGH LANDSCAPE ARCHITECTURE

7 Sydney Wharf,

Bath,

BA2 4EF

Registered in England

Company number 09118428
