

Planning Registration Team, Wiltshire Council
Our reference: 25046
19th March 2026

Dear Sir/Madam

Application for Permission in Principle: Land to the North of Drove Lane, Market Lavington
Description: Erection of up to 9 No. dwellings (Class C3) and associated works

1.0 Introduction

PlanningSphere are instructed by Stonebury Land Ltd who have agreed an Option Agreement with the landowner.

We are instructed to submit an application for a Permission in Principle (PiP) for the development of up to 9 No. residential dwellings on land to the North of Drove Lane, Market Lavington.

The application has been formulated following input from specialist heritage, landscape, ecology and transport consultants along with a site area context assessment that has been undertaken by the project architect. The enclosed 'permission-in-principle' application submission comprises the following information:

- Planning Portal Permission in Principle Application Form: PlanningSphere
- Application fee: £3584.00¹
- Site Location Plan: MEG Architects
- Illustrative Masterplan: MEG Architects
- Proposed Site Access Arrangement: Miles White Transport
- Baseline Habitats Plan: Bengrove
- Heritage Statement: Cotswold Archaeology
- Landscape Strategy: Greenhalgh Landscape Architects
- Planning Cover Letter: PlanningSphere
- Preliminary Ecological Appraisal: Bengrove
- Transport Technical Note: Miles White Transport
- Validation Schedule: PlanningSphere

2.0 Planning context

(i) Site Description

The application site extends to 0.68ha, as outlined in red in the Site Location Plan as shown in Figure 1 below. The site is identified in the recent Neighbourhood Plan Site Options and Assessment Report (September 2025) as Site 3627.

¹ The application fee is calculated on the basis of £512.00 per 0.7 ha or part thereof (x7) in accordance with the fee regulations. The required fee of £3,584.00 will be paid by BACS upon receipt of registration number from the Council to ensure that it is matched to the application.

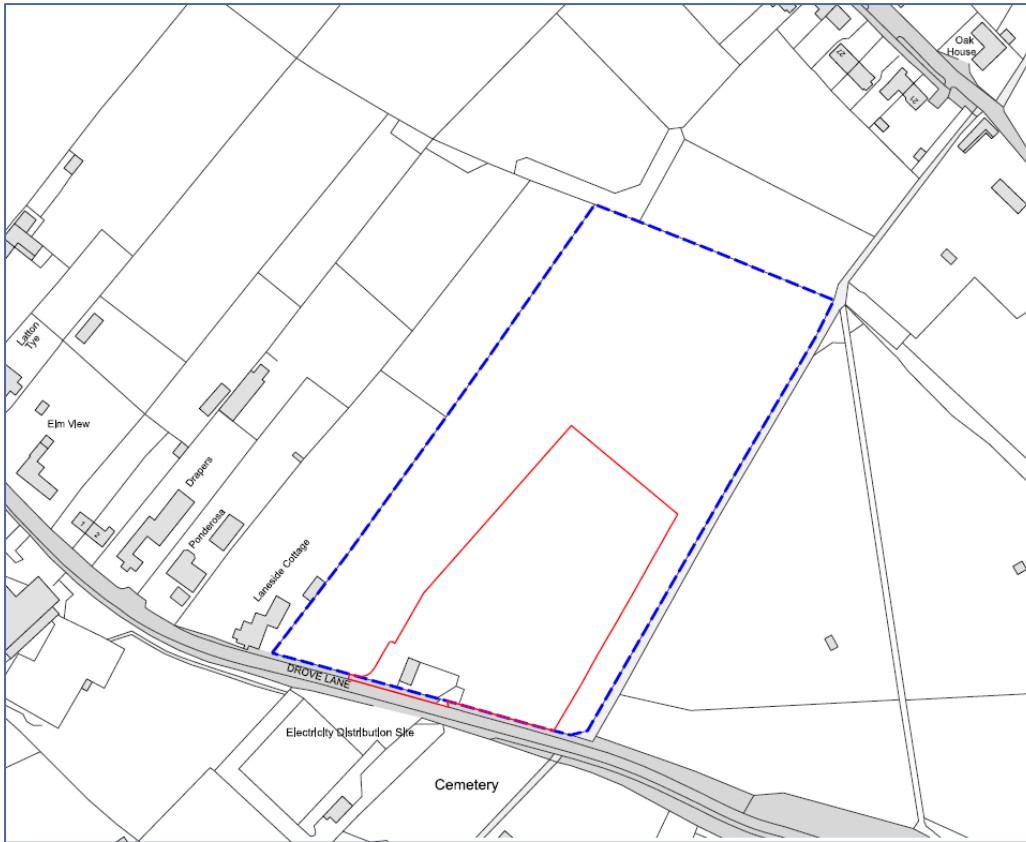


Figure 1. Extract from Site Location Plan. The dashed blue line shows the extent of land in the landowner's control.

