

# Market Lavington Neighbourhood Development Plan 2018 – 2026



MADE - May 2021

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## Glossary of Terms

Acronym or Phrase	Definition
<b>AA</b>	Appropriate Assessment (under Habitat Regulations)
<b>CS</b>	Consultation Statement
<b>HNS</b>	Housing Needs Survey
<b>HRA</b>	Habitat Regulations Assessment
<b>KLP</b>	Kennet Local Plan
<b>LPA</b>	Local Planning Authority (Wiltshire Council)
<b>NDP</b>	Neighbourhood Development Plan (or MLNDP)
<b>NPPF</b>	National Planning Policy Framework contains planning policies for England . The version used in this Plan is dated Feb 2019
<b>PPG</b>	Planning Practice Guidance
<b>Qualifying Body</b>	Body authorised by law to create a Neighbourhood Plan. Normally the Parish Council.
<b>Reg. 14 / 15</b>	Regulation 14 of the Neighbourhood Plan (General) Regulations 2012. Regulation 15 of the Neighbourhood Plan (General) Regulations 2012.
<b>RPC</b>	Referendum Pass Capability
<b>SA / SEA</b>	Sustainability Appraisal – Appraisal of the impacts of policy (like this plan) to include socio-economic and environmental factors. Strategic Environmental Assessment – European legislation requiring all plans to be assessed for environmental effects.
<b>SHLAA/ SHELAA /</b>	Strategic Housing Land Availability Assessment / Strategic Housing and Employment Land Availability Assessment
<b>SR</b>	Scoping Report
<b>WCS</b>	Wiltshire Core Strategy
<b>WHSAP</b>	Wiltshire Housing Site Allocations Plan

## 1.0 Introduction

- 1.0 The Localism Act of 2011 allows communities led by a ‘Qualifying Body’, usually the local Parish Council (PC), to write Neighbourhood Plans (NDPs). Such plans say what the community wants to happen in their area, and this is then used by the planning authority (in this case Wiltshire Council) to control future development. Unlike earlier parish plans, Neighbourhood Plans have the same legal standing as the Wiltshire Core Strategy (WCS). The Market Lavington Neighbourhood Development Plan also has the same timescale - running until 2026.

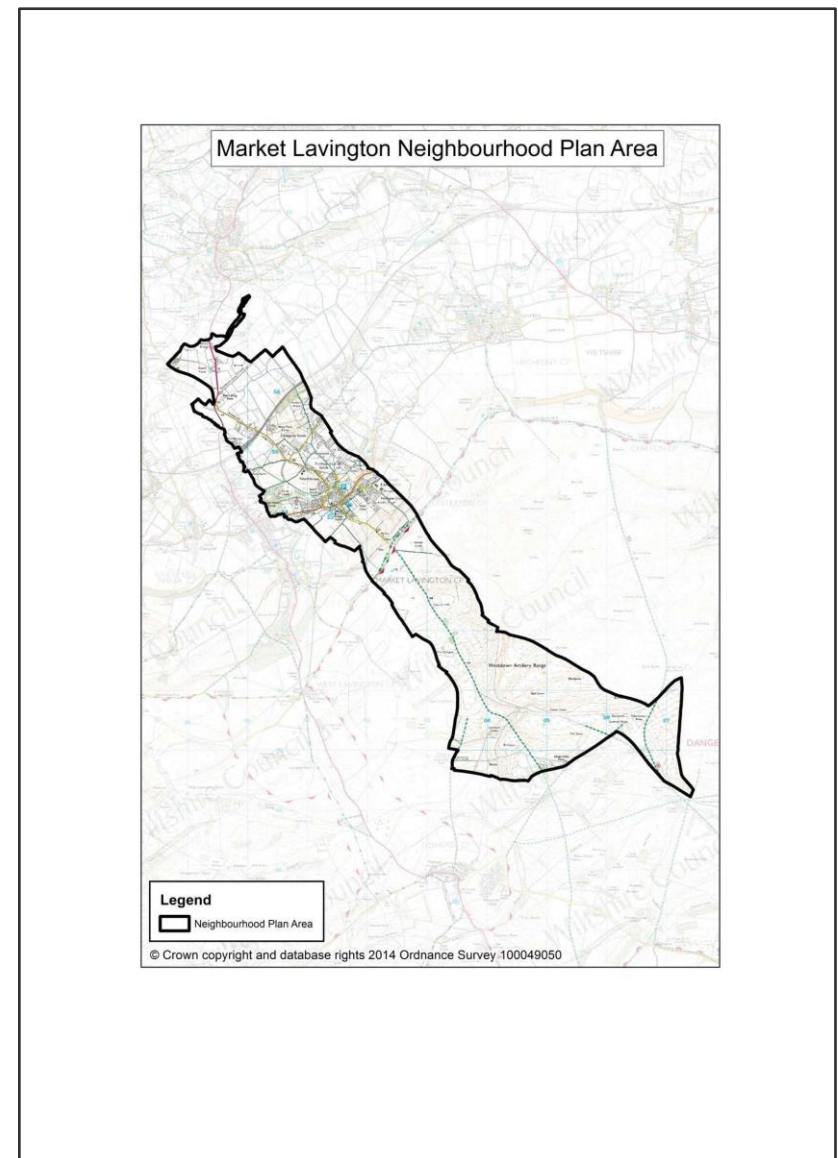
## 2.0 Area Covered by the Plan and Timescale

- 2.0 The area covered by the Market Lavington Neighbourhood Development Plan is the whole parish of Market Lavington as shown on this page. This is considered appropriate because designating the whole parish ensures that the entire community can be involved. It is a recognised and logical area understood by local people, covered by a single parish council. Full justification for the designation is given in the Area Application:

<http://www.wiltshire.gov.uk/market-lavington-designation2-approved.pdf>

A larger map of the neighbourhood area is given as Appendix 2.

- 2.1 The Market Lavington Neighbourhood Development Plan runs from 2018 – 2026. This timeframe was chosen because eight years is a reasonably long span of time for the policies to take effect, and also because it coincides with the end date of the Wiltshire Core Strategy with which the NDP shares some of its evidence base; the timescale is long enough to be useful in planning terms, yet not so long that the policies are likely to become significantly out of date by the end of this period.



### 3.0 Evidence Base, SEA and HRA

3.0 The accompanying Scoping Report provides a record of some of the detailed early research undertaken to:

- Identify Issues and problems
- Take account of other plans, programmes and policies and understand the context they provided
- Consider the actions needed to correct the problems and tackle the issues as a basis for policy making
- Suggest possible planning and non-planning policies for the NDP.

The documents and plans reviewed in order to gather the evidence are given as a list, both in the Scoping Report and here in the Plan (as Appendix 1). In addition to specific research the plan relies to a certain extent on the evidence base of the Wiltshire Core Strategy. Research continued throughout the plan's production (e.g. following Regulation 14 consultation which generated some issues) and not all of it is in the SR - some later work is contained within the Consultation Statement (CS) and this NDP document and in the HRA and SEA.

- 3.1 However, the views of local people are an important driver of the plan - the input of the community and those stakeholders consulted throughout were critical and their comments are a key part of the evidence foundation of the NDP. These comments can be found in the Consultation Statement. In order to ensure community involvement, the first Regulation 14 Consultation was extended by 6 weeks and a separate second 6-week Regulation 14 consultation was held following changes to the sites allocated.
- 3.2 The Consultation Statement also records the Screening of the NDP undertaken by Wiltshire Council for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA). The NDP was initially found not to require SEA. However Historic England raised concerns regarding the site selection methodology used by consultants AECOM. This matter is covered in the accompanying Consultation Statement (CS) and was satisfactorily resolved with changes made to the plan. Due to the long plan production period and various changes made, four Screening Decisions were issued for HRA and SEA. All Screening decisions are recorded in the Consultation Statement.
- 3.3 Due to changes brought about by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, which came into force on 28 December 2018, a final HRA (AA) was carried out which concluded: *'no changes are required to the NDP in order to conclude, beyond reasonable scientific doubt, that there would be no adverse effects on the Salisbury Plain SPA, alone or in combination with other plans and projects.'*
- 3.4 The above Regulations also led to the requirement for SEA and this was carried out on the Post- (final) Regulation 14 draft NDP and an Environmental Report Produced in May 2019. The report concluded that the NDP Policies would benefit the local community and would lead to mainly positive effects. Non-positive effects were moderate and capable of mitigation. All sites allocated scored well. The SEA is available as a separate document accompanying the Neighbourhood Plan.

## 4.0 Planning Policy Context

- 4.0 The planning context for the NDP begins with **Legislation and Regulations**, including the Town and Country Planning Act 1990 (as amended), the Planning and Compulsory Planning Act 2004, The Localism Act 2011, the Neighbourhood Planning Act 2017, the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Planning (General) (Amendment) Regulations 2015, the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016, and the Environmental Assessment of Plans and Programmes Regulations 2004. In addition to legislation and regulations, the government-provided National Planning Policy Framework (effectively a statement of government policy with which the planning system must comply) and Planning Practice Guidance (online resource indicating how the government expects planning to be done in practice) provide detailed guidance.
- 4.1 The **National Planning Policy Framework (NPPF)\*** indicates that Neighbourhood Plans, *'give communities power to develop a shared vision for their area.'* It also makes it clear that, while Neighbourhood Plans must be in general conformity with the policies of the Development Plan, outside of this limitation, they can; *'...shape, direct and help to deliver sustainable development.'*
- 4.2 The NPPF\* sets out principles governing a number of key issues of special relevance to Market Lavington, based on the views of the community, including the following, which is not exhaustive:
- Achieving sustainable development (7ff)
  - Plan Making (15ff and 28ff)
  - Delivering a wide range of high-quality homes (Section 5 and especially paragraphs 69 and 77ff)
  - Supporting a prosperous rural economy (83)
  - Promoting healthy and safe communities (91ff)
  - Open Space and Recreation (96ff)
  - Designating Green Space (99-101)
  - Promoting sustainable transport (102ff)
  - Achieving well-designed places (124ff)
  - Planning for climate change (148ff)
  - Conserving and enhancing the natural environment (170ff)
  - Conserving and enhancing the historic environment (184ff)

\* The National Planning Policy Framework (NPPF) was first published on March 2012, since when it has been updated. During production of the NDP documents, the version on the Gov UK website applying at the time was used and is quoted at various points outside the NDP itself. A major update took place in July 2018 and a lesser update in February 2019, and for the avoidance of doubt, within this NDP document, the latest, February 2019 version of the NDP was used and is referred to.



4.3 Below planning legislation and subsequent Regulations and Guidance, such as the 2019 NPPF, the main planning context is provided by the Development Plan – a collective name for the planning documents prepared by the Local Planning Authority (LPA), in this case Wiltshire Council. The main one of these is the Wiltshire Core Strategy 2015 (WCS) although a Wiltshire Housing Site Allocations Plan (WHSAP) was adopted in February 2020 and the WCS is itself being reviewed. The 'limits of development' or settlement boundary for Market Lavington were reviewed through the preparation of the WHSAP. The following are considered to be the most relevant sections of the WCS – although of course all apply.

4.4 Core Policy 1 (CP1) of The **Wiltshire Core Strategy** (WCS) places Market Lavington in the category of 'Service Centre'. Service Centres are defined as;

*'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.'*

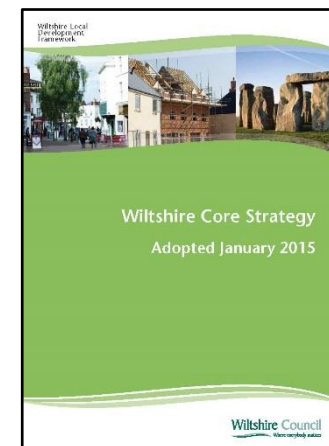
4.5 Core Policy 2 (CP2) of the Wiltshire Core Strategy (WCS) states:

*'Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.... Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.'*

4.6 Core Policy 3 (CP3) of the Wiltshire Core Strategy (WCS) states:

*'All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development'*.

Detail is added to this by the Wiltshire Revised Planning Obligations Supplementary Planning Document October 2016.



4.7 Core Policy 12 (CP12) of the Wiltshire Core Strategy (WCS) - Spatial Strategy for Devizes Community Area  
This policy confirms Market Lavington's role as Local Service Centre. However, all the new employment land and most of the proposed housing is expected to be developed in Devizes itself rather than the rural areas.

4.8 Core Policy 34 (CP34) of the Wiltshire Core Strategy (WCS) – Additional Employment Areas

The supporting text states:

*'Core Policy 34 therefore supports the delivery of opportunities for the provision of employment land that may come forward in the Principal Settlements, Market Towns and Local Service Centres of Wiltshire, in addition to the employment land which is allocated in the Core Strategy'.*

The actual policy wording includes:

*Proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (Settlement Strategy) and in any future community-led plans, including neighbourhood plans, where applicable.*

*Proposals for office development outside town centres, in excess of 2,500sq metres, must be accompanied by an impact assessment which meets the requirement of national guidance and established best practice, and demonstrate that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out in national guidance, to ensure that development is on the most central site available*

And;

*Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that:*

- i. *are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or*
- ii. *support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or*
- iii. *are for new and existing rural based businesses within or adjacent to Large and Small Villages; or*
- iv. *are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council. Where they:*
  - a. *meet sustainable development objectives as set out in the policies of this Core Strategy and*
  - b. *are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and*
  - c. *are supported by evidence that they are required to benefit the local economic and social needs and*
  - d. *would not undermine the delivery of strategic employment allocations and*
  - e. *are supported by adequate infrastructure.*



4.9 Other relevant WCS policies are as follows (fuller details can be found in the Scoping Report):

Core Policy 39 - *Tourist development*

Core Policy 40 - *Hotels, bed and breakfasts, guest houses and conference facilities*

Core Policy 43 - *Providing affordable homes*

*Provision on sites of five or more dwellings, affordable housing provision of at least 30% (net) will be provided within the 30% affordable housing zone and at least 40% (net) will be provided on sites within the 40% affordable housing zone. Only in exceptional circumstances, where it can be proven that on-site delivery is not possible, will a commuted sum be considered.*

*(Market Lavington is in the 30 % Zone).*

Core Policy 45 - *Meeting Wiltshire's housing needs*

*New housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities. Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located. The Wiltshire Strategic Housing Market Assessment identifies the housing needs of Wiltshire. Any variation to this will need to be justified through the production of new, sound evidence from either an updated Strategic Housing Market Assessment or other credible evidence source. In relation to affordable housing, other sources of credible evidence include the council's housing register and local needs surveys.*

Core Policy 46 – *Meeting the Needs of Wiltshire's Vulnerable and Older people.*

Core Policy 48 – *Supporting Rural Life*

*This policy says a number of things relevant to Market Lavington – however the most significant is the following section:*

*New shops*

*New shops in villages will be supported where they are small in scale and would not threaten the viability of nearby centres. Farm shops will be supported where they utilise existing buildings, are small in scale and cause no unacceptable impact on nearby village shops or the character of the area.*

Core Policy 49 - *Protection of rural services and community facilities*

*Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use*

Core Policy 50 - *Biodiversity and geodiversity*

Core Policy 51 - *Landscape*

Core Policy 52 - *Green infrastructure*

Core Policy 57 - *Ensuring high quality design and place shaping.*

Core Policy 58 - *Ensuring the conservation of the historic environment*

Core Policy 60 - *Sustainable transport*

Core Policy 61 – *Transport and Development*  
 Core Policy 67 - *Flood Risk*

- 4.10 Some policies of the old Kennet Local Plan 2011 (KLP - pre-Wiltshire Core Strategy) have been saved and carried forward. The most relevant for the NDP in terms of new policies likely to be supported by the community were:

**Policy HC34 recreation provision on large housing sites**

*In new residential developments of 20 or more dwelling units, recreational open space will be required to be provided on the basis of 2.43 ha/1000 people, comprising: a. equipped play space - 0.31ha/1000 people b. casual play space - 0.41ha/1000 people c. formal sports/pitches - 1.71 ha/1000 people.*

- 4.11 Demand for new recreational facilities is clear in the community engagement.  
 Policy ‘**HC37 Demand for Education**’ provides backing for a general wish in the community to improve the Secondary School- most particularly by creating a new 6<sup>th</sup> Form.

