

The application site has previously been considered as a potential location for housing within West Lavington. It was initially identified by West Lavington Parish Council as part of the Housing Site Selection Methodology for the emerging Neighbourhood Development Plan 2017-2026, where it was designated ‘Site 3 – Behind High Street/Orchard Place/White Street’. The site was short-listed due to its proximity to local amenities such as bus stop, GP surgery, and public house, and the possibility of providing access from White Street.

At the time of assessment, the site was considered capable of accommodating 50 dwellings at a density of 25 dwellings per hectare. Its location, partially enclosed by existing development and vegetation, was identified as offering the potential to provide some community benefit. Despite these advantages, the site was not included in the Submission Draft of the Neighbourhood Plan, which was adopted in 2019.

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



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

Figure 23: Extract of the West Lavington Neighbourhood Plan: Housing Allocation Site Selection Methodology April 2018

CONNECTIVITY

The Wiltshire Council’s Local Transport Plan sets out the long term aspiration for transport in Wiltshire to 2038 and beyond:

‘A safe and connected transport system which protects the county’s unique built, natural and historic environment making this accessible for all, supports sustainable economic growth across Wiltshire’s communities and contributes to a low carbon future’.

West Lavington and Littleton Pannell are collectively described as a Large Village within the Wiltshire Council Core Strategy, as highlighted in figure 4.

Figure 6 illustrates the sites location in relation to Wiltshire’s strategic transport network and connections, including the road network, strategic bus routes and railway lines. West Lavington is located along the strategic bus route and A360 providing connectivity to Devizes to the north, and Salisbury to the south.

SITE ACCESS

The site is currently accessed off of White Street via an existing field gate as shown in figure 5.

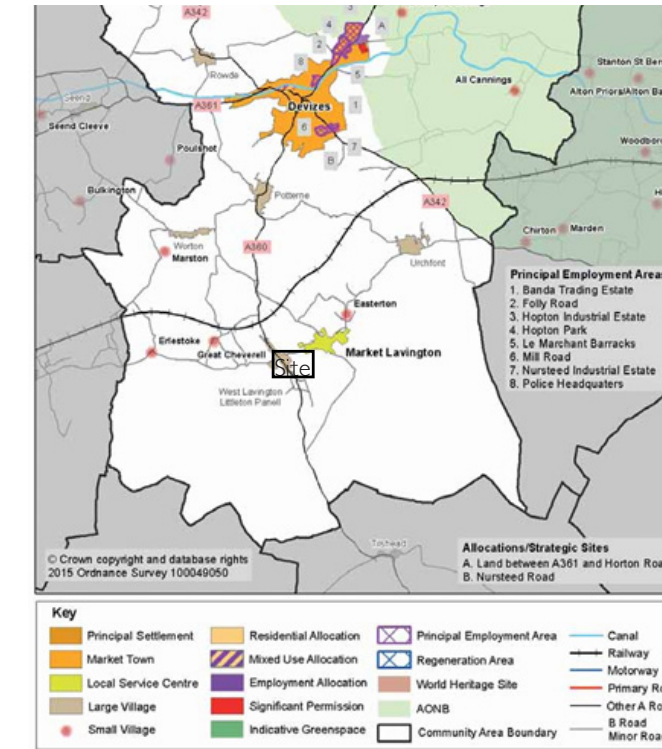


Figure 24: Extract of Wiltshire Core Strategy



Figure 26: Existing Access off White Street

Figure 1-9 – Wiltshire’s strategic transport network and connections (SWLEP, 2022)