The site comprises a rectangular parcel within a paddock land to the north of Drove Lane (B3098) in Market Lavington and south west of the adjacent village of Easterton. The paddock is bounded by hedgerows and trees along the northern, eastern and western edge. The redline boundary of the site has been determined by easements and associated with overhead power cables and a landscape and visual appraisal which has identified the extent of the northern boundary.

Residential properties border the site to the west and north. A public right of way MLAV16 runs along the eastern boundary. The parish is well served by footpaths, bridleways and byways that connect the settlement with the surrounding countryside and the nearby villages of Little Cheverell, Littleton Panell and West Lavington. The site is situated in an accessible location near to the local primary school.

The enclosed Transport Statement describes the site's location and active travel links in respect of existing facilities, services and public transport, and a proposed access strategy in respect of existing and proposed points of vehicular and pedestrian/cycle access as illustrated on the enclosed Illustrative Access Plan. Further information the site's heritage context and its relationship with heritage assets that are proximate to the site is set out in the Heritage Statement. A Landscape Strategy and Ecological Impact Assessment has informed the enclosed Proposed Illustrative Plan.

Market Lavington is a settlement with a population of 2,045 according to the 2021 census and has status as a *Local Service Centre* in the adopted Wiltshire Core Strategy 2015 (WCS) and benefits from a range of services and amenities.

(ii) Planning History

The application site is agricultural land. There is no recorded planning history as confirmed by a review of the Council's public access system.

(iii) Site Promotion in the Neighbourhood Plan

Details of the site were submitted to the Parish Council's Call for Sites in December 2024 as part of the neighbourhood plan review, Land to North of Drove Lane, 2.9ha for residential development of ranging from 9-30 units (Site Ref: 3627).

3.0 Summary of Proposals

The application seeks a Permission in Principle (PiP) for the erection of up to 9 No. dwellings. The application is supported by a Proposed Illustrative Plan (extract below). This plan shows how 9 No. residential units and parking could be accommodated on the site and integrated into this part of Market Lavington responding to the landscape analysis, with provision of ecological and coalescence buffers, providing a visual offset between Market Lavington and Easterton to the north.

The Proposed Illustrative Plan has been informed by a comprehensive site analysis and assessment of all constraints and opportunities. The site is broadly rectangular in shape and level; existing overhead cables and associated easements. The proposed dwellings will be sited in the southern part of the parcel where it would be most closely associated with Drove Lane so that the new development would be read in the context of the existing neighbouring built form in keeping with the established settlement pattern and leaving the northern part undeveloped.