*In the case of new housing developments involving 25 or more dwellings or 1 hectare of land (irrespective of the number of dwellings) the Local Planning Authority will need to be satisfied (having regard to advice from the LEA) that the primary and secondary education needs of the population of the new development can be met either by existing school infrastructure or through improvements to the existing school infrastructure. A contribution towards improvement of the existing school infrastructure will be sought where there is evidence that demonstrates that the need for the improvement is a consequence of the new housing development. The contribution will be related to the education needs generated by that development.*

- 4.12 Policy ‘**ED24 New development in service centres**’ is a useful context for the enhancement of the current retail offering of Market Lavington because it is consistent with community wishes for such an enhancement to occur.

*The Service Centres for Ludgershall, Market Lavington, Pewsey, and Tidworth are defined on the Inset Maps. Within these areas planning permission will be granted for new shops and services or extensions to existing shops or services provided that service arrangements are adequate. In the case of Ludgershall, premises which front on to the Andover Road should ensure there is convenient pedestrian access to off-street parking and that adequate off-street provision for service vehicles is made’.*

- 4.13 In terms of **housing**, the position of Market Lavington in the settlement hierarchy established in WCS core policies 1 and 2, and in especially its role as Local Service Centre, has implications for the level of housing appropriate. While the WCS makes clear that 2010 of the 2500 homes proposed up until 2026 in the Community Area are to be built in Devizes, as a service centre Market

Lavington would be expected to take a significant proportion of the remainder (though no figure is specified). As of July 2018, there was an outstanding indicative housing requirement for 5 dwellings in the East Housing Market Area and 81 dwellings in the Devizes Community Area. Community engagement in Market Lavington suggested that people might be willing to allocate sites for up to a maximum of 100 homes. Windfall development is likely to provide a considerable number of homes and that growth will occur in the smaller and larger villages, so the selection of sites totalling an indicative 58 new homes is in ‘general conformity’ with the Development Plan and is *‘planning positively’* as required by PPG.

- 4.14 Core Policies 43 and 45 provide further guidance on housing delivery and in particular that of affordable housing. In the NDP area a rate of 30% affordable housing is required from all developments of 5 or more dwellings. The community recognises the need for affordable homes, with the most needed size being 1, 2- and 3-bedroom properties. The HNS suggests that 11 homes would be needed.
- 4.15 In terms of employment, the policy framework of the WCS does not allocate any specific sites, and there were mixed views about employment needs in the Community Engagement for the NDP. However, the Development Plan Policy Context (e.g. WCS Core Policies 38, 39 and 48) is supportive of expanding tourism and the retail offer of Market Lavington. The shops are much valued by the community and improving their offer under Kennet Local Plan Policy ED24 would be welcomed. This would also help improve the self-containment of the settlement, reducing the need to travel.
- 4.16 Regarding Transport, there is no strategic plan to relieve the High Street in Market Lavington with a bypass, and it seems very unlikely that the community would support the level of housing needed to do this independently, even if such expansion were not effectively prohibited by the overall spatial strategy of the WCS.
- 4.17 Many transport issues mentioned in the Community Engagement for this Plan were not capable of regulation by the planning system, this falling instead to the Police and Highway Authority (Wiltshire Council). Examples include speeding, parking, safety. Nevertheless, it is understood that transport issues are important and a potential constraint on development at a large scale.
- 4.18 However, WCS Core Policy 3 and the Wiltshire Revised Planning Obligations Supplementary Planning Document October 2016 do provide a basis for using developer contributions to pay for the costs of improving sustainable transport locally.
- 4.19 In terms of landscape and nature, WCS Core Policy 51 provides substantial protection and ensures that the fine landscape context of Market Lavington must be taken into account in determining planning applications. However, within or close to the built-up parts of the village, there may be a role for a Local Green Space Policy to protect key areas of public green space of particular value to the community. (NPPF Paragraphs 99-101).

- 4.20 Regarding infrastructure such as leisure and recreation facilities, Core Policy 3 and the Wiltshire Planning Obligations SPD provide a basis for inclusion in the NDP of a Developer Contributions Policy. This adds local detail by setting out local priorities and needs. National Guidance and the policy context identified above both stress that contributions must not be so onerous as to compromise delivery of projects. However, the intention of the Developer Contributions Policy eventually included in the NDP is not to add additional requirements, but simply to establish local priorities and ensure that the wishes and needs of the community are made clear at an early stage in the development process.
- 4.21 The broad aim of the NDP is to meet the wishes of the community through interpreting the above policy, adding important detail and indicating how the higher-level policy should be applied locally. This will add certainty for both developers and the local community and, as the policy framework the NDP will be taking forward (the WCS) has already been subjected to extensive SA, help ensure that the development encouraged by the NDP will be sustainable. The SEA has indicated that no negative effects are likely that are unacceptable, or which cannot be mitigated. Correspondence during the SEA process has resulted in changes to policies specifically aimed at protecting environmental and heritage assets and improving sustainability (see CS).



Market Lavington has a role as Service Centre for nearby smaller villages. However, it also needs to maintain its own local population levels to support shops and other facilities that require sufficient footfall to be viable.

## 5.0 What is Market Lavington Like?

### 5.0 Physical Context

The physical context of the parish is explored more fully in the Scoping Report. The following therefore is an overview of that information, given here to reduce the need for most readers to excessively cross-reference, and describing the physical layout and social and environmental characteristics of Market Lavington. Topic headings are the same as those used in the evidence base for the Wiltshire Core Strategy from which some of the evidence comes. The policies of the NDP stem directly from an appreciation of this context.

### 5.1 Historic Background

The site and surroundings of Market Lavington have been occupied for several thousand years. It comes as no surprise therefore that the now superseded Kennet Local Plan established an Area of Archaeological Interest in the general area of St Mary's Church and the School. In all probability archaeology is likely to be an issue for any development in the parish. The village itself has 67 Listed Buildings and 6 Scheduled Monuments, most of the centre is a conservation area, and the sense of place created by the heritage is significant. It is likely that the heritage will be a constraint on development and a justification for higher design standards being required. Both topics are covered in WCS Core Policy 58. Archaeology in relation to SHLAA A Site 3268, Long Field, The Spring, is given as Appendix 9 in the Scoping Report.



There are many old, characterful buildings in the village

### 5.2 Landscape

The landscape setting of Market Lavington is as beautiful as it is varied. There are three Landscape Character Areas present; Pewsey Vale, Salisbury Plain and Bristol Avon Vale. Areas of these landscapes are protected by SSSI, SAC and SPA due to their importance for biodiversity. Further detail is given in the Scoping Report, but the rural setting of Market Lavington, from the open chalk downland and enormous skies of the Plain to the small fields and streams of the Vales, is both loved by the community and is likely to provide a constraint on further significant development.

### 5.3 Biodiversity

The parish of Market Lavington is unusually rich in habitat for plants and animals, and includes species rich hedgerows, numerous trees, streams and ponds and a great deal of farmland. The urban areas are also significant habitats for various creatures, including birds, mice, hedgehogs, urban foxes and so on. There are three County Wildlife Sites within the parish as well as an SSSI and SAC and a SPA. A fuller description of the biodiversity resource, which is unusually rich, can be found in the Scoping Report which also includes a map showing the various designations.

5.4 The NDP was fully screened under HRA Regulations. This process is recorded in the accompanying Consultation Statement. It was finally concluded that the NDP would have no significant negative effects.

#### 5.5 **Flood risk and water**

The Market Lavington NDP relies on the same Environment Agency flood risk maps for evidence (see map in Scoping Report appendices). although the SFRA for Kennet has also been checked. Only a few parts of the parish are in Flood Zones 2 or 3 and the areas that do flood are well known locally. Because most of the soils are free draining, flooding (including from heavy rain) are quick to disperse. Site selection has paid attention to this constraint on development and no sites proposed are in anything other than flood zone 1 (low risk). Nevertheless, due to the closeness of the chalk escarpment the potential exists, especially in relation to climate change, for significant ‘flash’ or surface flooding. Housing development in the parish will therefore need to address not simply Sustainable drainage, as required by the WCS, but will need to provide a drainage strategy to ensure that the development can be accommodated satisfactorily. Comments to this effect were made by the Environment Agency in response to the SEA Screening (see CS). Direct consultation of the Lead Local Flood Agency (Wiltshire Council) was therefore undertaken during the Regulation 14 consultation and this led to consideration of surface water flooding in addition. This was found to affect only one site and additional information was provided to confirm that development was acceptable subject to an FRA and certain detailed design considerations.

#### 5.6 **Climate change**

The effects of climate change for the south west by 2050 for a medium emission scenario are as follows (see also SR):

- increase in winter mean temperature is 2.1°C and increase in summer mean temperature of 2.7°C
- increase in winter rainfall of 17% and decrease in summer of 20%.

What this means for Market Lavington is likely to include increased frequency of extreme events – drought and storms with heavy rain. Flash flooding may increasingly occur – something of obvious significance to the built-up part of the village where some flooding already happens occasionally. There may be some erosion of agricultural soils and migration of species – both into and out of the area. There is the possibility that the land may be able to grow different crops in future. The changed climate may increase the risk of injuries and illness due to more ‘freak’ events.

#### 5.7 **Population and housing**

Although the population of the community area as a whole is growing, that of Market Lavington seems to be falling, from 2,257 in 2001, to 2,213 at the time of the 2011 census. The vast majority of the population are of white British origin and have an average age of 41. This is slightly lower than the average for Wiltshire and could suggest that the village is not a retirement centre, but an active and mixed community with significant numbers of families and children. Most people of working age are in employment, spanning a wide variety of occupations. However, the proportion of the population (as Usual Resident Persons) that is over 60 is rising – as it is over the community area as a whole – from 17.6% in 2001 to 23% in 2011.

5.8 There is likely to be some demand for affordable housing in Market Lavington, however the proportion of residents in social housing is relatively small and has remained stable (12.48 of households in 2001, 12.62 in 2011). This may suggest that, although there may be some deprivation in the Parish, overall it is a relatively affluent place. This is supported by the fact that almost a third of people own their own homes.

5.9 In terms of affordable housing, the HNS, an important indicator of local need at the present time, found the need to be as follows:

Subsidised rented housing

- 1 x one-bedroom home
- 3 x two-bedroom homes
- 1 x three-bedroom home

Shared ownership / discount market homes

- 4 x two-bedroom homes
- 2 x three-bedroom homes

Sheltered housing for older people

- None

The HNS is of course only a snapshot in time and will not indicate the full level of need over the plan period. In addition to existing local need the plan also considers the desirability of moderately increasing housing to help reverse the present population decline.

At the rate of 30% applying in the area, it would require allocation of approximately 37 homes for the NDP to meet this need. In practice the number needing to be allocated to ensure flexibility over the whole plan period would be higher than this snapshot in time suggests. The population figure of the village has declined and there is also a need to provide homes for newcomers to support existing services and facilities.

5.10 Local opinion (see Consultation Statement) suggests that while affordable housing is relevant, a key local shortage is in fact 3 and 4-bedroom houses at reasonable, possibly discounted market prices for first time buyers to enable them to get onto the property ladder and for growing families to up-size into. The HNS suggests 1, 2- and 3-bedroom homes are the most needed. Self-build is also another possibility.

5.11 **Community health and wellbeing**

The health deprivation and disability ranking, which measures premature death and impairment of quality of life by poor health, shows that Devizes Community Area ranks fourth worst out of all of Wiltshire's community areas. However, Market Lavington, a relatively affluent area, may not be the same: 83.8% of 2011 Census respondents rated their health as 'good' or 'very good' which is higher than the England average of 81.3%.



- 5.12 Market Lavington is a lively community, with a large number of clubs and societies meeting in the two halls in the village. There are several recreation areas, a library and a museum. Allotments can be found in the village, which appear on local maps as far back as the 1900's. There is one public house left in the village -The Green Dragon, and two church communities, St Mary's Church, and Trinity Church.
- 5.13 **Air quality and environmental pollution**  
Market Lavington is situated approximately 4.5 miles south of Devizes, which does experience air quality problems due to slow moving traffic in considerable volumes. As Market Lavington is situated in a rural area, it is not likely to be affected by air pollution to the same extent as Devizes. However, there is concern in the community that traffic levels are rising, especially along the High Street. There is a longer-term ambition for a relief road for the B3098.
- 5.14 Water quality is good. Water supply is not a constraint on development. There have been no reported incidents of water pollution in the Market Lavington area.
- 5.15 **Land and soil**  
Land and soil are valuable resources – there is a general preference for example not to build on the highest quality agricultural land. Soil in the Parish is mainly of good agricultural quality. – typically classified as grade 2 (very good), changing to grade 3 (good to moderate) for land towards Salisbury Plain.
- 5.16 The availability of brownfield land in Market Lavington appears to be low, although there are no definitive figures. There is for example only 0.9 hectares of developable non-agricultural land in the latest SHLAA. This has implications for any future expansion of the village, which is likely to consume greenfield land.
- 5.17 **Service centre provision (facilities and self-containment)**  
Wiltshire Core Strategy Core Policy 12 establishes Market Lavington as a local service centre, although it is clear that nearby Devizes is to have the dominant role in providing many services and facilities which rely on larger populations to be viable. Baseline information suggests at a common-sense level that Market Lavington has a range of facilities sufficient to significantly reduce, but not eliminate, the need to travel for everyday needs. For example, there is basic food shopping and entertainment, but no real comparison shopping, petrol station, garage or financial services. Improving the retail offer and the facilities in Market Lavington would be popular with the community and would aid sustainable development by improving self-containment and reducing the need to travel.
- 5.18 As well as a limited range of shops, the village has a pub & restaurant, a doctors' surgery, a library, a nursing and residential home, and a village museum. There are some recreational facilities, most notably Elisha Field with its Pavilion, however these need upgrading and any growth in population would require this issue to be addressed. Creation of a central hub to house improved facilities is a long-term aspiration. The existing services would benefit from increased population levels to provide additional footfall.