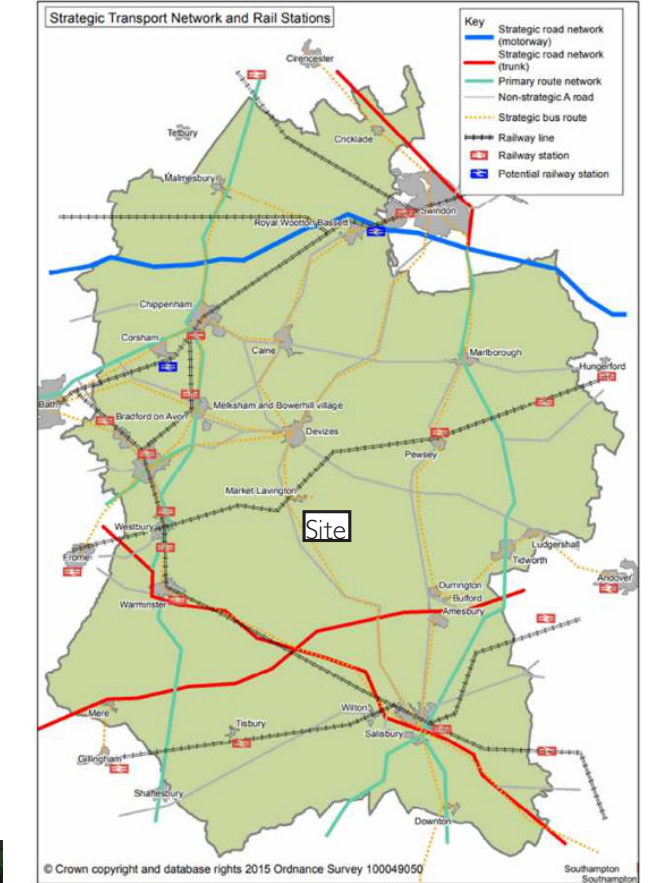


Figure 25: Image extracted from Wiltshire Council’s Local Transport Plan LTP4

TOPOGRAPHY

The site is relatively level, with no significant changes in topography, however there is a shallow fall in the contours from west to east across the site.

MOVEMENT AND SITE ACCESSIBILITY

A review of the local area identified existing pedestrian / cycle connectivity routes, bus stops and existing facilities and services, illustrated in Figure 27. This review has fed into an active travel strategy for the site, identifying where improvements to the wider network could be needed, providing people maximum choice in how to make their journeys, reducing car reliance.

Figure 7 illustrates the sustainability of the site’s location, considered to be a walkable neighbourhood. Within 800m of the site (10-minute walk) there is a GP surgery, a convenience shop, a post office, a primary school (with pre-school) and multiple bus stops.

During the review of the area, it was noted that there are currently no dropped kerbs present along Sandfield Road nor within the vicinity of the Newby Close junction. The provision of additional pedestrian crossings facilitated by this development could provide enhanced pedestrian connectivity in the village for future and existing residents of West Lavington.

The site benefits from being well related to a network of existing PRoWS, including PRoV LAV10 that runs along the eastern edge of the site and WLAV9 on the western boundary of the site. These provide a traffic free route towards the village centre.