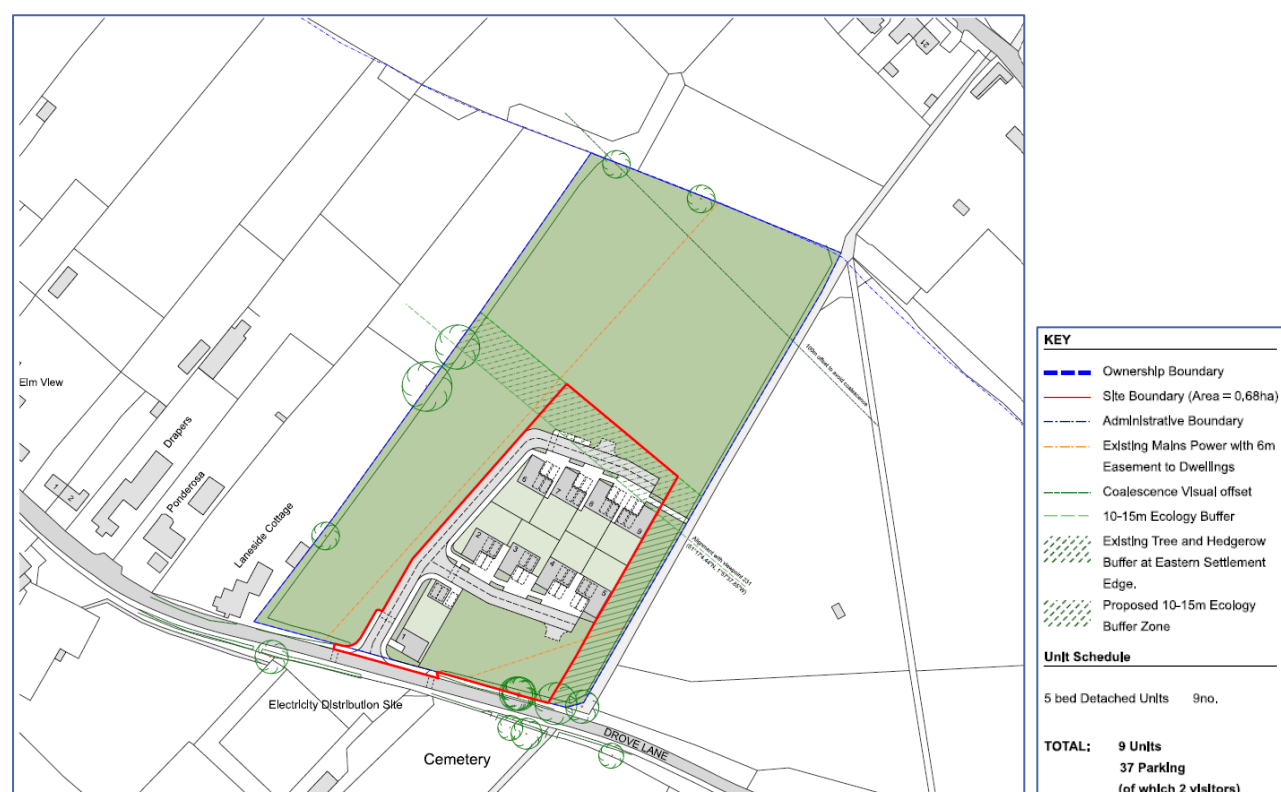


Figure 2: Extract from Proposed Illustrative Plan

Access and Active Travel Links

Drove Lane is a good standard 'no through road'. The site benefits from a 'verge crossover' agricultural field access from the northern edge of Drove Lane which can be re-used for vehicular access via a new simple priority junction with appropriate visibility splays and dimensions. Pedestrian footways will be provided on both sides of the site access junction with these linking via drop kerb crossing points to the existing footway on the southern side of Drove Lane.

The on-site layout will include turning heads of an appropriate size to accommodate the turning requirements of the Council's standard Refuse Collection Vehicle. Car and cycle parking will be provided in full accordance with the Council's standards. The projected level of additional vehicle movements will have no material impact on road capacity or safety. Electric vehicle charging points would be provided in accordance with Building Regulation requirements.

Market Lavington provides a reasonable range of day-to-day services and amenities with the proposed site being well located to allow future residents convenient access on foot. Primary and secondary school education, convenience shopping opportunities, medical and leisure facilities are all available locally and generally within an appropriate walking distance. The Transport Technical Note sets out details of the various services and amenities with the associated walking distance and walking time.

Cycling and Public Transport is also good for a village environment offering longer distance non-car travel options to numerous local villages and the higher order settlements of Devizes and Salisbury.

The site's proximity to open countryside offers direct access to an extensive network of public footpaths, encouraging walking and outdoor recreation.