### 5.19 **Education**

The village is well provided with pre-school, primary and secondary educational facilities, and these have capacity to absorb a moderate quantity of new development. St. Barnabas Church of England (VC) primary School is a co- educational school for children aged 2 - 11 years. In Feb. 2017, there were 70 pupils at the school. Lavington School is a co-educational academy for students aged 11 -18 years. There are currently 713 students, registered at the school, approximately 44% of whom live within the catchment area. On average, approximately 370 students travel daily to/from the school by bus.

5.20 Problems include the lack of a 6<sup>th</sup> form (though this is in hand) and traffic congestion during the school run. There is limited public transport to access the adult education facilities available out of the village. Transport issues are key here and a transport plan would assist, especially if a 6<sup>th</sup> form is provided.

### 5.21 **Economy and enterprise (business and jobs)**

Years ago, Market Lavington boasted a number of significant employers. However, today, there is no dominant employment sector, with residents employed in a wide range of sectors from construction to education. Located around the village are 3 small industrial sites with units for businesses to operate from – Woodlands Yard (centre of village), off Broadway, and Southcliffe.

5.22 A high percentage of residents commute out of the parish, while currently broadband and mobile infrastructure needs improvement if increased homeworking is to be encouraged. With the proximity to Stonehenge and Avebury, and the historic setting of the village itself, there exists the possibility of expanding tourism. Many residents would also like to see more shops which would of course provide more employment. Even retaining existing shops however could require a larger village population at present.

### 5.23 **Transport**

Market Lavington is located 1 mile east of the A360, a single lane A-road running between Devizes and Salisbury across Salisbury Plain, and about 5 miles from the town of Devizes. It is remote from any strategic transport routes with the A303 some 12 miles to the south, and the nearest motorway, the M4 some 23 miles to the north. The M3 motorway is approximately 1 hour away by car via the A360 and A303.

5.24 Although Market Lavington enjoys a higher level of self-containment compared with most villages in Wiltshire, residents still need to travel fairly regularly, not only for shopping and other domestic tasks, but also to find work. The following table from the Housing Needs Survey (Census Data) suggests that commuting is a way of life for most residents. This creates a number of problems but makes a good public transport system all the more important, and conversely, its lack keenly felt.

Table 1

Q9	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	36	67	73	17	193
Person 2	27	33	47	6	113
Person 3	7	6	2	1	16
Person 4	1	3	1	0	5
Person 5	0	1	1	0	2
<b>Total</b>	<b>71</b>	<b>110</b>	<b>124</b>	<b>24</b>	<b>329</b>

*While 55% of the households' working members usually travel less than ten miles to their place of work, 45% travel more than that, suggesting a potential lack of more local sources of employment*

- 5.25 Any attempt to increase housing very significantly would run into two connected transport problems. The congested High Street (B3098), partly caused by sheer flow of traffic, and poor central public parking. These issues would need to be tackled should any significant development be proposed. Even moderate development could provide funding to create fresh car parking and the number of parking spaces in developments themselves could be increased. However, significant development could probably not take place without a village relief road, so congestion must be regarded as a constraint. This is less likely to be an issue for small scale schemes needed to deliver modest levels of affordable and market housing. Nevertheless, the issues of congestion, parking and traffic are important to the community and are considered in the Scoping Report, a separate Highways Report prepared for Spin Hill, and the SEA. It is intended to create a sustainable Travel Plan for the community, and this is an informal community action of the Plan – see section 9.
- 5.26 There is an extensive network of footpaths, although quality is variable and there are no dedicated cycle paths. More journeys could be made using sustainable means (foot, cycle etc.) if the network was improved, and in particular safety. Having said this, there does not seem to be a significant safety problem, with the 'CrashMap' website showing only 7 slight accidents on the High Street in the last 10 years.

## 6.0 Vision and Objectives

- 6.0 The two main strands of evidence underpinning creating the Market Lavington Neighbourhood Development Plan are:
- The scoping and subsequent research (including HRA and SEA)
  - The wishes of the community and input from consultees as expressed through community engagement and consultation.

The overall approach has been that both evidence and community wishes should align or at least have good overlap, before draft policy is created. It was also felt wise to create the Vision and Objectives first and then let policy be checked against and conform with those, since the policies are intended to bring about both Vision and Objectives.

- 6.1 Accordingly, while the scoping research was going on, initial community engagement sought out the views and wishes of local people. The results of these various exercises are gathered together in the Consultation Statement (CS). There they were considered together and used to generate Vision and Objectives and policy ideas. The Vision is:

### NDP VISION

Market Lavington will develop at a moderate rate consistent with its status in the Wiltshire Core Strategy as Local Service Centre yet retaining the friendly village character that many residents enjoy. Development will take place on sites of appropriate location and scale to ensure that existing infrastructure – especially transport – can cope. Housing will be provided for all sections of the community including one- and two-bedroom homes for those wanting to get on the housing ladder and 3-bedroom homes for growing families.

Development will not compromise the open countryside and fine views enjoyed at present, especially the idyllic environment and ecology of the east-west valley. The fine heritage that the village contains will be preserved and enhanced. The Parish will include enhanced green infrastructure to protect wildlife, will protect and improve recreational opportunities, especially for young people, and will help tackle existing transport problems.

The shopping experience in Market Lavington will be enhanced, as will parking. Footpaths and pavements will be improved, and traffic management will help to reduce congestion. Local jobs will match housing growth, as will the provision of services such as health and leisure, which will be focussed into a central village centre or hub site which is yet to be identified. There will be an increased programme of community events.

Education provision will be provided within the village environs from pre-school age right through to sixth form.

## 6.2 The Plan Objectives are:

### NDP OBJECTIVES

1. To provide the housing the community wants and needs in developments of moderate size in the locations it approves, in particular to meet the needs of first-time buyers and growing families.
2. To protect the local environment, especially the rural landscape, historic buildings and wildlife habitats
3. To enhance the recreational and leisure facilities of the village, especially for young people and to create a central hub site featuring these and other facilities.
4. To tackle transport problems, including parking, congestion, public transport and the necessary improvement of footpaths and pavements
5. To balance any more houses with employment opportunities including more and better shops and small-scale tourism including bed and breakfast accommodation
6. To improve the village environment by appropriate enhancements to landscaping and existing features, provision of new green open spaces and enhancement of existing ones, including new tree planting.
7. To help establish a sixth form at Lavington Secondary School and support St Barnabas Primary School and Pre-School wherever possible
8. To ensure that, as the village changes over time it retains its friendly village character and rural setting.

## 7.0 Site Selection

### 7.0 Sites Selected for the Submission Draft

The resulting number of homes is considered to be an appropriate allocation to support Market Lavington's role as service centre as set out in the Wiltshire Core Strategy (WCS) Core Policies 1, 2 and 12.

- 7.1 The overall quantum of development also needs to be high enough that, while acceptable to the community and so be capable of passing referendum, it also boosts the local population, which has been declining. A larger population would help to safeguard existing facilities and services on which the overall sustainability for the village depends.
- 7.2 The NDP takes forward WCS Housing Policies 43 and 45 in delivering a significant supply of new homes, including affordable housing and concentrates development in a place that has some infrastructure and will reduce the need to travel. The Plan reflects the views of the community about where and in what quantities housing should be delivered. A sustainable travel plan will ensure that traffic generation can be mitigated, and policies attempt to address both economic as well as social needs in an effort to create a sustainable community (e.g. a retail policy as well as housing). Subsequent reviews of the plan (see section 10) during the plan period, will ensure that housing needs continue to be met. As such the NDP follows the core principles of both the WCS and NPPF and is therefore a balanced and carefully considered strategy, likely to result in sustainable development.
- 7.3 Planning obligations, including CIL, generated by this level of development will make a significant contribution towards the infrastructure ambitions of the plan. However, they are unlikely to meet all of the aspirations of the community and it must be recognised that further fund-raising or lobbying may be necessary. In some cases the achievement of some ambitions may not be possible. For example, for many years the community has sought a relief road to reduce congestion. However, the quantum of development required to deliver this would not be supported by the community and would probably conflict with Core Policies 1 and 2 of the WCS. Nevertheless, this plan aims to balance growth with environmental protection and respect community wishes while delivering what the Development Plan requires. As such it is felt to be a worthwhile and carefully considered compromise.
- 7.4 The Site Selection Table that follows sets out the criteria and their application so that the deliberations involved may be seen at a glance.

## 7.5 Site Selection Table (DARK SHADING INDICATES ALLOCATED SITES)

Site	Positive SHLAA*** assessment? 'Suitability' 1	Positive SHLAA*** assessment 'Viability' 5	Positive SHLAA *** assessment 'Availability' 4	Positive AECOM Assessment Suitability (incl. Non SHLAA) 7	Viable (Non SHLAA *** Sites) 5	Available (Non SHLAA *** Sites) 4	RPC Referendum Pass Capability 2	Consistent with which NDP Objectives? 3 (No. in brackets)	Flood Risk or Highway issues? ('FZ' = EA Flood Zone) (SW = Surface water)	Quantum ( ) RPC -√ or X ? Location complies with WCS? (6)
Site 1 - Brownfield land off Broadway SHLAA ref 1074	No – not suitable for residential	YES	YES	N/A	N/A	N/A	NO	No – employment land? (5)	No. FZ1	(N/A) RPC √ No – too far out
Site 2 - Field to North of Spin Hill / East of Kings Road SHLAA ref: N/A	Not a SHLAA site	Viable according to WLPVS**	N/A	Yes, but with constraints	YES	Owner confirmed available	YES	Yes, if site reduced in size	No. FZ1 Highway access OK No SW flooding	Site reduced to 1ha. (30 dwellings) RPC √ Yes
Site 3 - Land south of Spin Hill SHLAA ref 619	Yes	YES	YES	YES	N/A	N/A	YES (3.5)	Yes, especially (1)	No. FZ1 <b>No good access</b>	(22) RPC √ Yes
Site 4 - The Spring. SHLAA ref 3268	YES (Archaeological issues overcome – see Appendix 9 Scoping Rep.)	YES	YES	YES (Conditional )	N/A	N/A	YES (3.0)	Yes, especially 1.	No. FZ1 Surface water flooding capable of mitigation	(20) RPC √ Yes
Site 5 - Lavington School unused fields SHLAA ref 3443	YES	YES	YES*	NO	YES	YES	YES (2.9)	Yes, 1 and 7.	No. FZ1 Solvable Access Issues No SW flooding	(15) RPC √ Yes
Site 6 - Land east of White Street SHLAA ref 374	YES – but some constraints – e.g. access	YES	YES	N/A	N/A	N/A	YES (2.9)	No (2) also (4 - access).	No. FZ1 Access Problems	(5) RPC √ Yes
Site 7 - Land between Drove Lane and Northbrook	NO (considered since 2012 SHLAA Report)	N/A	N/A	NO (Site too large and unacceptable impacts)	YES	YES	NO	No. landscape impact (2)	No. FZ1	(?) RPC X Landscape issues Yes

\* Confirmed by the School to the Steering Group that this is available Spring 2017. \*\* WLPVS – *Wiltshire Local Plan Viability Study* \*\*\*Same data as later SHLAA



Site	Positive SHLAA *** assessment? 'Suitability' 1	Positive SHLAA *** assessment 'Viability' 5	Positive SHLAA *** assessment 'Availability' 4	Positive AECOM Assessment Suitability (incl. Non SHLAA) 7	Viable (Non SHLAA *** Sites) 5	Available (Non SHLAA *** Sites) 4	RPC Referendum Pass Capability (RPC) 2	Consistent with which NDP Objectives? 3 (Objective No. in brackets)	Flood Risk or Highway issues? ('FZ' = EA Flood Zone) (SW = Surface water)	Quantum ( ) RPC -√ or X ? Location in accordance with WCS? (6)
Site 8 - Land to the East of Northbrook SHLAA site 712	NO. Access problems	YES	YES	NO	N/A	N/A	YES (3.0)	No (2, 4)	No. FZ1	(24) RPC √ Flood / heritage issues Yes
Site 9 – Southcliffe SHLAA ref 1089	Yes	YES	YES	YES	N/A	N/A	YES (3.3)	Yes, especially (1)	No. FZ1 Small risk of SW capable of mitigation	(23) RPC √ Yes
Site 10 - South of The Clays SHLAA ref 529	YES – but some constraints	YES	NO – too many site ownerships	NO	N/A	N/A	NO	No. (2, 4)	No. FZ1 Access Issues	(57) RPC X Allotments, heritage Yes
Site 11a - Underhill Nursery SHLAA ref 2055	YES (But access issues)	YES	YES	NO	N/A	N/A	NO (at capacity of 70 now proposed by owner)	No (1) – Too large. (4) Transport issues (5) loss employ. land	No. FZ1 Access & landscape issues	(77 with 11b) RPC X Yes
Site 11b - Fiddington Hill SHLAA ref 530	YES	YES	YES	N/A	N/A	N/A	YES, as a standalone, NO when merged with 11a (3.4)	No (1) -too large. (4) Access, (5) loss employ. land	No. FZ1 Access	(77 with 11 a) RPC X Yes
Site 12 - Drove Lane and Oak Lane SHLAA ref 3500	NO	NO	N/A	NO (But landscape issues)	YES	N/A	NO	No (1 - too large) and (2)	No. FZ1	(100) RPC X Yes

Site	Positive SHLAA *** assessment? 'Suitability' 1	Positive SHLAA *** assessment 'Viability' 5	Positive SHLAA *** assessment 'Availability' 4	Positive AECOM Assessment Suitability (incl. Non SHLAA) 7	Viable (Non SHLAA *** Sites) 5	Available (Non SHLAA *** Sites) 4	RPC Referendum Pass Capability 2	Consistent with which NDP Objectives? 3 (Objective No. in brackets)	Flood Risk or Highway issues? ('FZ' = EA Flood Zone) (SW = Surface water)	Quantum ( ) RPC -√ or X ? Location in accordance with WCS? (6)
Site 13 - Elisha Recreation Field	N/A	N/A	N/A	NO	YES	NO owned PC!	NO	No (3)	No. FZ1	(N/A) (Rec Area) RPC X 7 No (loss of rec)
Site 14 - Land North of Francis Road, adjacent to Canada Woods SHLAA 623	NO Flood Risk and access issues	YES	YES	N/A	N/A	N/A	NO	No. (2, 4)	Yes. Part FZ2 Access issues	(23) RPC √ Flooding problems No. (Flooding)
Site 15 - Land west of Spin Hill SHLAA 618.	NO Location too far from facilities	NO	Unknown	NO	YES	N/A	NO	Yes	No. FZ1	(Unknown) Policy conflict – too far out RPC? No (remote from village)

1. Wiltshire SHLAA 2012 as updated by SHELAA.
2. Score from community questionnaire June 2015 – See ENACT Report Sept 2015 in Consultation Statement
3. See Plan Objectives in section 6 above,
4. Availability – see SHLAA for definition. For non-SHLAA personal enquiry from the School and information from Wiltshire Council
5. Viability – See SHLAA for SHLAA sites. For others reference was made to the Wiltshire Local Plan Viability Study 2014
6. Wiltshire Core Policies (in particular 1,2, 43, 45), 7. See AECOM Report in Scoping Report.
7. Popular recreation facility. Plan very unlikely to pass referendum if this allocated for housing .