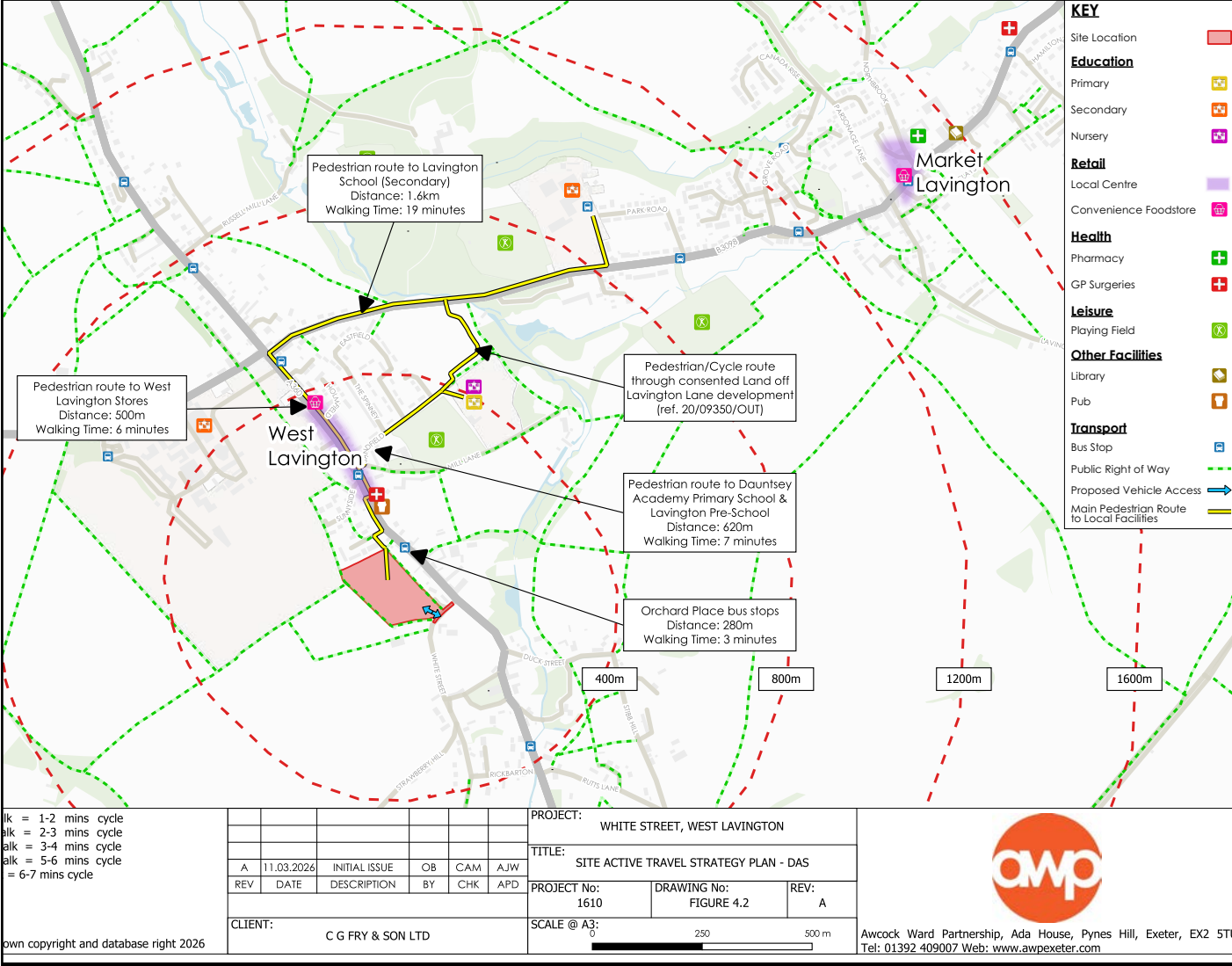


Figure 27: Image extracted from the supporting Transport Statement courtesy of AWP. As identified in the West Lavington Neighbourhood Plan, the Parish of West Lavington is well served with footpaths, bridleways and byways. ‘They criss cross through the settlements and connect the settlements with the surrounding countryside and the adjoining villages of Little Cheverell and Markey Lavington’.

Further review of the site’s movement context is set out in the supporting Transport Statement, courtesy of AWP.

LANDSCAPE DESIGNATIONS

As shown in figure 28 the site falls outside of any National Landscape, but sits on the gently sloping land on the northern side of the higher downland hills of Salisbury Plain.

As set out in the supporting LVA, the general area is attractive countryside and falls within a special landscape area (SLA), however the landscape itself is not considered to be a valued landscape.

West Lavington is located within Central Wiltshire as defined in the Wiltshire Design Guide where the natural landscape varies between the Coswold Countryside Character Area, the North Wessex Downs, across the Vales of Avon and Pewsey and to the Salisbury Plain to the south.

The Natural England National Character Area profile shows West Lavington as being located within “Avon Vales” (Character Area 117), while the Wiltshire Landscape Character Assessment identifies the site to be within character area 15A “Greensand Vale”. Both describe similar features, such as small and medium sized fields. Broad management objectives include encouraging repair, replanting and extension of the hedgerow network, improved maintenance of existing hedgerows.

The site’s immediate context is referenced within the West Lavington Neighbourhood Plan as Character Area K - “Church and Environs”. The character appraisal highlights the importance of the public rights of way running parallel to the High Street, as well as access to and from Strawberry Hill and its associated views.



Figure 28a: Extract of the supporting LVA courtesy of Macgregor Smith

EXISTING OPEN SPACE

The village is served by two well equipped playgrounds that neighbour the recreational fields as well as the village hall as highlighted in figure 28b. A pump track is also located in the corner of the sports field.

Along with the recreational ground, a series of smaller green spaces are also provided in the village. Both play and open space facilities are a 10 minute walk from the site via the High Street.