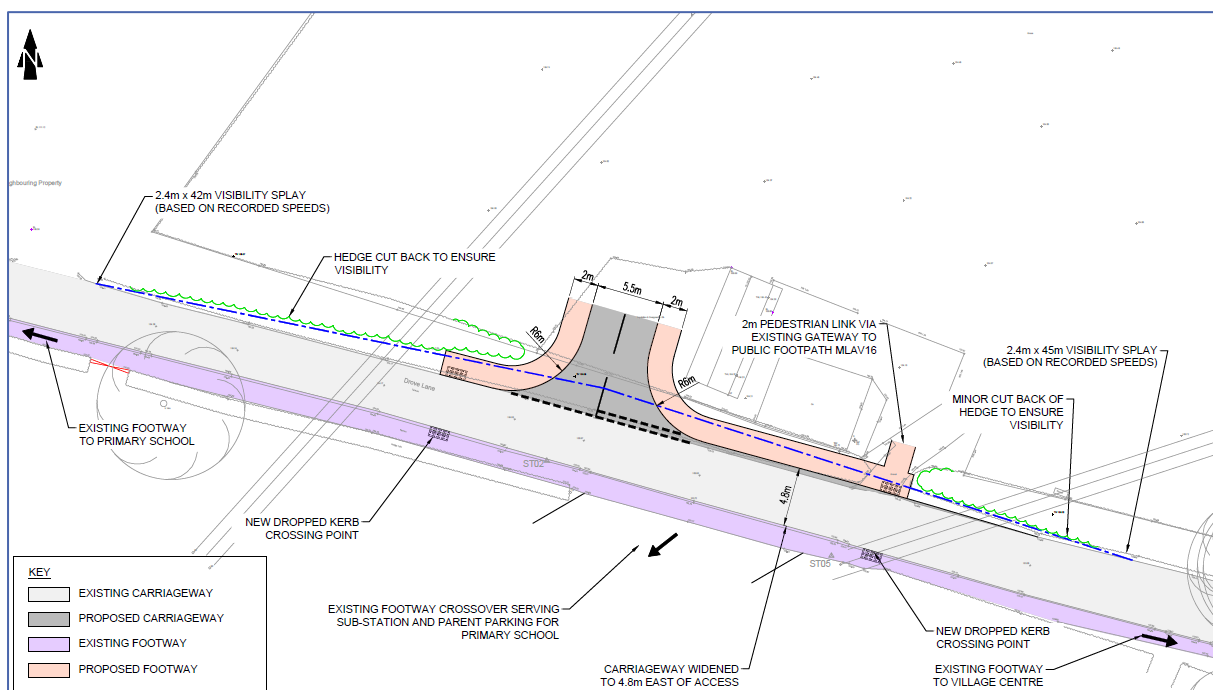


Figure 3: Proposed Site Access Arrangements

The layout makes sufficient provision to accommodate a holistic drainage strategy in accordance with the Sustainable Urban Drainage (SuDs) hierarchy. A detailed drainage strategy will be informed by site surveys and analysis to support a subsequent Technical Details Consent application.

Foul drainage will connect to existing mains sewer provision in the settlement.

Ecological Strategy:

The Ecological Impact Assessment confirms that the site is not of significant ecological importance for protected or notable species and consists of widespread habitat types. Avoidance, mitigation and compensatory measures would be built into the proposal to include the delivery of 10% net gain in habitat and hedgerow units, making use of the offsite land adjacent to the red line boundary; implementation of construction-stage avoidance measures under a Construction Ecological Management Plan; building-in enhancements including bird nesting boxes at a rate of two per dwelling (e.g. swift bricks) and bat roosting boxes. These can be secured through appropriate planning conditions.

Landscape Strategy:

The landscape strategy records and analyses the existing site context and baseline conditions, with design recommendations to inform future development proposals. It includes an appraisal of existing landscape character and views/ visual amenity and identifies constraints and opportunities presenting key design recommendations. There is very limited visibility of the site from within the existing settlement and publicly accessible parts of the surrounding landscape. Fieldwork has confirmed no long-range visibility towards the site from the north and west. Analysis of site topography and levels and key publicly accessible viewpoints have informed the proposed site layout.

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 between Market Lavington and Easterton is maintained, whilst assimilating small-scale development into its immediate and wider landscape settings.



Figure 4: Extract of photograph of site from Landscape Strategy

4.0 Planning Policy

(i) Development Plan

The Statutory Development Plan comprises: the Wiltshire Core Strategy (2015), the Wiltshire Housing Site Application Plan (2020), and the Market Lavington Neighbourhood Plan (2021).

(ii) Applicable designations and constraints

Market Lavington is described as a Local Service Centre in the WCS settlement strategy (Policy CP1). Local Service Centres are defined as *smaller towns and larger villages which serve a surrounding rural hinterland and possess a level of facilities and services that, together with improved local employment, provide the best opportunities outside the Market Towns for greater self containment. Local Service Centres will provide for modest levels of development in order to safeguard their role and to deliver affordable housing.*

Applicable designations include the location of the site within the Salisbury Plain Special Protection Area (SPA) Mitigation Zone which over washes this entire area. The site lies within the 30% affordable housing zone (Policy CP43) where affordable homes should make up 30% of new developments of over 5 dwellings.

The site is located in Flood Zone 1 as defined on the Environment Agency's Flood Maps for Planning. The Easterton Conservation Area lies to the northwest. A Quaker Burial Ground (non-designated heritage asset) is located opposite the site on the south side of Drove Lane. The nearest listed buildings include Kestrels (Grade II*), and gate piers to yard at rear of Kestrels, garden wall and gate piers to Kestrels, High View, and Easterton Manor (Grade II). For further information refer to the Heritage Statement.

(iii) Applicable Wiltshire Core Strategy policies

Relevant Wiltshire Core Strategy policies include:

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP12: Spatial Strategy for the Devizes Community Area
- CP41: Sustainable Construction
- CP45: Meeting Wiltshire's Housing Needs
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Shaping
- CP58: Ensuring the Conservation of the Historic Environment
- CP60: Sustainable Transport
- CP61: Transport and New Development
- CP64: Demand Management
- CP67: Flood Risk

(ii) Wiltshire Housing Site Allocation Plan (WHSAP) (2020)

The WHSAP was adopted in February 2020. There are no applicable policies to the subject site.

(iii) Market Lavington Neighbourhood Plan 2018 – 2026

Applicable policies from the MLNDP made in May 2021, include the following:

- Policy 1: Housing
- Policy 3: Local Infrastructure Priorities

(iv) Market Lavington Neighbourhood Plan 2

Following the formation of the Steering group in June 2024, the site was submitted to the Parish Council's Call for Sites in December 2024 as part of the neighbourhood plan review, Land to North of Drove Lane, 2.9ha (Site 3627) for residential development of 9-30 units. A number of Public Consultation and Drop-In events have since taken place; and a Call for Sites for Local Green Spaces and Heritage Assets and a Housing Needs Assessment. It is understood that MLNP2 related expenditure is under review given that Wiltshire Council will only cover examination and referendum costs.