## 8.0 Policies of the Plan

- 8.0 The following section includes the formal land-use policies of the Market Lavington Neighbourhood Development Plan. They are designed to deliver the plan’s Vision and Objectives as suggested by the community but are related directly to the hard evidence produced by the scoping research. In taking forward the policy ideas given in the Scoping Report, policy choice was informed by a re-read of the Vision and Objectives and then draft ideas checked again against the Themes and Comments from the community. In practice this was an iterative and creative process, dipping in and out of the Consultation Statement and Scoping Report, as factual evidence and the community’s wishes were synthesized to create workable draft policies. This work was undertaken by the planning consultant who has experience in drafting policy for a LPA. All policies, including site allocations, have been subjected to SEA (available as a separate document).
- 8.1 The policies of the Neighbourhood Plan have been prepared to be in accordance with Planning Law, Regulations, Government Policy (such as the February 2019 NPPF) and Guidance. Among the legal requirements is the rule that they must help take forward the policies of the Local Plan for the area. Specifically, the ‘Basic Conditions’ require that NDP policies are; *‘in general conformity with the strategic policies contained in the development plan...’*
- 8.2 A Neighbourhood Plan must *‘...not promote less development than set out in the Local Plan or undermine its strategic policies’* (NPPF paragraph 29). This does not translate into a legal requirement to allocate sites. Although positive planning could involve this, there may be no need to do so if the existing supply is plentiful or if this is being taken forward through other planning documents... ‘Planning Positively’ might include anything that is within the scope of planning and which helps, assists, guides, informs, provides clarity or certainty to developers and the community and which takes forward the overall planning strategy for the area.
- 8.3 The NPPF (paragraph 28) adds that non-strategic (e.g. Neighbourhood Plan) policies can: *‘...include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.’*
- 8.4 It is a basic principle of planning policy that it should not repeat higher level policy, nor may it deal with subjects that are not within the scope of land use planning. Guidance from Locality recommends that policies should ‘add value’ to the existing policy background: *‘There is little point in your neighbourhood plan addressing issues that have already been covered by your local authority in its Local Plan. A neighbourhood plan should address gaps or provide further detail rather than duplicating existing policies.’* (‘How to Write Planning Policies’ 2015).
- 8.5 However, this does not mean that a neighbourhood plan has to slavishly avoid all areas for which the Local Plan has a policy. Indeed, there is a valuable role for neighbourhood plans in adding detail and local interpretation. In doing so, a plan would comply with Planning Practice Guidance (paragraph 41), which states that a neighbourhood plan should *‘...be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared’*

- 8.6 For example, a neighbourhood plan might take forward strategic housing requirements by including local sites, it could indicate local needs for investment (in terms of Planning Obligations), or it could point out local priorities in terms of nature or heritage conservation. In assisting higher policy to move from the general to towards the specific, the neighbourhood plan ensures that local things important to the community are recognised early in the planning process, saving time and speeding consensus, thus ‘adding value’ to the overall planning process. In this way, avoiding repetition but adding detail, it can provide clarity and certainty for both developers and the community.



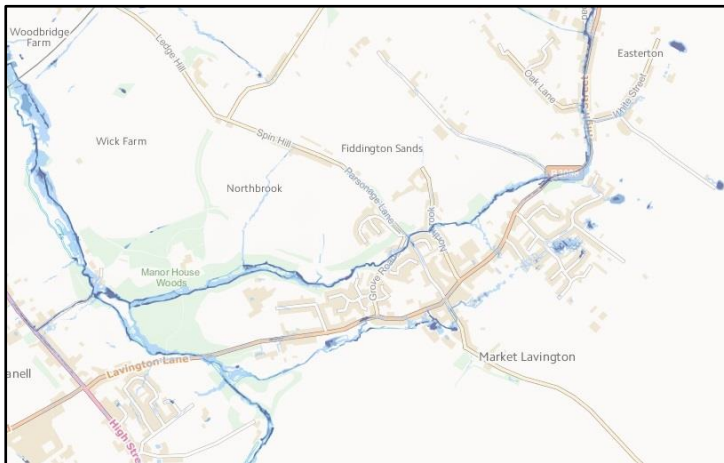


## Housing (General): Introduction and Justification

8.7 The community welcomes new housing development of the appropriate size and type to benefit the local community, preserve the village and its facilities and meet local needs. In particular, the Housing Needs Survey revealed that less than half the need for affordable housing was for affordable rented homes, and just over half was for discounted market or shared ownership properties. The community also felt that 1, 2- and 3-bedroom homes were needed to meet the needs of single people, couples and growing families respectively.

8.8 In addition to helping meet affordable need through conventional development on small and medium-sized sites, the NDP seeks to encourage one-off self-build homes. Such homes can be substantially cheaper than market housing and represent another way to deliver needed homes. Policies to support self-build homes are specifically encouraged in Planning Practice Guidance Paragraph: 025 Reference ID: 57-025-201760728. Innovative, environmentally benign ‘eco’ homes are also encouraged. Wiltshire Council

encourages developments (of 10 or more residential properties) to demonstrate a contribution to reducing oxides of nitrogen and development where alternative energy is supported.



Surface water flooding map for Market Lavington  
(For higher quality map – see Appendix 5)

8.9 Market Lavington includes some areas at risk of both river and surface water flooding. This is exacerbated by local topography and geology. In order to ensure safe development and manage flood risk appropriately it will be necessary for all proposals for development to be accompanied by drainage strategies based on appropriate Flood Risk Assessments to show how flood risk is to be managed and how sustainable drainage can be provided without adverse impacts on or off site.



By National Institute for Occupational Safety and Health

LeBlanc Construction Photos 2012, Public Domain,

<https://commons.wikimedia.org/w/index.php?curid=39732298>

## Policy 1: Housing (General)

- a. Development of the sites identified in this Plan must include a mix of 1, 2 and 3 bedroomed homes based on the most up to date housing needs information available.
- b. A proportion of homes must be affordable in accordance with Wiltshire Core Strategy Policy, however in meeting this requirement, a significant proportion of affordable homes provided can be discounted or shared ownership housing rather than affordable rent.
- c. The following forms of housing will be supported, either as elements of the sites allocated in Policy 2, or as windfall schemes of infill development.
  - Self-build homes: sites delivering single units of self-build housing will be supported within the built-up area of the main village
  - Eco-homes: Innovative designs incorporating renewable energy or sustainable construction methods, as evidenced by exceeding Building Regulations requirements or meeting eligibility criteria for BREEAM Home Quality Mark, are encouraged subject to acceptable impacts on neighbours.
- d. Applications for development at Market Lavington must be supported by a drainage strategy to ensure the development can be accommodated with satisfactory drainage to reduce the risk of surface water flooding, river flooding and groundwater flooding and high ground water levels. The strategy should be based on an FRA demonstrating how flood risk is to be managed and how sustainable drainage can be provided without adverse impacts.
- e. All sites must consider carefully how their designs respect and avoid harm to both landscape features and character and heritage interests, especially the conservation area and any listed buildings and their settings. Sub-surface archaeology is present at some sites. Heritage Impact statements or similar reports may be required.
- f. So as not to preclude future development, proposals should consider access needs of potential future development on nearby land.
- g. Market Lavington contains some sensitive landscapes and wildlife habitats. These are valued by the community. As such mature, native, broadleaved trees and hedgerows in a satisfactory condition within all sites should be retained and enhanced. A net gain for biodiversity must be delivered. Any trees or hedgerows removed due to poor health or condition, should be replaced by suitable specimens in an appropriate location.

Context	References
NDP Objectives	1, 2, 6
Wiltshire Core Strategy	1, 2, 41, 43, 45, 50, 51, 57, 58
NPPF	NPPF: Paragraphs 28, 62-63, 69, 77,78,149, 155-156, 163, 170, 174, 184-185

## Housing Sites, Introduction and Justification:

8.10 The NPPF requires Neighbourhood Plans to ‘plan positively’, taking forward the policies of the local Development Plan. One way of doing this is to allocate sites for housing. The Market Lavington Neighbourhood Development Plan allocates 3 sites totaling 58 new homes. This is within the range of development quanta indicated as acceptable by the community, and hence likely to pass referendum.

Justification for both the quantum and location of the sites is given in sections 4 and 5. But the sites are intended:

- To take forward Wiltshire Core Strategy and national policy on housing, including provision of affordable housing to meet local need
- To support the overall spatial strategy of the WCS, locating development close to infrastructure, reducing the need to travel
- To improve the critical mass of Market Lavington, helping to improve viability of local businesses and services
- To respect the wishes of the community
- To help pay for needed infrastructure, raising life quality, improving self-containment and helping to deliver sustainable development
- To provide homes over the plan period.
- To help deliver sustainable development.

8.11 Community consultation suggested that the community would support up to around 100 additional homes during the plan period. However, it is not proposed to impose a rigid cap or limit. Similarly, the quantum of homes suggested for each site allocated is indicative only. On some sites (especially site 4 / SHLAA ref 3268) this figure may need to be reduced in order to take account of contextual factors such as surface water flooding, landscape, biodiversity, heritage and impact on neighbours. The overall aim should be to ensure schemes of good design quality, respect for environmental and heritage assets and provide homes with excellent life quality for new and existing residents.



The community prefers smaller high-quality developments that fit in well with the village heritage and landscape.



Policy 2 Housing Site Allocations		
SITE	Indicative No.'s	Policy Requirements
<b>All allocated housing sites</b>	N/A	<ol style="list-style-type: none"> <li>1. Market Lavington is an area rich in heritage. All schemes for development of allocated sites must provide acceptable archaeological evaluation of schemes, as well as proposals for monitoring if appropriate.</li> <li>2. Numbers given are indicative and lower numbers may be necessary to achieve a satisfactory scheme</li> <li>3. Each site should deliver a range of homes to meet local needs – for example some 1, 2- and 3-bedroom dwellings.</li> <li>4. Where possible, housing schemes should include measures to encourage walking and cycling by improvements to local public rights of way and cycle routes, as on-site walking and cycling permeability. Such measures would be expected to result from transport assessments required to accompany planning applications for each site.</li> <li>5. All sites must deliver a net gain for biodiversity.</li> </ol>
<b>Site 4. SHLAA ref 3268 The Longfield, The Spring</b>	20	<ol style="list-style-type: none"> <li>6. The layout of development should respect the historic, linear pattern of development in this area, avoid harm to heritage assets and their settings such as the church and the western approach into the conservation area. This may mean reducing the number of homes on the site to below the indicative number in this policy. Care must be taken to retain the unobstructed view west from St. Mary's church. A Heritage Impact Statement should be provided to ensure that any development does not harm heritage assets.</li> <li>7. The layout and design of the development should take account of the topography of the site and its wider setting to ensure that views of the site from the surrounding area and the ability to see the countryside beyond are retained. This is likely to result in the need for land levels to be evaluated and single storey buildings to be developed on the site.</li> <li>8. Trees should be retained wherever possible and if replacement planting is needed, this should achieve a net gain in biodiversity on the site.</li> <li>9. An ecological assessment will be needed and should take account of the nearby priority BAP habitat – the stream to the south of the site. Additional planting and mitigation measures may be required, which may include limiting the density of the housing to ensure that an adequate buffer to the stream can be achieved, subsequently reducing site capacity.</li> <li>10. Improvements to the footway and incorporation of a cycleway to the frontage of the site should be provided unless it can be demonstrated that these are unnecessary in highway terms or unfeasible and would adversely affect the viability of the site.</li> </ol>

Policy 2 Housing Site Allocations (Continued)		
SITE	Indicative No.'s	Policy Requirements
<b>Site 5 - SHLAA 3443 Lavington School</b>	15	<p>11. Careful design of any access will be necessary. The overall number of dwellings on the site may be limited by the need for a satisfactory access.</p> <p>12. An ecological survey will be required, and any scheme should provide for a net gain to biodiversity. This may reduce total number of homes that can be delivered and lead to imposition of lighting conditions and the need for offsite mitigation. Existing mature trees should be retained or satisfactorily replaced</p> <p>13. A connection to the existing public rights of way network north of the stream should be achieved from the site through the existing woodland /scrub area.</p>
<b>Site 9. 1089 Southcliffe</b>	23	<p>14. The development should be screened from the surrounding landscape and views (from the listed St. Mary's church, looking south-east towards the Ridgeway, and from the Ridgeway, looking north-west towards the church and the village core). This may involve preserving existing vegetation and adding to it as required.</p> <p>15. Access roads into the site should approach from the east and north, rather than along the south and west boundaries, to connect with existing roads in the housing estate and avoid loss of vegetation.</p> <p>16. The site is close to a business park. Any proposed scheme on the site must ensure that it can be satisfactorily integrated alongside the business park and any existing or potential uses that are able to be located there. Suitable mitigation may be required and should be implemented before any residential development is completed.</p> <p>17. An ecological assessment of the site will be required.</p> <p>18. Any loss of trees or hedgerows should be compensated for by replacement planting to achieve a net gain in biodiversity and be informed by the ecological assessment.</p>
<b>INDICATIVE TOTAL</b>	<b>58</b>	