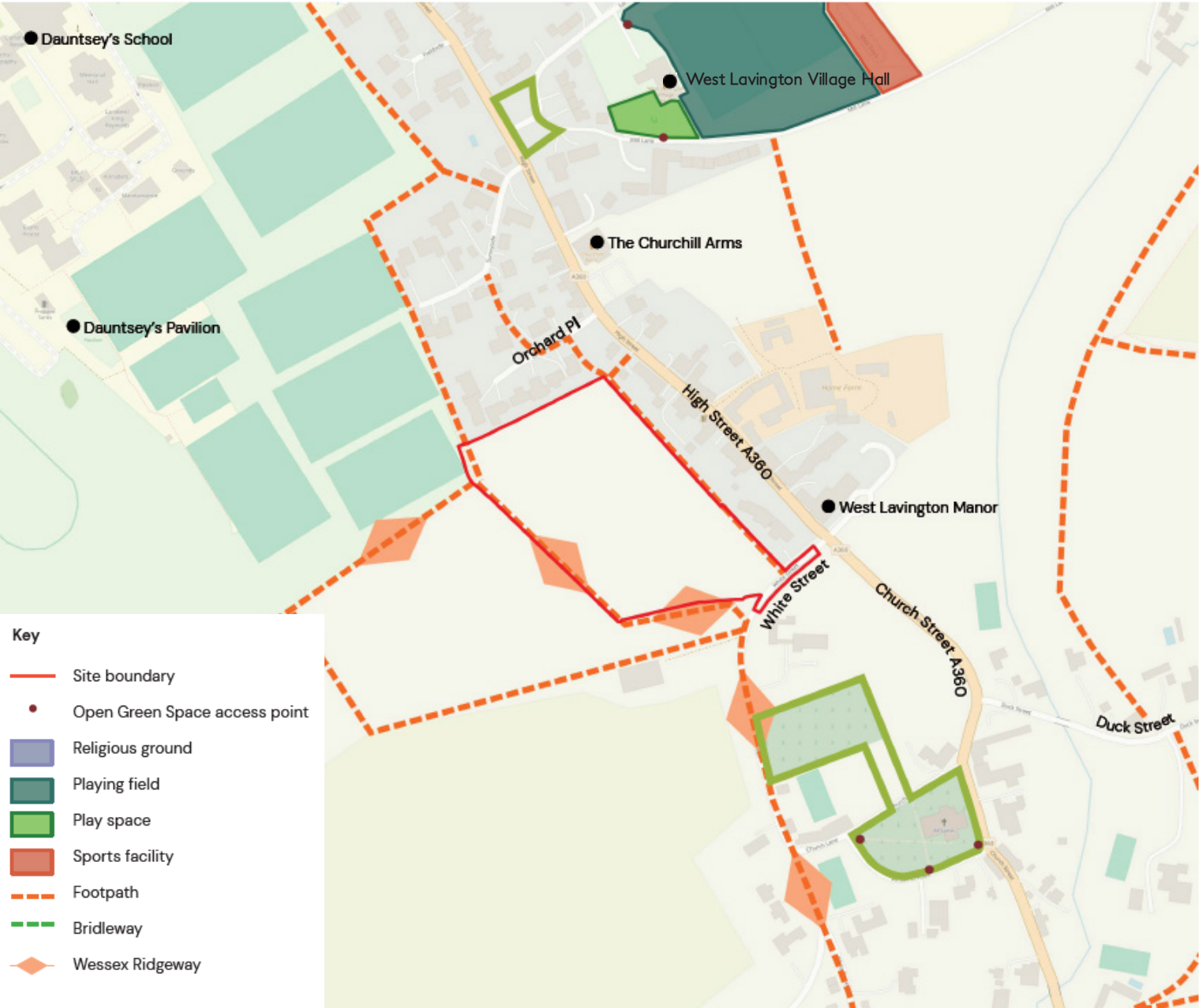


Figure 28b: Extract of the supporting Landscape Statement courtesy of Macgregor Smith



TREES AND HEDGEROWS

As shown in the proceeding regression mapping (p.20), the site's field boundaries are largely unchanged from the 1900s. Moderate quality trees and hedgerows on the southern and western boundaries of the site and offsite trees on the south-east side, provide a range of benefits to the wider landscape. Offsite T21 (a yew tree) is understood to be commemorative marking the millennium and likely be of local importance, and G15 provide amenity value, sitting within the West Lavington Conservation Area.

STREET TREES

Within the West Lavington historic core, homes front onto the road, with little to no inclusion of street trees within the public realm. A verdant character is primarily achieved through the use of trees and hedges within private gardens.