(v) National Planning Policy Framework

Application Sections of the NPPF (last updated in February 2025)² include the following:

- Section 2: Achieving sustainable development: 7:10
- Section 2: The presumption in favour of sustainable development: 11-14
- Section 4: Decision making: 39, 48-51
- Section 5: Delivering a sufficient supply of homes: 61
- Section 8: Promoting healthy and safe communities: 96
- Section 9: Promoting sustainable transport: 109, 115, 116, 117
- Section 11: Making effective use of land: 124, 125, 129
- Section 12: Achieving well-designed places: 131, 135, 137
- Section 14: Meeting the challenge of climate change, flooding and coastal change: 161, 164, 166, 170, 181
- Section 15: Conserving and enhancing the natural environment: 187, 193
- Section 16: Conserving and enhancing the historic environment: 202
- Annex 1: Implementation: 231-233

The following NPPF paragraphs have been highlighted as being of particular relevance to the application proposal:

Para. 11: *"Plans and decisions should apply the presumption of favour of sustainable development.*

...For Decision-taking this means

(c) where there are no relevant development plan policies, or policies which are most important for determining the application are out of date (see footnote 8), granting planning permission unless:

I. the application of policies in this Framework that protect areas or assets of particular importance (footnote 7) provides strong reason for refusing the development, or

II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for

² At the time of writing an updated draft NPPF has been issued, and the Government is currently consulting on this until March 2026. If a new NPPF is subsequently issued, any changes relevant to the application will be addressed through a post-submission update, as necessary.

directly development to sustainable locations, making effective use of land, securing well-designed policies and providing affordable homes, individually or in combination (footnote 9)."

Para 14: *"In situations where the presumption (at paragraph 11d) applies to applications relating to the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement..."*

Para 39: states that LPAs should approach planning decisions in a positive and creative way and that it is important that land comes forward where it is needed with a mix of housing types to significantly boost the supply of homes.

Para 61: *"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including an appropriate mix of housing types for the local community."*

Para. 73: *"Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. ... To promote the development of a good mix of sites local planning authorities should..."*

d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes..."

Para. 124: *"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions."*

Para 135: states that planning decisions should ensure that *"...developments will function well and add to the overall quality of the area"; 'are visually attractive as a result of good architecture, layout and appropriate and effective landscaping'.*

Para. 215: *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal..."*

(vi) National Planning Policy Guidance – NPPG

National Planning Policy Guidance (NPPG) in the form of web-based information was published on 6th March 2014. The relevant guidance linked to the NPPF policy referred to above has been reviewed. NPPG contains further information and guidance on a number of technical matters and best practice relevant to the proposal such as climate change, design, environmental impacts and natural environment.

Practice Guidance under Paragraph: 004 Reference ID: 58-004-20190315. The following table sets out the eligibility criteria for PiP applications:

Type of development or land	Route to permission in principle: Following an application	Route to permission in principle: Entering a site in Part 2 of a brownfield land register
Householder development	X	X
Major development	X	✓
Development on land not defined as previously developed	✓	X
Development consisting of the winning and working of minerals	X	X
Environmental Impact Assessment development	X	X
Habitats development	X	X

Figure 4. Extract from NPPG

(vii) Wiltshire Local Plan Review

A Regulation 19 iteration of the Wiltshire Local Plan Review (ELP) was submitted to the Secretary of State for Housing Communities and Local Government for examination on 28 November 2024. Two planning inspectors were appointed to undertake an independent examination into the soundness and legal compliance of the Plan. However, the Inspectors raised fundamental concerns about the spatial strategy and insufficient considerations of reasonable alternative in their letter to the Council dated 22nd December 2025 (Exam Ref: ID.11)

Given that the ELP is being examined under transitional arrangements which pre-date the changes to the Council's annual housing requirement, the Inspectors in their most recent letter to the Council on 27th February 2026 have recommended that the most efficient and effective course of action for all parties to avoid an overly long examination is for the Council to withdraw the submitted Plan and address matters through the preparation of the new plan under the new local plan-making system (Exam Ref: ID.13). The alternative would be for the Council to request that the Inspectors proceed to prepare and issue the report on the Plan as submitted which would inevitably lead to a recommendation that the Plan is not adopted. Accordingly, no weight at present can be ascribed to the development management policies and allocations contained within the ELP. At the time of writing, it is anticipated a Wiltshire Council will have commence a new replacement local plan under the new plan-making system – this will be confirmed following Cabinet and Full Council decisions that will be taken in May 2026.

(viii) Wiltshire Council Design Guide 2023

This Supplementary Planning Document expands upon Core Policy 57 Ensuring high quality design and place shaping in the adopted Core Strategy and is intended to ensure that new developments are well grounded in their locality and create a positive sense of place. The proposed scheme will be designed to comply with the SPD, with full details set out in the Technical Details Stage.