Context	References
NDP Objectives	1, 2, 6
Wiltshire Core Strategy	1, 2, 12, 41, 43, 45, 50, 51, 57, 58
NPPF	NPPF: Paragraphs 28, 62-63, 69, 102, 149, 155-156, 163, 170, 174, 184-185



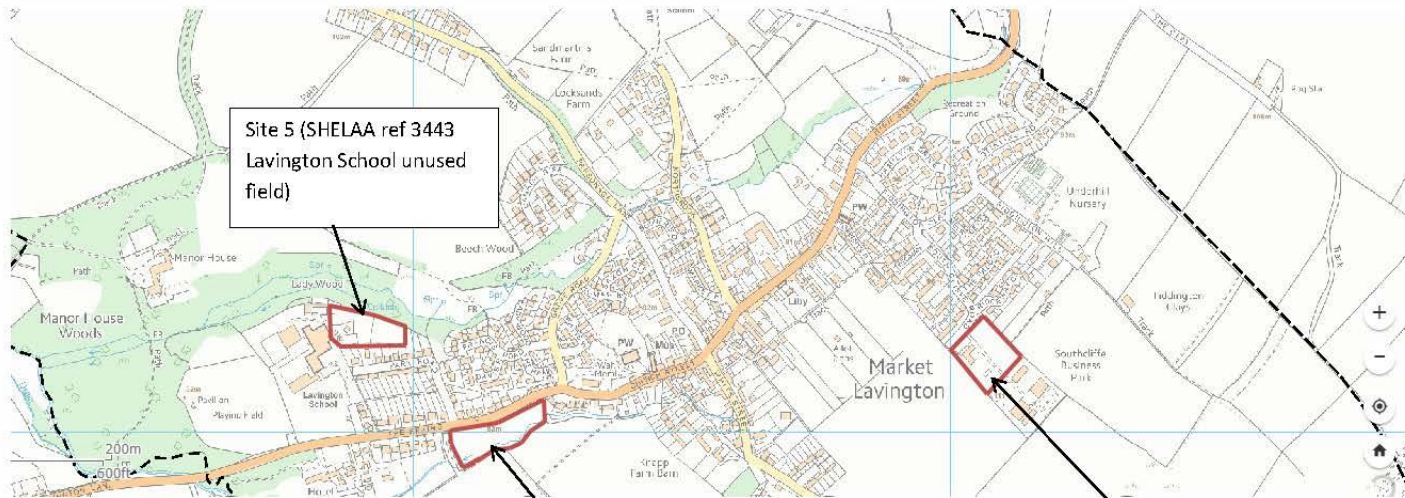
**Justification:**

The policy aims to deliver housing of good design quality on small-to medium sized sites around the village to comfortably meet assessed needs while being acceptable to the community and therefore being likely to pass a referendum. The policy is also designed to respect the local heritage and distinctive character of Market Lavington as described in the approved Conservation Area Statement and as required by Wiltshire Core Strategy Policies 57 and 58. The policy and its requirements reflect the advice of Historic England, Natural England, consultants Wessex Archaeology and DM Mason (highways consultant), Cole Easdon Civil Engineers (Flood Risk Consultants), and the LPA's conservation officer. Numbers below provide justification of specific points and relate to the policy note numbers in the third column of above table.

1. In order to prevent harm to archaeology, to comply with advice received from Historic England and to comply with WCS Core Policy 58 and NPPF paragraph 185).
2. All sites have the potential to impact on heritage assets and on the local character and distinctiveness of the village. In particular, the village has an ancient linear pattern and typical modern layouts may not be appropriate. This has implications for layout, density and quantum in achieving a satisfactory design as required by Wiltshire Core Strategy Core Policy 57.
3. To reflect local needs and the preferences of the community and survey data as set out in the Housing Needs Survey and the Consultation Statement that accompany the Neighbourhood Plan.
4. To minimise transport problems and help deliver more sustainable development.
5. In accordance with the NPPF 170 / 174 and to take forward SEA recommendations
6. To reflect the advice of Historic England and to protect the setting of a listed building.
7. To ensure topography is taken into account
8. To reflect advice from Wiltshire Council and Natural England and to conserve biodiversity
9. To reflect the advice of Natural England
10. To reflect advice from Wiltshire Council and to improve sustainable transport
11. To create a safe access and to avoid harm to pupils, teachers and visitors to the school. Quantum reduced on suggestion of Wiltshire Council.
12. To reflect the recommendations of Natural England and to minimise impact on biodiversity.
13. To improve sustainable transport links in accordance with the NPPF 102-104
14. To minimise harm to heritage assets and protect local landscape and character.
15. To reflect the concerns of Natural England regarding loss of vegetation.
16. To ensure that the new development can be integrated satisfactorily with the business park uses and to ensure that unreasonable restrictions are not unduly placed on those businesses and that any measures needed are provided before any residential occupation.
17. To ensure an ecological assessment is carried out.
18. To reflect the concerns of Natural England, to preserve habitat and take forward SEA recommendations.

8.12 Sites Policy Map showing overall distribution of sites.

**Market Lavington – Allocated Sites**



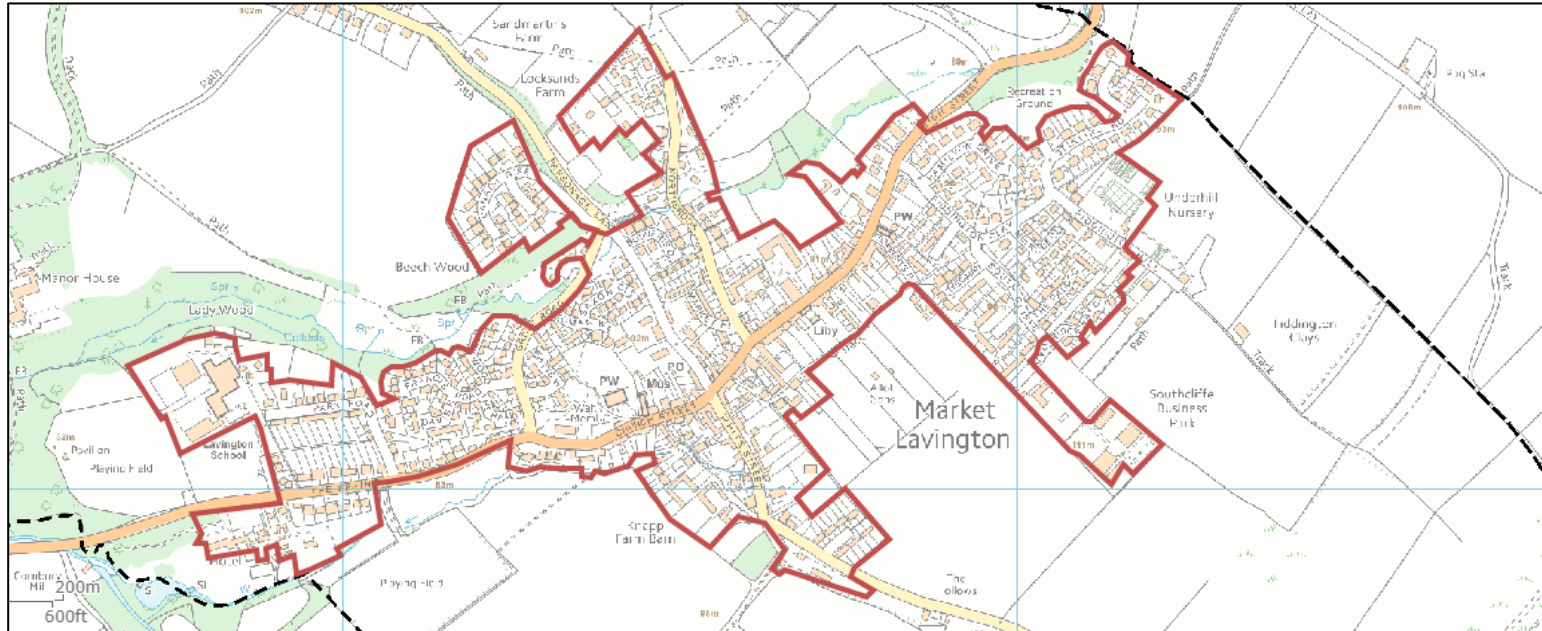
----- Parish boundary  
Site number refers to reference given in AECOM 'Site Options and Assessment Report'

Site 4 (SHELAA ref 3268  
Longfield, The Spring)

Site 9 (SHELAA ref 1089  
Southcliffe)

## Settlement Boundary

8.13 The Settlement Boundary is as shown on this map.



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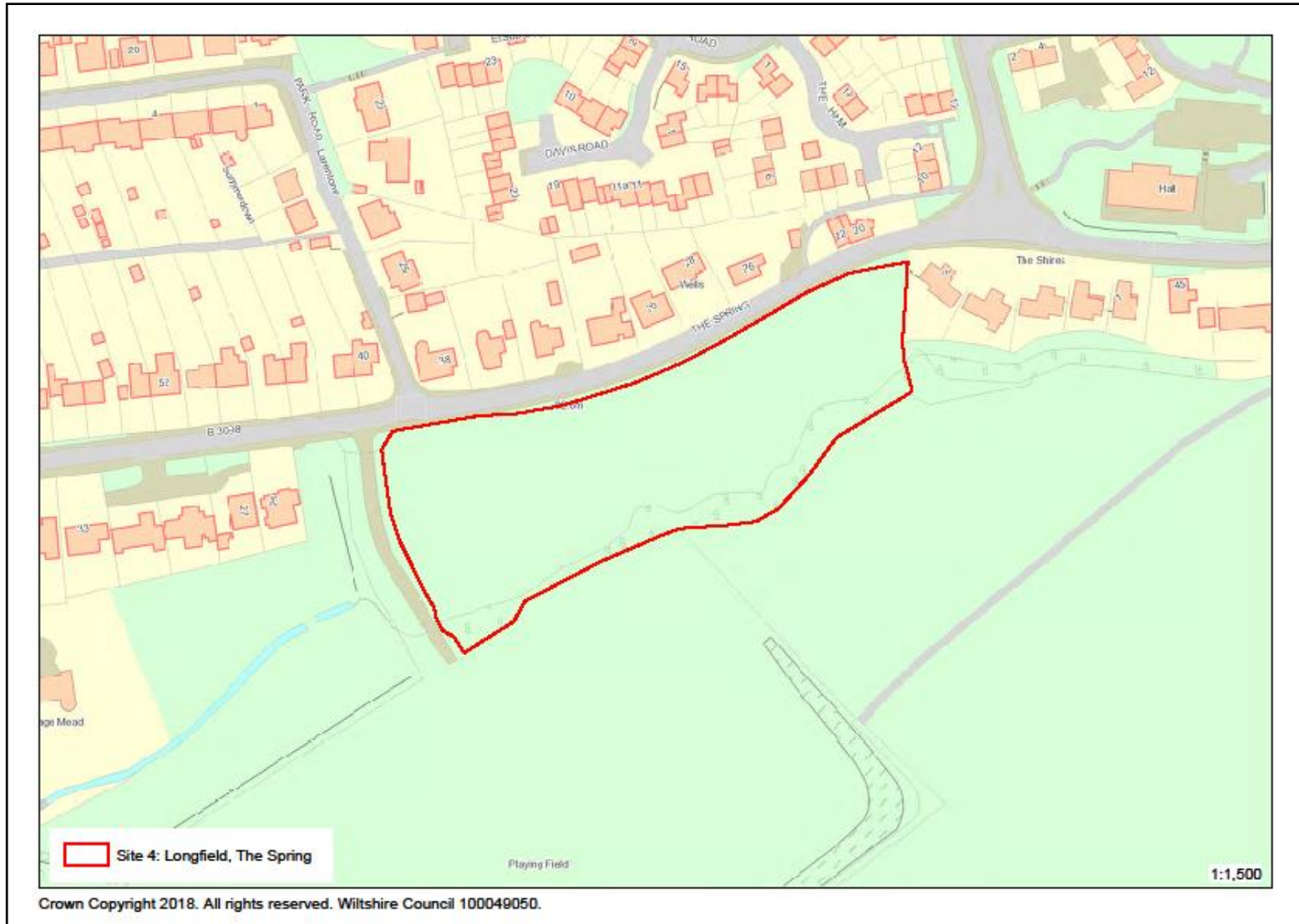
— WHSAP Settlement Boundary

----- Market Lavington Neighbourhood Area



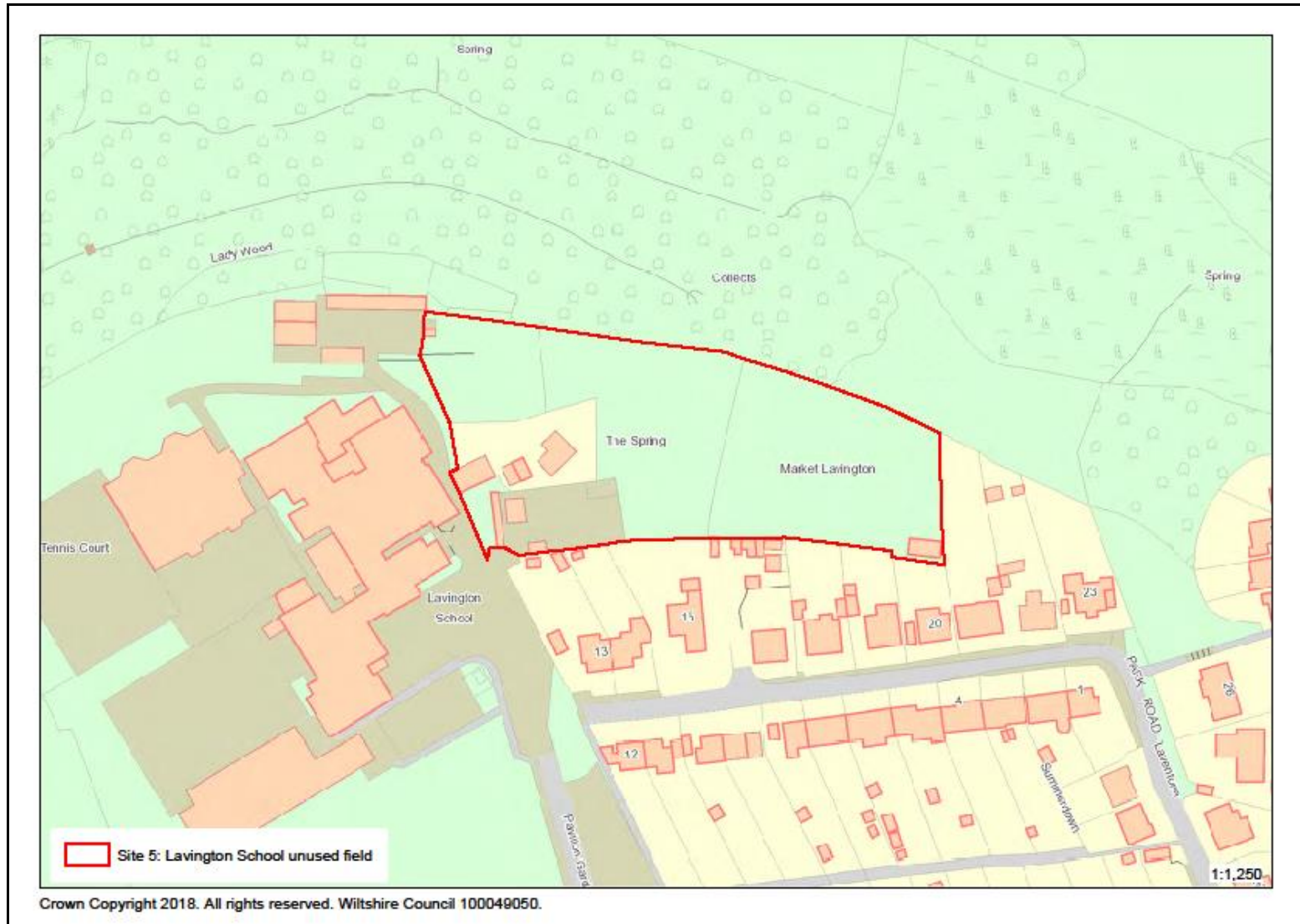
# Site 4 The Spring (SHELAA REF 3268)