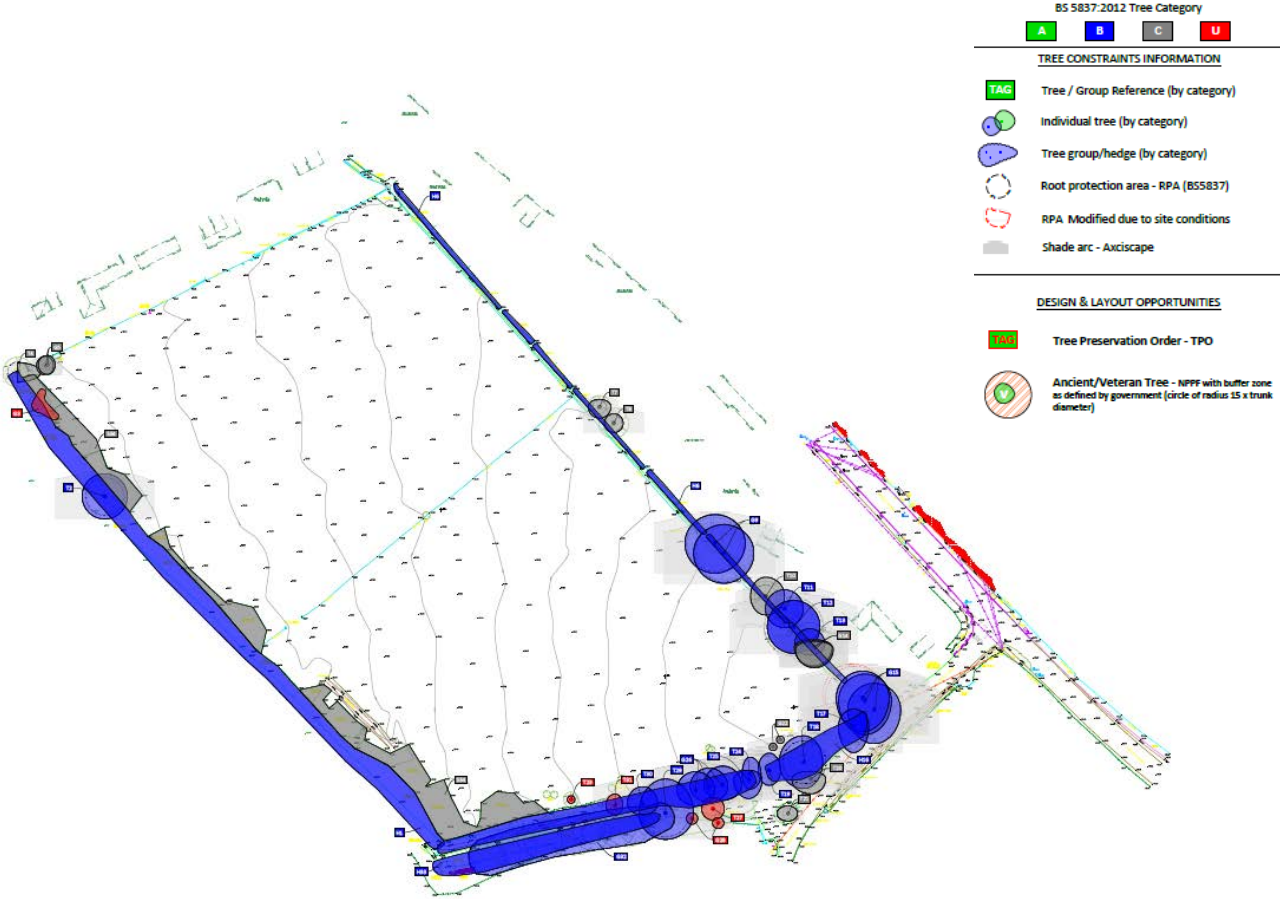


Figure 29: Extract of the tree plan courtesy of Aspect Tree consultancy.

Core Policy 52 of the Wiltshire Core Strategy aims to ensure development retains and enhances existing green infrastructure, provides open green space in accordance with Wiltshire Open Space Standards, and improve linkages between the natural and historic landscapes of the county.



ECOLOGY

The site primarily comprises a species-poor grass and tall herb-dominated field. A species-poor blackthorn hedge and scrub fringes the western edge of the field, and a wooded belt of sycamore and beech trees abuts the southern margin.

The supporting Ecological Impact Assessment sets out the approach to carrying out ecological surveys, including fauna, bats, badger, birds, dormouse, harvest mouse, hedgehog, reptiles, amphibians and invertebrates.

The site is not located in a bat consultation zone however light sensitive species were recorded foraging along the western hedgerow and common lizards were recorded in the northern half of the site.



Figure 30: Extract of the UK Habitat Baseline courtesy of AM Ecology.

“ WELL DESIGNED DEVELOPMENT ADDS A NEW LAYER TO THE HISTORY OF A SITE, WHILE ENHANCING AND RESPECTING ITS PAST, WITH THE EXPECTATION THAT NEW DEVELOPMENT WILL BE VALUED FOR ITS HERITAGE IN THE FUTURE AS HERITAGE ASSETS ARE TODAY. ”

Guidance Notes for Design Codes,
MHCLG

- Site location



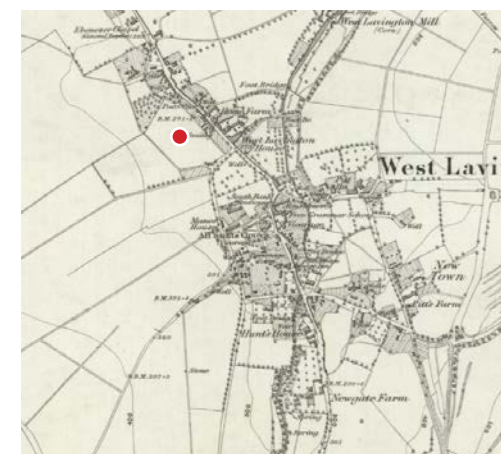
Wiltshire Sheet XLVI Surveyed: 1886,
Published: 1889