(ix) Other Legislation

The following legislation is relevant to the application:

- Town and Country Planning Act 1990, as amended
- Environment Act 2021
- Planning (Listed Building and Conservation Areas) Act 1990

(x) Wiltshire Housing Land Supply

Following publication of the December 2024 iteration of the NPPF, Wiltshire Council's annual housing requirement has been significantly increased from 1,917 to 3,525 dwellings per annum. At the time of writing, Wiltshire Council can only demonstrate **2.42** years of housing land supply. This level of housing land supply has been acknowledged in recently published committee reports³ and appeal decisions and constitutes a severe shortfall in housing land supply.

(xi) PiP Appeal Precedent APP/C3105/W/25/3374486

An appeal was allowed and permission in principle granted for a housing development for up to 9 self-build plots at Land North of Rattlecombe Road, Shenington (Cherwell DC) in accordance with the terms of the application, Ref 25/01461/PIP (decision date 9th March 2026). Main issues included: whether the site is suitable for residential development, having regard to its location, the proposed land use and the amount of development; with particular regard to: whether the proposed development would be appropriately located having regard to the Council's development plan policies, and access to services and facilities, whether the proposal is an appropriate use of land and density of development, and the effect on the character and appearance of the area.

Here, the Inspector concluded that the modest but important contribution to housing supply would, in the context of the Council's significant undersupply, attract significant weight as a benefit to the proposed scheme. This planning balance assessment in this recent appeal would be applicable to this case, noting WC's severe lack of housing land supply, and uncertainty associated with the replacement Local Plan programme.

5.0 Planning Assessment

(i) Procedural Compliance

The scope of the PiP application is limited to location, land use and amount of development. This Planning Cover Letter explains the background to the application and provides necessary information to enable assessment and determination by the Council.

Other matters outside of the scope of the PiP will be considered at a subsequent 'Technical Details' Consent stage. However, although there is no requirement for technical reports to accompany this submission, the application is supported by a Preliminary Ecological Assessment and a Heritage Statement to assist the decision-making process. An Illustrative Plan has been provided to demonstrate that up to 9 No. dwellings can be satisfactorily accommodated on the site.

(ii) Principle of Development

The application site is located outside of the settlement boundary of Market Lavington as defined in the WCS Policy Map. However, Market Lavington is described as a Local Service Centre in the WCS settlement strategy (Policy CP1) where a modest level of development is acceptable to safeguard its role in serving the surrounding the rural hinterland and deliver affordable housing, given that local service centres possess a level of facilities and services that, together with improved local employment, provide the best opportunities outside the Market Towns for greater self-containment.

³ The Officer Report prepared for the August 2025 meeting of the Council's Strategic planning Committee in respect of planning application PL/2024/07097 (Land South of Snarlton Lane, Melksham) stated that the Council can demonstrate a housing supply of 2.42 years.

The scope of considerations for permission in principle is limited to location, land use and the amount of development permitted. All other matters are considered as part of a subsequent Technical Details Consent (TDC) application if permission in principle is granted.

The proposals, as demonstrated by the enclosed technical evidence base, are sustainable and would meet the Framework's three-dimensional tests for 'sustainable development' (NPPF: 7-10) whilst making a modest but important contribution to housing supply which in the context of the Council's significant undersupply should be given significant weight as a benefit to the proposed scheme.

Five Year Housing Land Supply Deficit

Following changes introduced to the 'Standard Method' of calculating housing need by the revised NPPF (December 2024), there has been an increase of 84% of Wiltshire Council's Housing Need: rising from 1,917 to 3,525 homes per annum. The recalculation has led to a significant reduction in housing land supply to 2.42, as noted In Section 4.0 above. As such the tilted balance in Paragraph 11(d) of the NPPF is engaged for the assessment of this application. This requires that permission should be granted unless *"...any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole"*.

The importance of providing a consistent supply of homes is strongly recognised in the NPPF and in recent appeal precedents where the Planning Inspectorate has taken a pragmatic approach when Council's are faced with major shortfalls, recognising that sites of all sizes are needed to help make up the housing land supply deficit. There is an increasing recognition of the importance of delivery by SME developers who find it difficult to compete in the land market with national volume housebuilders. The provision of up to 9 No. homes including a policy compliant 30% affordable homes would make a positive contribution to meeting identified local housing need in accordance with Section 5 of the Framework.