8.14



# Site 5 Field at Lavington School (SHELAA REF 3443)

8.15



# Site 9 Southcliffe (SHELAA REF 1089)

8.16





## Local Infrastructure Priorities Introduction and Justification

- 8.17 Developers will be required to contribute towards the provision of local infrastructure and to mitigate impacts of development proposals in order to make them acceptable in planning terms, in accordance with National and Core Strategy policy and Wiltshire Council’s Planning obligations SPD (Revised Wiltshire Planning Obligations Supplementary Planning Document (October 2016). This may include both CIL contributions and those made by section 106 agreement. The following policy identifies areas for priority investment.
- 8.18 The planning policy basis for this is Planning Practice Guidance and WCS Core Policy 3 (as expanded on by the guidance in Wiltshire Planning Obligations SPD October 2016). Planning Practice Guidance (003 Reference ID: 23b-003-20150326) says: *‘Policies for seeking planning obligations should be set out in a Local Plan, neighbourhood plan and where applicable in the London Plan to enable fair and open testing of the policy at examination.’*
- 8.19 The purpose of this policy is not to add further burdens to development (although viability, as proved in the area by the Wiltshire Local Plan Viability Study, February 2014, is robust), nor to duplicate higher level policy. The policy is designed to set out local priorities, based on the wishes of the community and objective evidence, and to provide certainty to developers and adding detail to the policy framework.

### Policy 3: Local Infrastructure Priorities

All new housing and employment development proposals in the area will be expected to contribute towards local infrastructure in proportion to their scale and in accordance with National and Wiltshire Core Strategy policy. Local priorities (not in order of importance) are:

- Expand provision of allotments
- Pavement and footpath improvement and upgrade to cyclepaths where possible, upgrading of bus service and infrastructure,
- Provision of additional car parking to reduce congestion
- Provision or upgrade of leisure, recreation and exercise facilities
- Landscape / townscape improvement – especially if aimed at improving attractiveness to tourism or enhancing the retail environment
- Upgrading, repair or enhancement to existing community facilities
- Green infrastructure including green corridors, hedgerows, ponds and trees.

Context	References
NDP Objectives	2, 3, 4, 6
Wiltshire Core Strategy	3 (& Planning Obligations SPD 2016)
NPPF	8, 28,34

## Retail Policy, Introduction and Justification

- 8.20 The community greatly values the local shops and has expressed a desire to have the range and quality improved. A policy aimed at achieving this would resonate well with the spatial strategy of the WCS (and saved policies of the KLP) which seek to improve the self-containment of settlements and the retail offering of Market Lavington as a service centre.
- 8.21 The policy relaxes controls within the defined area to encourage conversion and expansion of retail premises. However, the reason why there are not more shops nowadays is mainly that viability is marginal due to modest levels of through trade. The policy therefore aims to improve viability by encouraging mixed use developments including the conversion of upper floors to residential accommodation.
- 8.22 There are six main strands of evidence to support this policy
- Core Policy 1 establishes Market Lavington as a Service Centre. One of the key roles envisaged by WCS policy for service centres is the provision of local shops to add vitality and also improve self-containment, reducing the need to travel.
  - WCS Core Policy 48 (Supporting Rural life) supports new retail shops in villages, while former Kennet Local Plan Policy ED24 encourages retail development in Service Centres.
  - The proposals map (inset 28) of the former Kennet Local Plan indicates the service centre at Market Lavington where that plan's policies applied. The area has been re-surveyed by the Steering Group and found to be still representative of the village centre where most retail units are located. It is therefore proposed to start with the same policy map as the basis for creating policy.
  - The Consultation Statement demonstrates a strong support for existing shops among the community as well as a desire for an improved retail offer. It is felt that only improving the viability for retail units through mixed use development can this issue be tackled.
  - A larger version of Inset Map 28 from the Kennet Local Plan is given as Appendix 7.
  - The policy takes forward the Market Lavington Conservation Area Statement 2002, which states that future policy should: *'Encourage the use of sites and buildings in the village centre for retail and service industry'* (Page 13). \*

\* With reference to expanding the retail offer of Market Lavington, it is accepted that parking needs improvement and this will be an issue if unacceptable congestion is avoided. This is to be tackled through a Parish Sustainable Transport Plan and a developer contributions policy to provide measures such as a new car park if these are approved by the Travel Plan.

8.23 The Retail Policy is therefore as follows:

### Policy 4: Retail Services

The provision of new and expanded retail outlets within the area shown edged light green on the Retail Policy Map will be supported in principle through:

- Conversion or part-conversion of residential properties to retail use, especially those that were once shops
- Conversion of business premises to retail units
- Extension, alteration or expansion of existing retail or business premises to provide an improved retail offer

Mixed-use developments including the conversion of upper floors of shops to residential or office use are encouraged.

8.24 The benefits of the policy are:

- The enhancement of retail services to the benefit and wishes of the community
- Improvement in choice and life quality
- Reduction in need to travel
- Provision of employment close to housing and accessible by sustainable transport means
- Contribution of housing towards overall needs. (It is accepted that the type of housing will not suit all categories of need).
- High density of development involving little if any new land use.
- Mixed use schemes are likely to improve viability of retail operations boosting the retail sector and creating or safeguarding jobs.

Context	References
NDP Objectives	5
Wiltshire Core Strategy	1,2, 12, 36, 38, 48, 49
NPPF	8, 23, 28, 81, 83, 91, 92

# Policy 4 Retail Policy Map

8.25 The area outlined in green is the area to which the policy applies



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## Local Green Spaces, Introduction and Justification:

8.26 It is within the power of a Neighbourhood Plan to specifically protect key areas of important Local Green Space that are especially valued by the community. The power has the effect of imposing similar controls to those that apply within Green Belt, effectively protecting the site from most development. However, this is a power to be used sparingly. It cannot be used to block development. The NPPF (para.100) says:

*'The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.'*

8.27 Local Green Spaces are part of the network of recreational and other spaces defined by Wiltshire Core Strategy Core Policy 52 as 'Green Infrastructure'. The Wiltshire Open Space Study 2015 found a shortfall of local space in the Devizes Community Area within which the NDP area lies. As a service centre, Market Lavington can expect to experience development pressure leading to growth in population. There is a need not only to provide new green space but to protect what exists, especially where it is in regular use by the community and it highly valued by it.

8.28

### Policy 5: Local Green Spaces

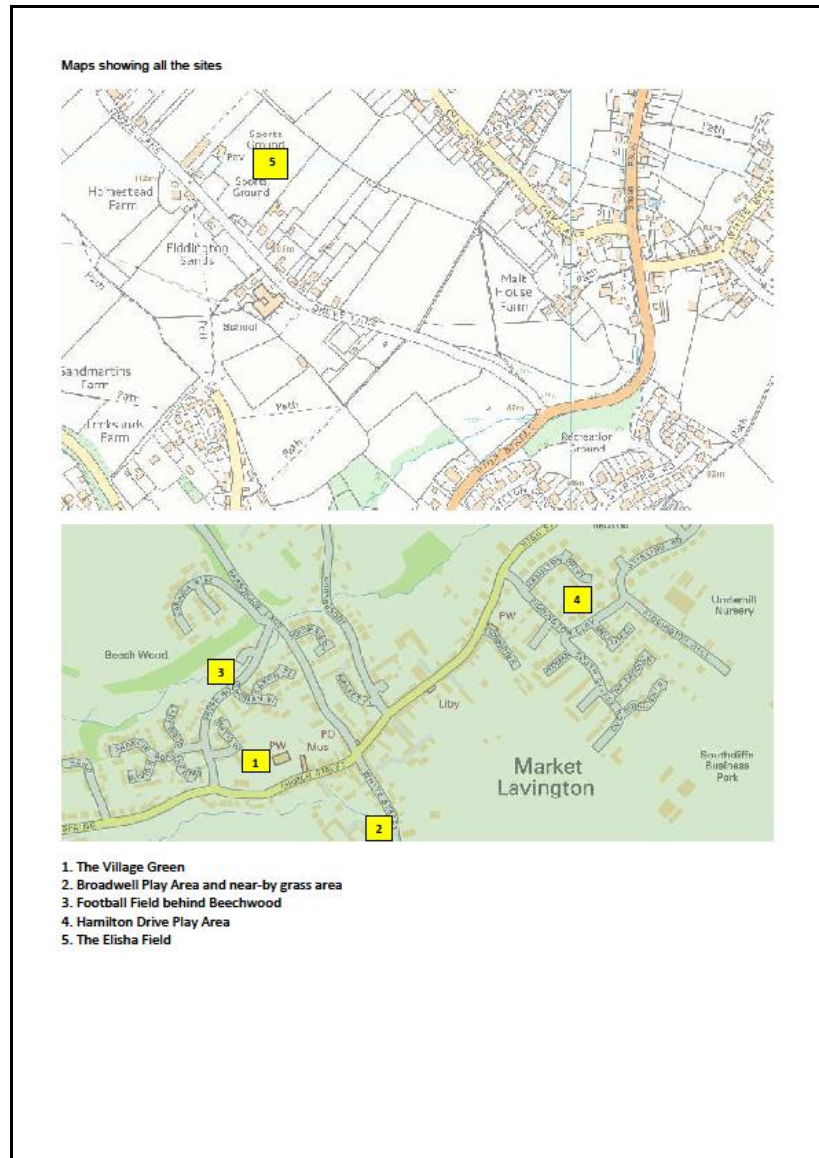
The following sites are designated as Local Green Spaces for the reasons given:

1. The Village Green
2. Broadway Play Area and nearby grass
3. Football Field Behind Beechwood
4. Hamilton Drive Play Area
5. The Elisha Field

Context	References
NDP Objectives	2,3,6,8
Wiltshire Core Strategy	50, 51, 52
NPPF	91, 92, 96-97, 99-101

## Policy 5: Local Green Spaces (Continued)

8.29

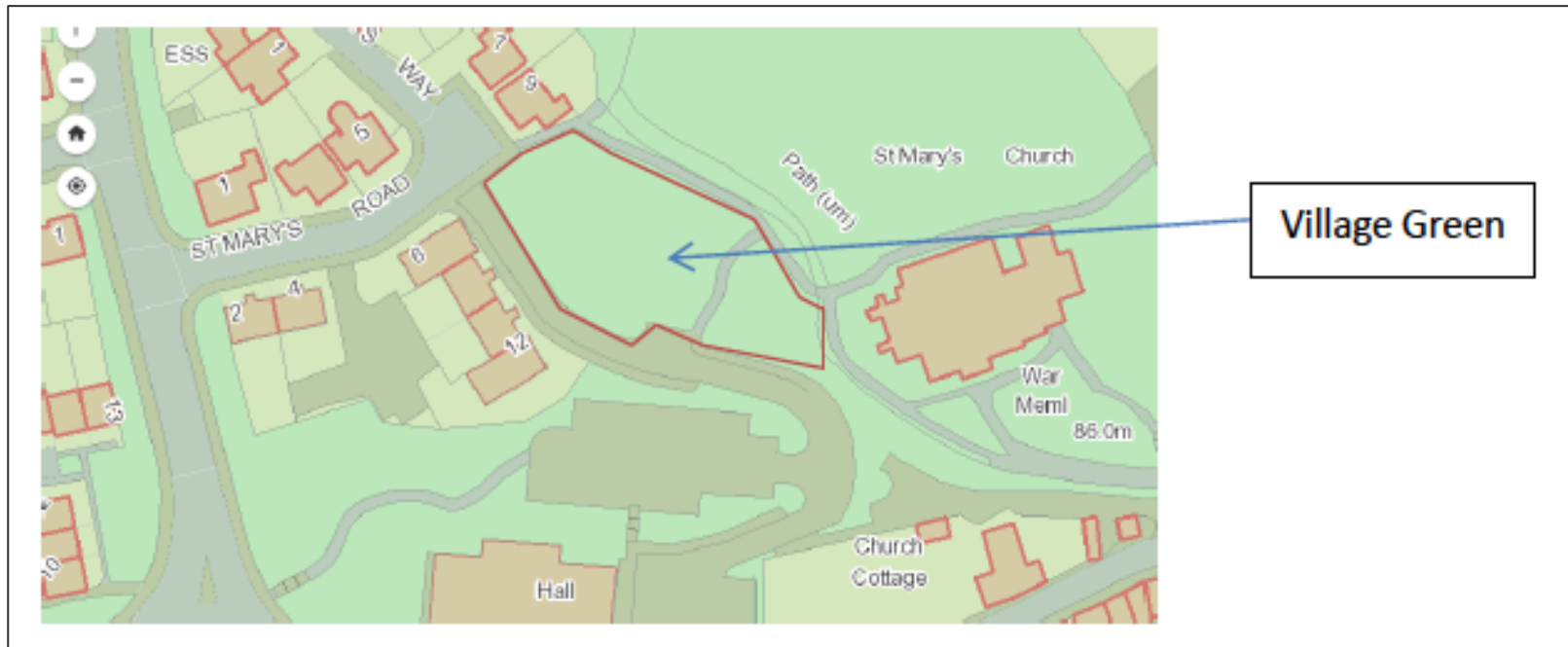


## Detailed Local Green Space Location Plans

### 8.30 Village Green

The Village Green was created following development of the Community Hall site approximately 10 years ago. Situated near to the Church, the Old School and the Community Hall, it acts as an elevated focal point in the Village, providing a safe green space for children to play, and a tranquil area for people to sit and appreciate the views across to the Plain. It is an important green space in the centre of the village.