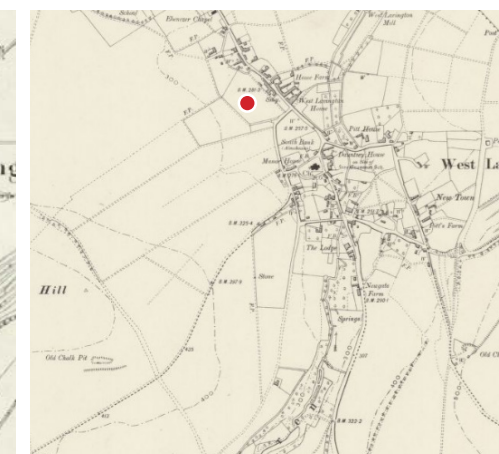
Wiltshire Sheet XLVI.NW Revised: 1992,
Published: 1926

This regression mapping illustrates the evolution of West Lavington between the 1880s and 1950s. It identifies historic land uses in the area, and highlights how West Lavington has historically remained primarily linear in form. More recent aerial imagery highlights recent consolidated 20th and 21st century development.

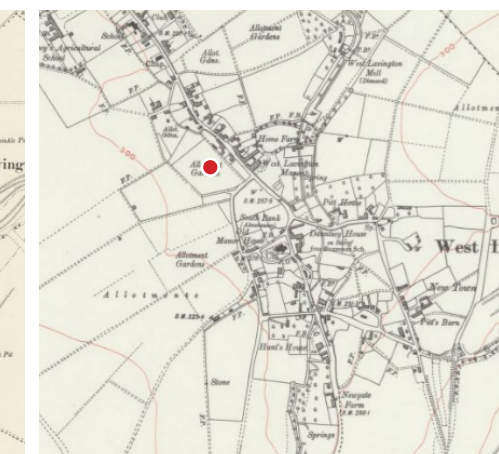
The regression mapping identifies that the western and southern site field boundaries are largely unchanged. The post war development at Orchard Crescent has clearly resulted in alteration to the historic field boundary to the north.



Sheet 130 - Shaftesbury and Wells
Revised: ca. 1928 to 1937, Published: 1937



Wiltshire Sheet XLVI.NW Surveyed:
1899, Published: 1901



Wiltshire Sheet XLVI.NW Surveyed:
1922, Published: 1933



Wiltshire XLVI.1 Revised: 1939,
Published: 1941

DESIGNATED ASSETS
West Lavington benefits from a high concentration of listed buildings within its historic core, primarily listed for their historic fabric and architecture, which contributes to the character and appearance of the CA.



Figure 32: 52 High Street - Grade II



Figure 33 Home Farmhouse - Grade II



Figure 34: West Lavington Manor and arched Gateway in Garden Wall - Grade II

CONSERVATION AREA
The West Lavington and Littleton Panell Conservation Area covers the historic cores of Littleton Panell to the north and West Lavington in the southern part of the area. The mainstay of the site falls outside of the CA extents, with a small portion of the site access within.

As shown in figure 31, views between the conservation area and Strawberry Hill have been identified (purple arrow) from the site.

Given the historic character of West Lavington, C G Fry & Son are keenly aware that high quality design is paramount. Further detail on listed buildings and the CA are set out in the supporting heritage statement.

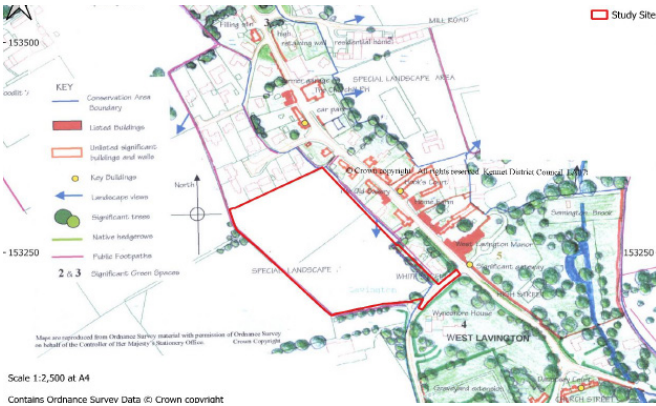


Figure 31: Extract of the West Lavington Neighbourhood Plan



Figure 35: Proposed Site in relation to Listed Buildings (Google Earth View)



Figure 36 View of 30 High Street

WEST LAVINGTON URBAN MORPHOLOGY

- Buildings are clustered around the Parish Church, manor house and agricultural holdings.
- This historic core sits slightly off the main road, reflecting medieval settlement patterns.
- Irregular plots and lanes with linear housing facing the road and expansion along the transport corridor.
- Farmsteads sit close to the settlement centre.
- This pattern reflects the organic growth typical of medieval English villages.