On the basis that the NPPF 'presumption in favour of sustainable development' is engaged, the conflict with the Council's spatial development policy CP2 (i.e. limiting need for development on greenfield sites and permitting development outside the limits of the development boundary), is outweighed by the following:

- The severity of the housing land supply shortfall in Wiltshire, i.e. 2.42 years.
- Full compliance with the applicable development plan (development management) policies.
- Contribution towards the delivery of the Devizes Community Area Strategy.
- Delivery of economic, social, environmental benefits, i.e. meeting the Framework's three-dimensional sustainable development test, as summarised below:

Sustainable Location

As referenced in Section 2.0, Market Lavington, being a Local Service Centre, benefits from a range of community facilities and services. Public transport bus connections are also available.

The proposed development will provide a positive approach to sustainable growth, knitting into the existing infrastructure network of roads and footpaths and will provide an appropriate density of new housing set within a landscape that will enhance the ecology of the site.

Socio-economic benefits

Socio-economic benefits of housing are recognised by Inspectors in appeal decisions. The UK Government has committed to the delivery of 1.5 million homes across this parliament as a key milestone in their mission to kick start economic growth, set out in its Plan for Change (Dec 2024). This commitment has been further reflected in £100 million grant in aid for Council planning departments to accelerate decision making and the planning reforms set out in the December 2024 NPPF revision. The clear political commitment to solving the housing crisis, and the role that councils have in addressing this through positive decision making, means that the economic benefits of new housing are now vitally important and should be viewed as a crucial component of the planning balance.

The government's mission led approach to increasing housing supply, as well as evidence from the Bank of England and, internationally, the European Commission and International Monetary Fund, clearly demonstrate that there is a consistent and pressing requirement to build more homes to meet the significant level of unmet need in Britain, particularly for homes that are affordable. There is also a strong recognition of the need to provide more affordable homes in this mission led approach, which is reflected in both increased policy and funding support.

The housing crisis has arisen because new housebuilding has not kept pace with population growth and household formation rates. Also, due to the shortage in housing stock which is now outstripped by demand, house prices in the UK have continually increased, both in real terms and relative to incomes making them unaffordable or unsuitable for today's needs. The level of affordable housing needed in Wiltshire is substantial. The application proposals will deliver a policy compliant scheme of 30% affordable homes that will add new social vitality to Sutton Benger. The provision of affordable homes also supports improved health outcomes for the community, therefore having a net beneficial impact on NHS resources.

The application proposal for up to 9 homes would deliver multiple benefits through the provision of both open market properties and affordable homes, a key part of national and local planning policy that has recently been re-enforced by the Written Ministerial Statement. The proposals will also make a contribution towards addressing the Council's housing shortfall and meeting affordable housing needs, which merits being afforded significant weight in the planning balance.

Furthermore, the combination of economic benefits including but not limited to those associated with local spending power of future residents, the construction phase, and payments such as CIL and Council Tax, should be attributed due weight in the planning balance.

Environmental objectives

The proposal will result in the loss of low value agricultural land. Ecological advice has confirmed that it will be possible to deliver mandatory requirements of biodiversity net gain. There could be some environmental benefits through the construction of the dwellings, by ensuring renewable energy and creating efficient dwellings. Matters relating to sustainable construction can be secured at a subsequent Technical Details Stage.

Noting the severe housing need across Wiltshire Council's administrative area (open market and affordable), it is submitted that NPPF Paragraph 14 is not engaged. For the reasons set out above, it is concluded that the NPPF's tilted balance under Paragraph 11d is engaged, and that the principle of development is acceptable in planning terms.

(iii) Heritage Considerations

The enclosed Historic Environment Desk Based Assessment considers heritage matters relating to the application site identified as 'Site 3627' in the 'Market Lavington Neighbourhood Plan: Site Options and Assessment Report' prepared by AECOM for the Parish Council.

Archaeology: there is generally low potential for encountering pre-historic deposits within the site and there is no evidence of Romano-British remains. A geophysical survey is recommended to better understand the archaeological potential and significance within the site to inform the need for, and scope of, any further work required, although the presence of any features of such importance precluding development is considered highly unlikely.

Heritage Assets: Designated heritage assets assessed include Easterton Conservation Area, Kestrels (Grade II*), and gate piers to yard at rear of Kestrels, garden wall and gate piers to Kestrels, High View, and Easterton Manor (Grade II). Non-designated heritage asset assessed includes the Quaker Burial Ground located opposite the site on the south side of Drove Lane.

It is concluded in respect of the Grade II* Listed Kestrels and the Quaker Burial Ground, the site by itself makes no particular contribution to significance, but does form one component of the wider rural landscape setting that makes a broadly positive (if limited) contribution to their significance. While the proposed scheme will introduce some change into this wider rural setting, it is concluded that the proposals will cause no harm to the significance or appreciation of these heritage assets.

In respect of the other Listed Buildings, the site forms a peripheral component of their wider rural setting which makes no meaningful contribution to their significance, and the proposed scheme will not be harmful to the significance of the Listed Buildings through changes to their setting.