### Village Green





### 8.31 Broadwell Play Area and near-by grass area

Broadwell Play Area is located in the centre of the village, adjacent to the Broadwell stream and a small grass area opposite. It provides a safe enclosed environment, containing a selection of play equipment for younger children to play on, and families to enjoy. The near-by grass area, with a mature tree in the middle provides the ideal spot to sit and enjoy the surroundings.

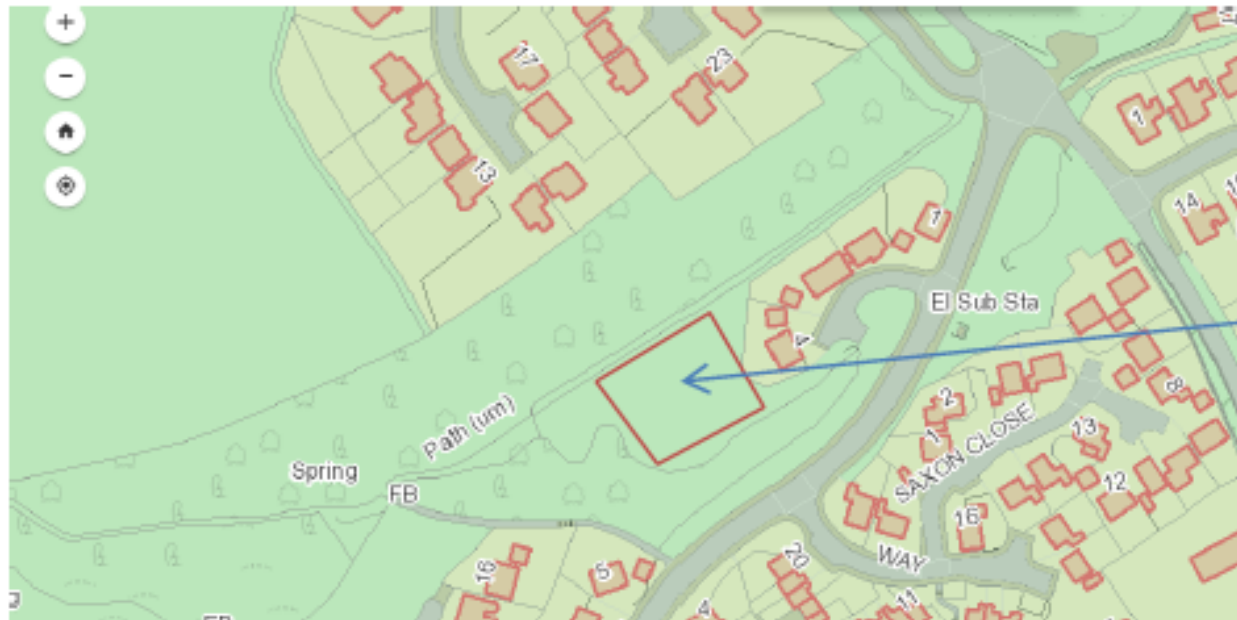
Broadwell



### 8.32 **Small football field behind Beechwood**

This flat area of grass is part of the larger surrounding area of amenity land. It provides an ideal space, located fairly centrally in the village for local children and families to play football and other ball games.

Beechwood



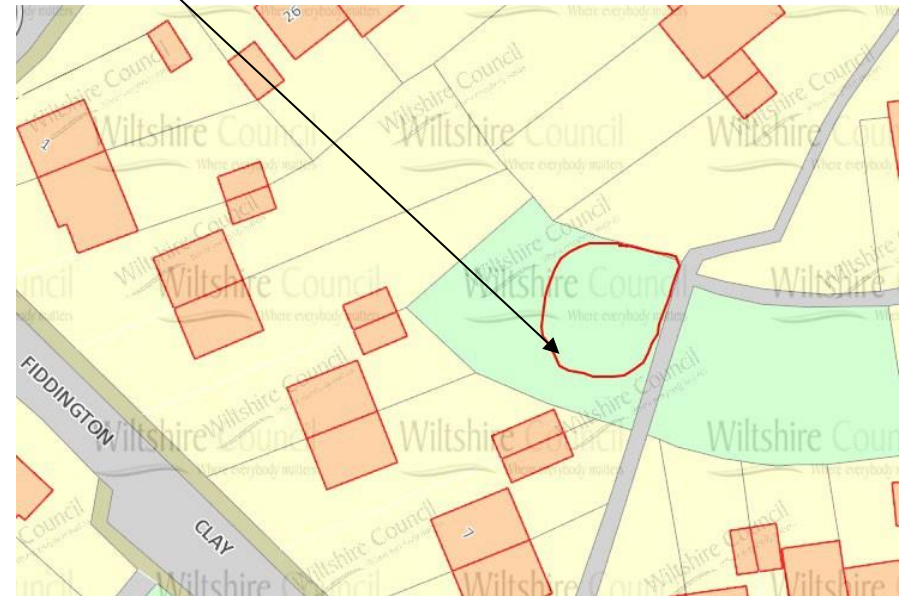
Small football area

### 8.33 Hamilton Drive Play Area

This Play Area is situated within the Fiddington Clay housing development and contains a selection of play equipment positioned in a trail format. It provides a safe enclosed environment for younger children to play in.

Hamilton Drive

Play Area



8.34 **The Elisha Field (main field area)**

The Elisha Field is a large green open space located at the north east edge of the village. It has a wooden pavilion sited near one corner, and provides an ideal space for the Football Club, local children, and families to play football and other ball games. The Local Green Space designation will exclude the carpark and children's play area in order to keep these parts unrestricted in the interests of retaining freedom of action for the Parish Council as owner. The area covered by the designation is therefore as shown on the map below.



Elisha Field

## 9.0 Informal Non-Planning Community Actions

9.0 The following informal community actions do not form part of the statutory neighbourhood plan. They are non-planning matters which nevertheless are important to the community. They are included here as a focus for community action but have no legal force. It is hoped that the Parish Council will take the lead in taking these forward, however achieving results will depend on effort from the community and partnership working with other stakeholders, including Wiltshire Council and service providers.

### 9.1 Informal non-planning community action A: Nature Care

#### **Introduction and justification:**

This policy reflects the wishes of the community to protect, enhance and care for nature in the rural area in which they live. It takes forward the objectives of Wiltshire Core Strategy and National Policies.

#### **Nature Care**

Market Lavington is blest with an idyllic environment and ecology in its east-west valley. The community will come together to take action to enhance local habitats and protect nature including the maintenance of habitats (e.g. trees and hedgerows) and the improvement of the urban habitat for wildlife (e.g. bat and bird boxes, hedgehog homes etc.). This may include measures such as stream management incorporating natural flood management measures.

### 9.2 Informal non-planning community action B: Village Maintenance

#### **Introduction and justification:**

Community engagement has revealed a desire by the community to improve the appearance of the village. This would support Wiltshire Core Strategy and National policies to encourage tourism by improving the attractiveness of the area. The area is also subject to periodic flooding as shown in the Scoping Report.

#### **Village Maintenance**

The Parish Council will lead and co-ordinate the community, property owners and other stakeholders such as Wiltshire Council, local shops and the village schools in action to reduce and remove litter and improve the general cleanliness. The Parish Council will also work together with stakeholders including property owners, volunteers and the environment agency to maintain local watercourses in order to help reduce the risk of flooding. The creation of ponds for flood storage and nature can also be considered, as can the maintenance of footpaths and public rights of way.



### 9.3 Informal non-planning community action C: Parish Sustainable Travel Plan

#### **Introduction and justification:**

A number of transport issues were raised in both the scoping evidence and the community engagement. Some of these can be tackled through developer contributions. However, the ability of a Neighbourhood Plan to deal with transport issues in formal policies is limited as it must concentrate on land use issues only. Nonetheless, transport issues, including congestion, parking and noise are issues important to the community and cannot simply be ignored. The following are therefore actions that will be taken by the community to address outstanding transport matters. In order for this to be successfully achieved, participation and support from the community, including volunteers, will be needed.

#### **Parish Sustainable Travel Plan**

The Parish Council will consider establishing a committee to create a Sustainable Travel Plan. This will work with the community and other stakeholders such as Wiltshire Council and bus companies to address the following issues:

- Parking
- Traffic Congestion
- Public and Sustainable Transport services
- Vehicle speeds, signage and safety.

### 9.4 Informal non-planning community action D: Village Design Statement

#### **Introduction and justification:**

It is clear from community engagement that the village cares about the quality of its built environment. The scoping report reveals a significant quantity of heritage and townscape quality in its research. While it is not proposed to impose rigid controls, design guidance would be a valuable tool to get developers and community expectations in this regard to agree and to ensure that heritage and village character are preserved or enhanced. Accordingly, it has been proposed that the Parish Council consider establishing a committee to look at producing a Village Design Statement as a planning SPD.

#### **Village Design Statement**

The Parish Council will consider establishing a committee to create a Village Design Statement as a Planning SPD to help control development and ensure high design quality in the conservation area and in proximity to listed buildings.

## 9.5 Informal non-planning community action E: Tourism Action

### **Introduction and justification:**

Community engagement showed a desire to improve local employment opportunities and this would support WCS policies aimed at improving the self-containment of Market Lavington as a service centre. Promoting tourism would also take forward WCS and National economic development policies.

### **Tourism Action**

The Parish Council will consider establishing a working group to promote tourism in the village in order to help protect and increase jobs in tourism. The group will work with stakeholders such as existing businesses, Wiltshire Council and Visit Britain to promote Market Lavington.

## 9.6 Informal non-planning community action F: Allotments

### **Introduction and justification:**

The allotments in the village represent a long horticultural tradition and are very popular. The allotments provide benefits for biodiversity and healthy recreation and are a valuable part of local green Infrastructure.

### **Allotments**

The Parish Council will consider working with the community, landowners and other stakeholders such as Wiltshire Council to protect and consider establishing allotments on suitable site(s) around the village. Funding may be available from developer contributions however local action will be needed to ensure that this is taken forward.



## 9.7 Informal non-planning community action G: Community Events

### **Introduction and justification:**

The community values the friendly village atmosphere of Market Lavington. As the village grows there is a desire to ensure that this is retained. Community events offer a chance for people to meet and social networks to form. Such events can be key ways that newcomers can integrate into the village community.

### **Community Events**

The Parish Council will encourage volunteers and other stakeholders to organise regular local social and sporting events.

## 9.8 Informal non-planning community action H: Leisure Facilities

### **Introduction and justification:**

There is a strong desire to improve the social and recreational facilities of the village. As well as improving health and quality for life, this would also improve sustainability by reducing the need to travel.

### **Leisure Facilities**

The Parish Council will consider establishing a Working Group to consider options for improving facilities for sport and leisure in the village.

## 9.9 Informal non-planning community action I: Flood Planning

### **Introduction and justification:**

Recommended by the Environment Agency during Consultation.

### **Flood Planning**

The Parish Council will assist where possible and appropriate in implementing the Local Flood Plan (Lead Local Flood Agency remains Wiltshire Council). See Appendix 10 for the plan drafted by Wiltshire Council.

## 10.0 Monitoring and Review

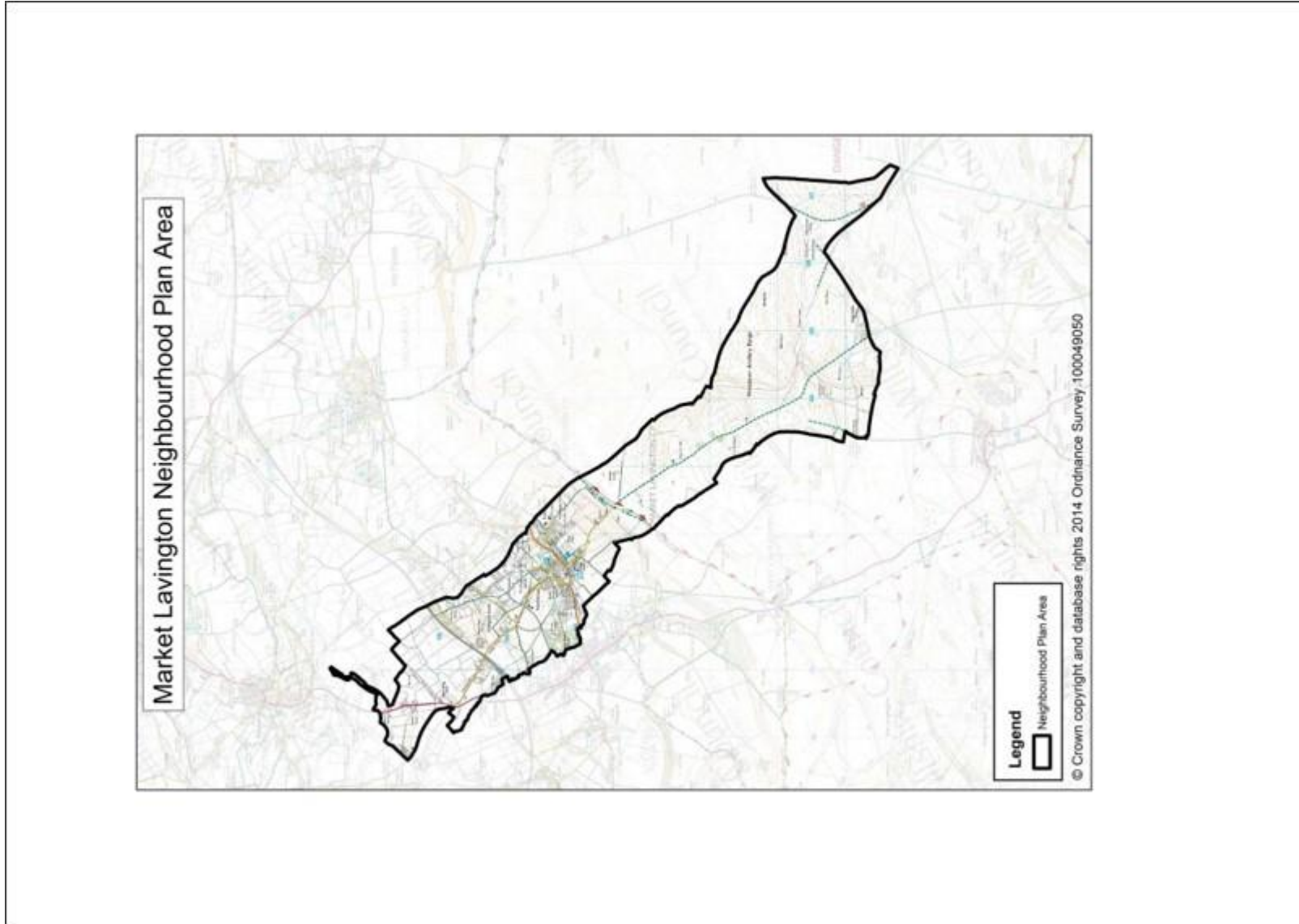
- 10.0 Monitoring of development plan documents is required by law. Although there is no specific requirement to monitor a neighbourhood plan, it is considered to be good practice to do so. Wiltshire Council currently produces an Annual Monitoring Report (AMR) and will assess the overall performance of the Development Plan in Wiltshire. This will include neighbourhood plans and will meet the main requirements for monitoring.
- 10.1 However, the parish Council will also be carrying out monitoring. Monitoring is intended to:
- Monitor the predicted significant effects of the plan
  - Track whether the plan has had any unforeseen effects
  - Ensure action can be taken to reduce / offset the significant effects of the plan including traffic and transport issues
  - Review housing need and sites.
- 10.2 As part of this the Parish Council will produce a Local Monitoring Report (LMR) and this will be supplied to the LPA. It will also be made available to the community via the Parish Website. The LMR will take the form of a simple table plus a few paragraphs of explanatory and advisory text.
- 10.3 The written summary and conclusion of the LMR will allow the Parish Council to identify not only whether the policies are working, but also what other issues are emerging. It will also enable the Council to judge the effectiveness of mitigation measures proposed. In some cases, monitoring may identify the need for a policy to be amended or deleted, which could trigger a review of the NDP, or for further policy guidance to be developed e.g. as a Supplementary Planning Document. Further reviews of plans, subject to community consultation, may withdraw unsuccessful allocations or allocate fresh site if the community so wishes and if objective needs exist.
- 10.4 In addition to plan monitoring, the Parish Council may review the plan document itself from time to time should circumstances change. Such a full review would be subject to essentially the same community engagement and consultation procedures as were undertaken to create this NDP and will help to ensure that policies continue to be relevant and that in particular housing supply continues to be adequate for local needs.