Figure 37: Urban Morphology Plan



CHARACTER

In the southern half of the village, the A360 is formed of Church Street, which winds around a cluster of older buildings and lanes centred on the All Saints Church (Grade I listed) before passing the West Lavington Manor (Grade II).

This area is characterized by hedge lined streets, tall boundary walls and mature tree canopies. The Manor presents an imposing high stone wall and impressive formal gateway as a clearly significant historic building / group (all Grade II).



Figure 38: The Manor, West Lavington, high stone wall. (Google Street View)

North of West Lavington Manor, Church Street becomes the High Street where the main road frontage is a mix of historic dwellings and more modern houses with occasional small estate developments and cul-de-sacs.



Figure 39: View of Orchard Place (Google Street View), located adjacent to the site.

Many of the older properties are built up against the back of footway with no front gardens; typical of earlier village development.



Figure 40: View of the High Street (Google Street View)

A crossroads at the centre of the Village links eastwards to Market Lavington, the larger part of the combined settlements, and west towards Earlstoke and the town of Westbury.



Figure 41: View of the Cross Roads (Google Street View)



Figure 42: View from Holloway Rise

Newer development off Lavington Lane comprises primarily detached and semi-detached dwellings. The primary building material is brick. These appear to be more modern in appearance. Dwellings off Mill Lane (PL/2021/11543) adopted a degree of planned uniformity reflective more of a suburban layout.



Figure 43: Extract of plan ref. 6482-P-800 rev A, Quattro Design Architects

Our proposals for development on the site will consider the relationship with the surrounding village, connectivity and green infrastructure links. It will consider the potential impacts on the character and appearance of the nearby Conservation Area.

MATERIALS

The Wiltshire Design guide considers orangey-red brickwork and render to be the common building materials across the central part of the county. Focal buildings are often in cast stone. The West Lavington Neighbourhood Plan describes the predominant building material in the two villages as brick although the use of stone is not uncommon, particularly in some of the older and larger buildings.

“Traditional brick building used the local mellow-red bricks produced in Market Lavington and

other local brickworks until the mid 20th century. However, for at least a hundred years, and possibly longer, many brick (and brick and stone) houses in the two villages have been partly or wholly painted or pebble dashed”.

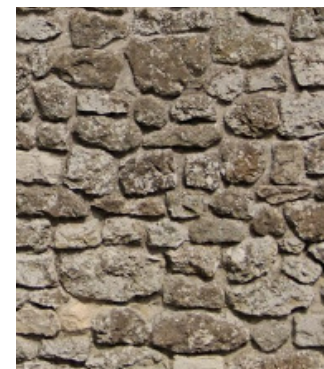
ROOFS

There are nine properties in the two villages that still retain thatched roofs, three in Littleton Panell and six in West Lavington. Despite being few in numbers, these buildings add a particular charm to the village scene. Other buildings are roofed in slate

or tiles. As a general rule, older buildings are roofed with slates while some old and most new buildings are tiled. Thankfully, there are very few flat roofed constructions in the village.

BOUNDARY TREATMENT

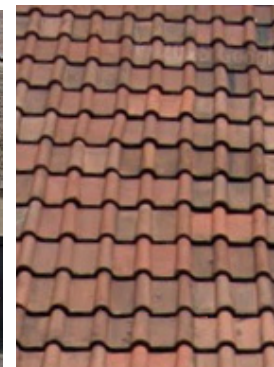
Mention should be made of the boundaries to properties in the villages. All types of materials are used, including hedges, iron railings, brick and stone walls, post and rail or close-boarded wooden fencing, wire or a combination of these. All forms, with the possible exception of wire, can be attractive if well maintained and co-ordinated with its neighbours.