In respect to the Conservation Area, the assessment has found that the principal contribution of the site to the significance of the Conservation Area is as an one part of a field that is appreciable as part of its rural surroundings. The site and scheme will comprise only the southern part of the field, and the development will be firmly anchored to the area of Drove Lane, which is characterised by residential development. The northern part of the field which is closest to the Conservation Area does not fall within the site and therefore will remain as open space; this will ensure that a green buffer of encircling land is retained around the south-western part of the Conservation Area, preserving its rural surroundings and preventing physical coalescence with the settlement of Market Lavington. As such, it is concluded that the proposals will cause no harm to the special interest of the Conservation Area.

On this basis and noting the public benefits outlined in the Conclusion Section below, the proposal is considered to be compliant with WCS Policy 58, the NPPF and applicable heritage legislation.

(iv) Ecological Considerations

At the PiP stage it is only necessary to demonstrate that the proposal is not a 'habitats development'. This is confirmed in the PEA. The PEA also notes that the site is a species-poor field. A baseline habitat survey has been completed to enable the preparation of the enclosed Preliminary Ecological Appraisal. As such the site provides a good opportunity ecological enhancement as illustrated by the enclosed Proposed Habitats Plan (extract below).

The site is not located in a bat consultation zone. However, it is likely that bats commute along the hedgerow and linear boundaries of the site. The Proposed Illustrative Plan therefore makes provision for dark vegetated corridors along the site perimeter. There is sufficient land available to deliver 10% biodiversity net gain in habitat and hedgerow units, making use of the offsite land

adjacent to the red line boundary. The finalised masterplan will be subject to an agreed Landscape and Environmental Management Plan (LEMP), which will be implemented by the future private management company that will be set up to maintain the areas of common ownership.



Figure 5: Extract of Proposed Habitats Plan

Further ecological information, including mitigation measures, in line with the recommendations of the PEA will be submitted at the subsequent Technical Details Consent stage. On this basis the proposal is compliant with WCS Policy CP50, and applicable wildlife legislation.

(vi) Flooding and Drainage: the site lies within Flood Zone 1, indicating a low overall risk of flooding. A holistic sustainable drainage strategy will be devised to manage surface water across the site. Foul drainage will connect to existing mains systems. A drainage strategy will be submitted at the subsequent Technical Details Consent stage to ensure that the development would not increase flood risk and that future occupiers would be safe from flooding. On this basis the proposal is in compliance with WCS Policy 67 and applicable legislation.

(vii) Access and Highways: as noted in Section 3.0 above, the proposal will connect into the existing adopted road, Drove Lane via a simple priority junction with appropriate visibility splays. Car and cycle parking will be provided in accordance with the Council's standards. On this basis, the proposal is considered to be compliant with WCS Policy 61 and applicable legislation.

(viii) Trees and Hedgerows: The site is enclosed by mature hedgerows although the existing eastern boundary hedgerow is thin and gappy. The proposal therefore provides an opportunity to improve biodiversity through the planting of new trees which will also have the benefit of additional containment and visual screening by enhancing the boundary and supplementing with further planting.

(ix) Utilities: existing overhead power lines cross the site from the electrical infrastructure station opposite. The proposed development will not encroach into the associated easements and will be able to coexist with this infrastructure.

(x) Residential amenity: The development of the site would not compromise the residential amenity currently enjoyed by any neighbouring occupiers. The Illustrative Plan demonstrates the proposed plot would not give rise to any overlooking of the adjacent dwelling or result in any adverse building domination or other matters that may affect residential amenity. On this basis, the proposal is in compliance with WCS Policy 57.

6.0 Planning Balance and Conclusion

Section 70(2) of the Town and Country Planning Act 1990 provides that, in dealing with proposals for planning permission, regard must be had to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that if regard is to be had to the development plan for any determination, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.

It has been demonstrated that the application proposal complies with procedural requirements of a 'PIP' application and that applicable design and technical development management can be addressed at a subsequent Technical Details submission stage.

In relation to the principle of development, it has been demonstrated that the NPPF's 'titled balance' is engaged pursuant to NPPF: 11d. In relation to heritage considerations, and wider planning balance considerations, the proposal will deliver the following public benefits:

- Delivery of housing to assist in meeting the significant housing land supply deficit in Wiltshire.
- Additional village vitality and support for existing local services.
- Post-development support of existing community facilities and services and adding vitality and surveillance to this part of the village.
- Provision of mandatory biodiversity net gain and associated long-term management of the existing perimeter hedgerows and new green infrastructure.
- Construction stage economic activity supporting the SME development sector and the local supply chain.
- Generation of CIL and Council Tax revenue for reinvestment in community infrastructure.

In accordance with NPPF: 11d, the Council is respectfully requested to grant Permission in Principle.

Yours sincerely



Chris Beaver
Director

E Chris@PlanningSphere.co.uk