

Appeal 6009768

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land to the north of Drove Lane, Market Lavington, Devizes, SN10 4NT
Agent contact details	Chris Beaver chris@planningsphere.co.uk [REDACTED]
Local planning authority	Wiltshire
Application number	PL/2026/02029

Interested party 1

Comments	I strongly object to appeal 6009768 relating to PL/2026/02029. The proposed site is a greenfield site away from the existing settlements and leads to unnecessary coalescence between Easterton and Market Lavington. The development would also create a very undesirable blot on the landscape given the disproportionate large number of proposed dwellings and block existing natural views to Salisbury plain and surrounding countryside. The proposal will be out of character with it's surroundings and the existing villages. The developer has also made no effort to communicate or engage with the local community regarding the proposal. I ask that the appeal is dismissed
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Supporting documents	No documents
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Interested party 2

Comments	Minute from the Parish Council meeting when the appeal was discussed: Planning Appeal [Reference 6009768] against the refusal decision for planning application: Planning Application Reference: PL/2026/02029 (Permission in Principle). Address: Land to the North of Drove Lane, Market Lavington, Devizes, SN10 4NT Proposal: Permission in Principle for the development of up to 9 No. residential dwellings.
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Applicant: Stonebury Land Ltd.

Members considered the appeal documents which included copies of the Appellant Statement of Case and Wiltshire Council's Statement of Case. The Chair had drafted a response to the Appeal which had been circulated to councillors prior to the meeting for consideration. It was resolved to maintain the Council's previous objection to the application and to submit the drafted response as follows:

Market Lavington Parish Council objects strongly to appeal 6009768 [planning application PL/2026/02029]. This is a Permission in Principle application and therefore lacks the detailed information required to properly assess the full planning impact of the proposal, including design, access, drainage, ecology, infrastructure, and settlement consequences. The site is also in an unsuitable position because it would encourage the coalescence of Market Lavington and Easterton, undermining the distinct identity and separation of the two settlements.

This is contrary to strong Wiltshire planning policy principles which seek to protect settlement character, landscape quality, and the proper planning of development. For these reasons, and those already submitted by the Parish Council to the Planning Authority at Wiltshire Council [see below] we ask that the appeal be dismissed.

Minute from the Parish Council meeting when the planning application was discussed:

Reference: PL/2026/02029 (Permission in Principle).

Address: Land to the North of Drove Lane, Market Lavington, Devizes, SN10 4NT

Proposal: Permission in Principle for the development of up to 9 No. residential dwellings.

Applicant: Stonebury Land Ltd.

Members noted the details of the application and the supporting documentation. It was recognised it was a 'Permission in Principle' application, which is not a usual type of application to be considered. The following points were raised:

- It was acknowledged that the application site lies outside the defined settlement boundary, and therefore conflicts with the spatial strategy set out in the Wiltshire Local Plan.
- Members expressed concern that development of this site would erode the strategic gap between Market Lavington and Easterton, contributing to coalescence between the two settlements.
- The AECOM report [produced for the ML Neighbourhood Plan 2] was referenced, noting that the site had previously been assessed as unsuitable for development, with alternative sites identified as more appropriate to meet local housing need.
- Concerns were raised regarding the indicative layout, which predominantly shows detached dwellings and may not adequately meet identified local housing needs, including affordability.
- Members discussed the ecological appraisal, raising concerns that it lacked sufficient depth and appeared to understate the presence of protected and notable species, including Red Kites. It was agreed that further, more robust ecological assessment would be required.
- The adverse impact on rural character and potential effects on the setting of nearby heritage assets, including the Easterton Conservation Area, were noted.
- Concerns were raised regarding drainage and surface water

management, particularly given known issues with springs and ground conditions in the area. Members agreed that further detailed investigation would be essential.

- Whilst some Members acknowledged that the proposal appeared to consider access and infrastructure constraints, it was noted that compliance with policy and site suitability remained the primary consideration.

- The potential for future incremental development of the remaining land (piecemeal expansion) was also highlighted as a concern.

- Members recognised the need for additional housing within the village, including affordable housing; however, it was agreed that development must be located on appropriate and policy-compliant sites.

- It was further noted that, should the application be approved on appeal or by the Local Planning Authority, the Parish Council would wish to influence the development through conditions and obligations, including potential use of Section 106 contributions for local infrastructure improvements (e.g. drainage and highways). It was resolved that the Parish Council OBJECTS to application PL/2026/02029 on the points detailed above.

Action:

- The Clerk to submit the formal response to the Local Planning Authority.

- In the event that the application progresses, the Parish Council to seek further consultation and request appropriate mitigation measures and planning obligations.

Supporting documents

No documents