Old Manor House

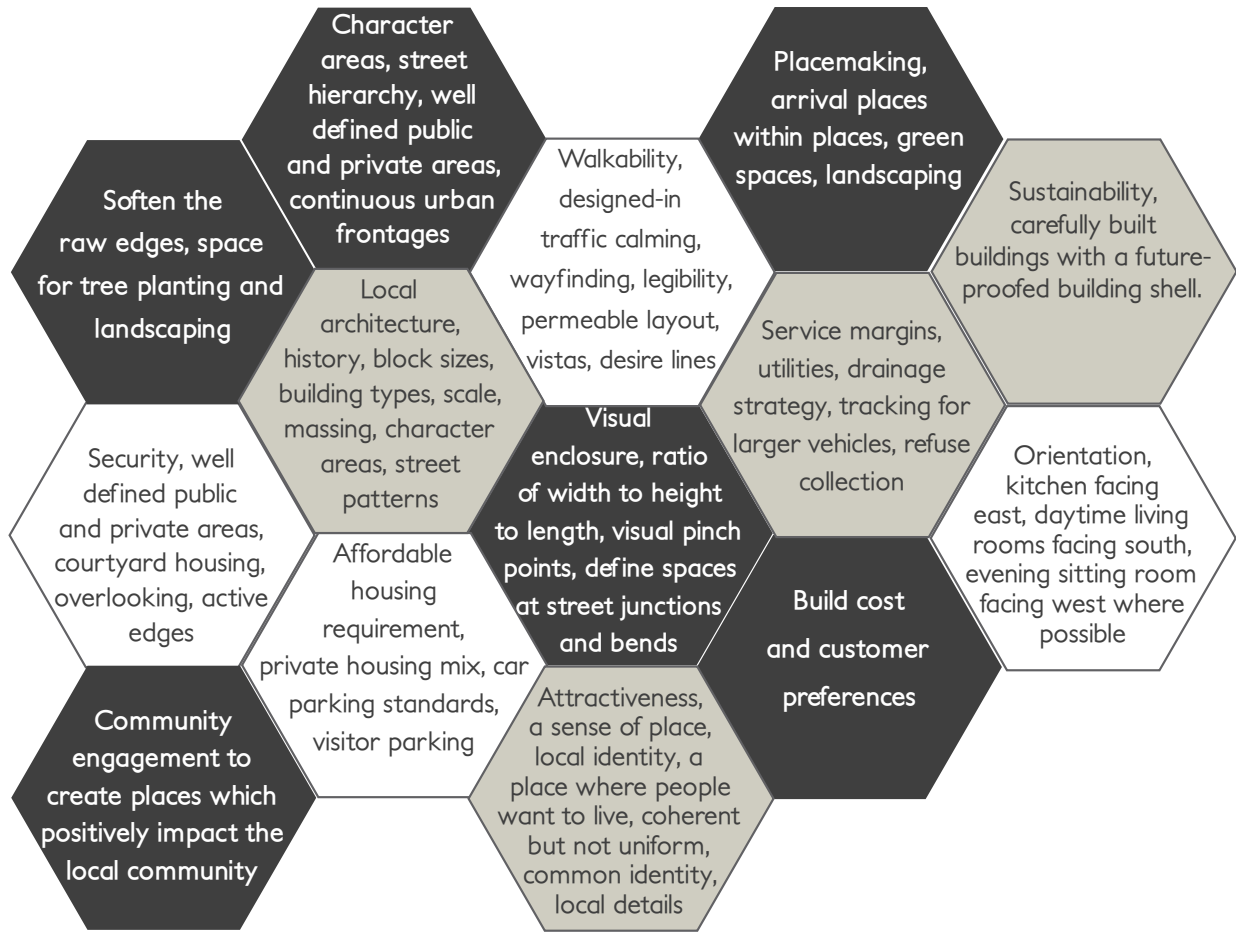


Figure 44: CG Fry & Son pictures depicting materials used in the vicinity. local



KEY CONSIDERATIONS PLAN (SITE OPPORTUNITIES AND CONSTRAINTS)

This plan summarises the key site considerations which have informed the proposed scheme. These are explored further throughout this document. Alongside these, there are also a number of other important considerations which impact on the design of the development, including those outlined below. Our CG Fry Stepping Stones:



- Sensitive boundaries: opportunity for generous back garden / set back dwelling and limited public activity
- Opportunity for SUDs location due to existing site contours
- Zone for SUDs, with opportunities to integrate with adjacent open space
- Zone for public open space
- Realigned vehicular access to site
- Adjoining residential amenity - listed buildings, dwellings and gardens:
 - Low sensitivity
 - Medium sensitivity
 - High sensitivity
- Awkward entrance to site off turning circle
- Frontage to White street
- Foul water pipe and easement
- Existing trees and hedges within / close to site boundary
- Hedges and vegetation providing screening and containments
- Contours
- Falling ground levels

- ① Existing Access (pg.15)
- ② Transport and Connectivity (pg.15-16)
- ③ Topography (pg.15)
- ④ Opportunity for SUDs (pg.58)
- ⑤ Services and Easements (pg.58)
- ⑥ Conservation Area (inc.listed buildings)(pg.21)
- ⑦ Views towards Strawberry Hill (pg.21)
- ⑧ On-site ecology inc. bat foraging (pg. 19)
- ⑨ Existing on-site trees (pg.18)
- ⑩ Listed buildings (pg.21)

Figure 45: Key considerations plan