## Appendix 1: Evidence base (Not Exhaustive)

Aecom Report on Site Selection (See NDP Scoping Report)  
 An Air Quality Strategy for Wiltshire 2006  
 CIRIA (2010) Planning for SuDs – making it happen [online]  
 CPRE ‘Planning and Localism: Choices and Choosing  
 County SMR and GIS System  
 Defra (2009) Safeguarding our Soils: A strategy for England [online]  
 DEFRA ‘‘Neighbourhood Planning, The rural frontrunners: research and case studies’, April 2013  
 DCLG, Neighbourhood Planning – 2013  
 Designated Nature Sites – Natural England website  
 Design in Neighbourhood Planning, The Design Council  
 English Indices of Deprivation 2015  
 English Heritage, Neighbourhood Planning and the Historic Environment – August 2014  
 Historic England, The Historic Environment in Local Plans –March 2015  
 HM Government (2010) The Government’s Statement on the Historic Environment for England [online]  
 HRA (an AA under the Regulations) by Wiltshire Council Ecologist January 2019  
 Environmental Assessment of Plans and Programmes Regulations 2004  
 European Commission (2011) ‘Our life insurance, our natural capital: an EU biodiversity strategy to 2020’ {online}  
 Flood Risk Maps – Environment Agency website  
 Hampshire Avon Catchment Abstraction Management Strategy for Wiltshire 2006  
 Localism Act 2011  
 Planning and Compulsory Planning Act 2004  
 Locality, Neighbourhood Plan, Roadmap  
 Locality, the Quick Guide to Neighbourhood Planning  
 Market Lavington Conservation Area Statement July 2002  
 MyCommunity – online resource  
 National Planning Policy Framework (NPPF) (February 2019)  
 Neighbourhood Planning (General) Regulations 2012  
 Neighbourhood Planning (General) (Amendment) Regulations 2015  
 Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016  
 Neighbourhood Planning Advice Note – Historic England website  
 Planning Aid, ‘How to develop a Vision and Objectives’  
 Planning Portal, online resource

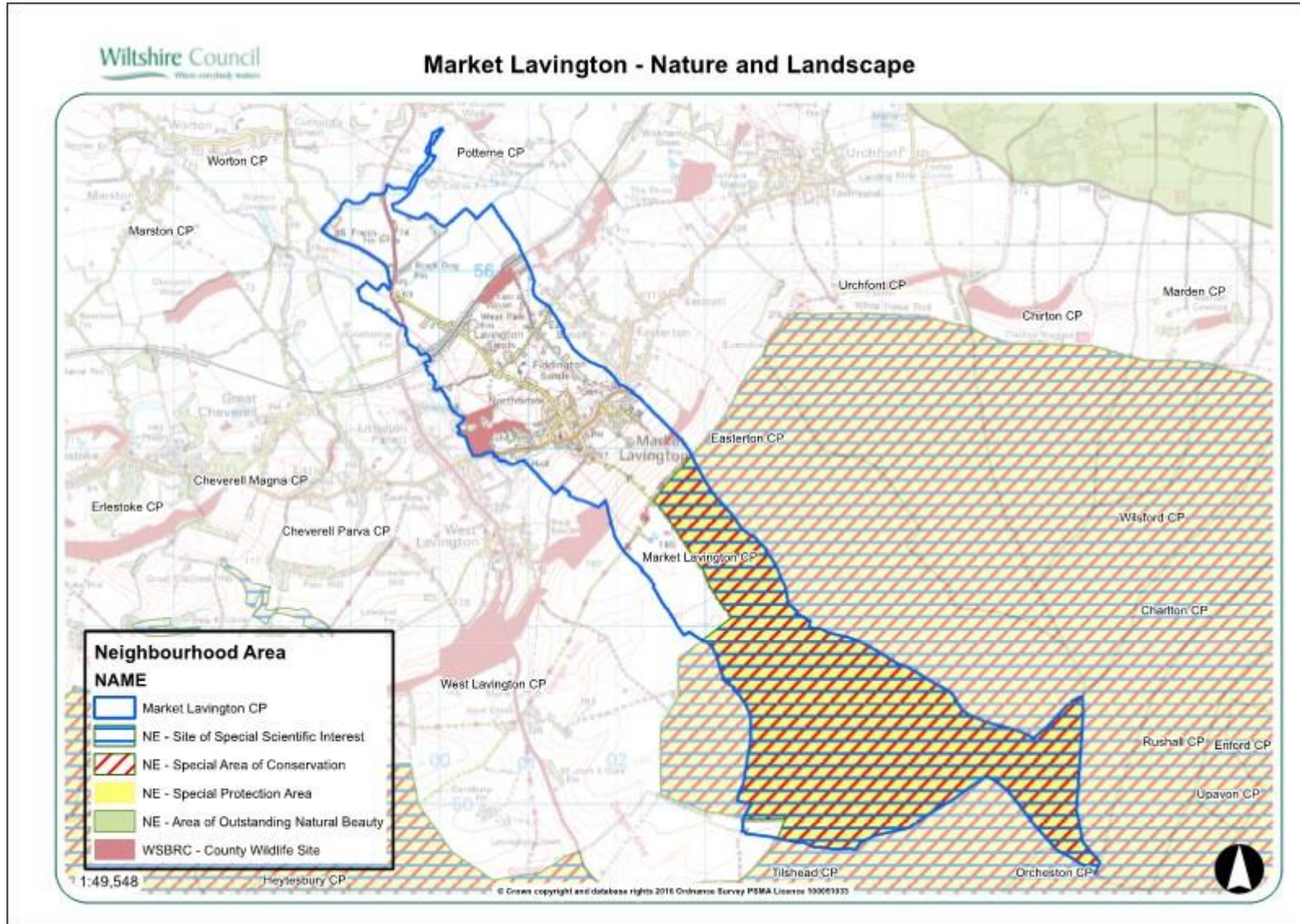
Planning Practice Guidance – online resource  
 Planning Advisory Service – Checklist  
 SEA of the NDP by AECOM May 2019  
 Town and Country Planning Act 1990 (As Amended)  
 UK Census - Wiltshire and Market Lavington Parish – 2011  
 UK Climate Projections (UKCP09) team. <http://ukclimateprojections.defra.gov.uk/>  
 UK Traffic Data website  
 Wiltshire Biodiversity Action Plan 2008  
 Wiltshire Council, Neighbourhood Planning Guidance February 2013  
 Wiltshire Council’s portal on Neighbourhood Planning including “Front Runner” projects:  
<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/neighbourhoodplanning.htm> Wiltshire Council, SEA Guidance Note, September 2015  
 Wiltshire Council SFRA 2008  
 Wiltshire Council, SHLAA April 2013  
 Wiltshire Council Topic Paper 7 - Economy (January 2012)  
 Wiltshire Council, Topic Paper 10 - Transport -January 2012  
 Wiltshire Strategy for 14 - 19 Education and Training 2005  
 Wiltshire and Swindon Economic Strategy 2003 - 2008  
 Wiltshire Council, Topic Paper 2 – Housing - (January 2012)  
 Wiltshire Core Strategy 2015  
 Wiltshire Core Strategy Review 2016 and 17 (Various)  
 Wiltshire Council (2015): JSA for Devizes Community Area, [online]  
 Wiltshire Council Topic Paper 8 - Infrastructure & Developer Contributions January 2012  
 Wiltshire Housing Sites Allocations (WHSAP)  
 Wiltshire Infrastructure Delivery Plan 2011-2016  
 Wiltshire Council, Topic Paper 11- Green Infrastructure  
 Wiltshire JSA Traffic Injuries  
 Wiltshire Local Plan Viability Study, February 2014  
 Wiltshire Open Space Study 2015  
 Wiltshire and Swindon Biodiversity Action Plan Steering Group (2013) Landscape Biodiversity Areas: A landscape-scale framework for conservation in Wiltshire and Swindon  
 Wiltshire and Swindon Historic Environment Record  
 Wiltshire Council, Topic Paper 10 - Transport -January 2012  
 Neighbourhood Planning Advice Note – Historic England website  
 Listed Buildings Online  
 Wiltshire Council Topic Paper 9 - Built and Historic Environment -January  
 Wiltshire Planning Obligations Supplementary Planning Document (Revised October 2016).

## Appendix 2: Market Lavington Neighbourhood Development Plan - the designated Neighbourhood Area





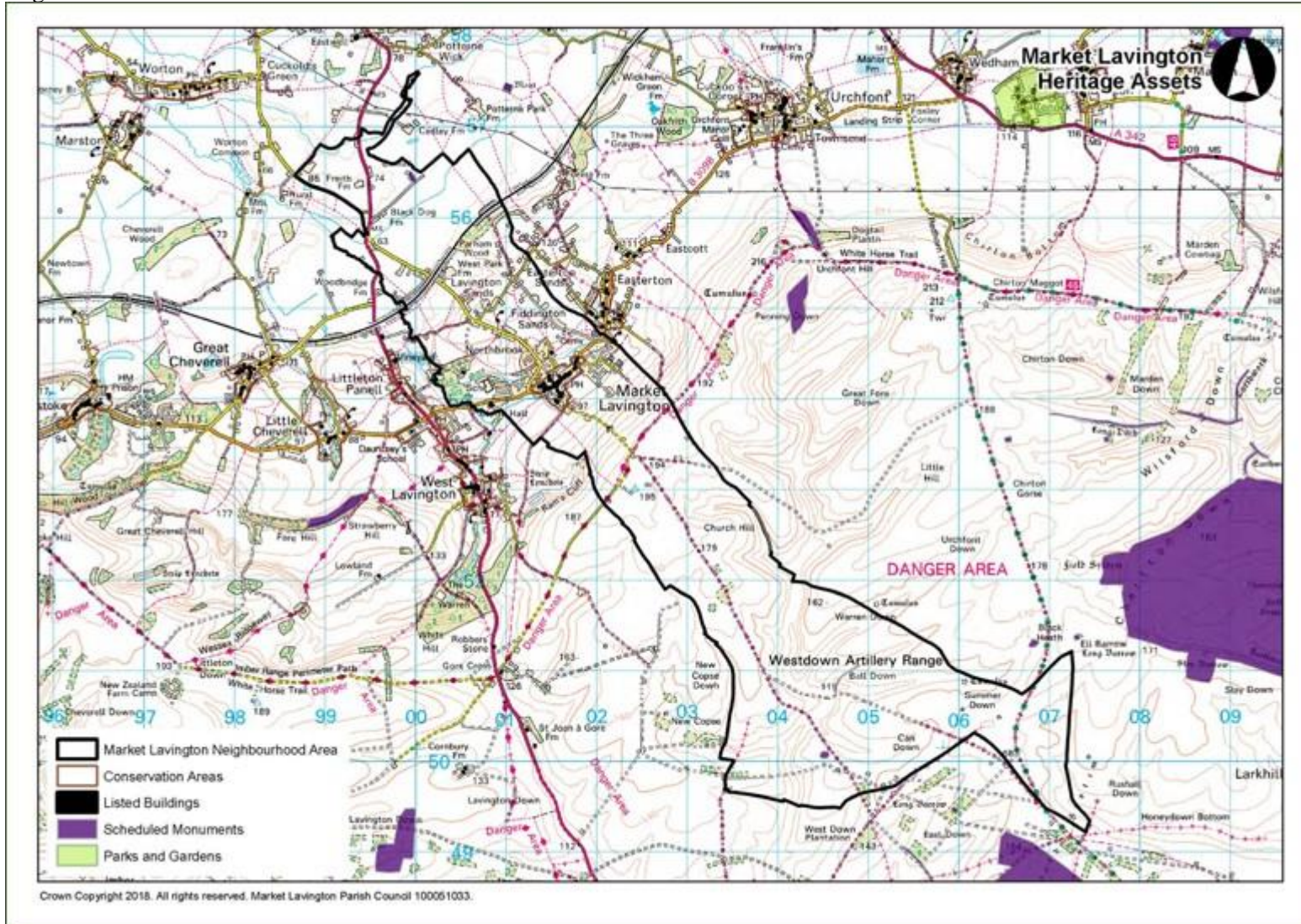
### Appendix 3: Market Lavington, Nature and Landscape





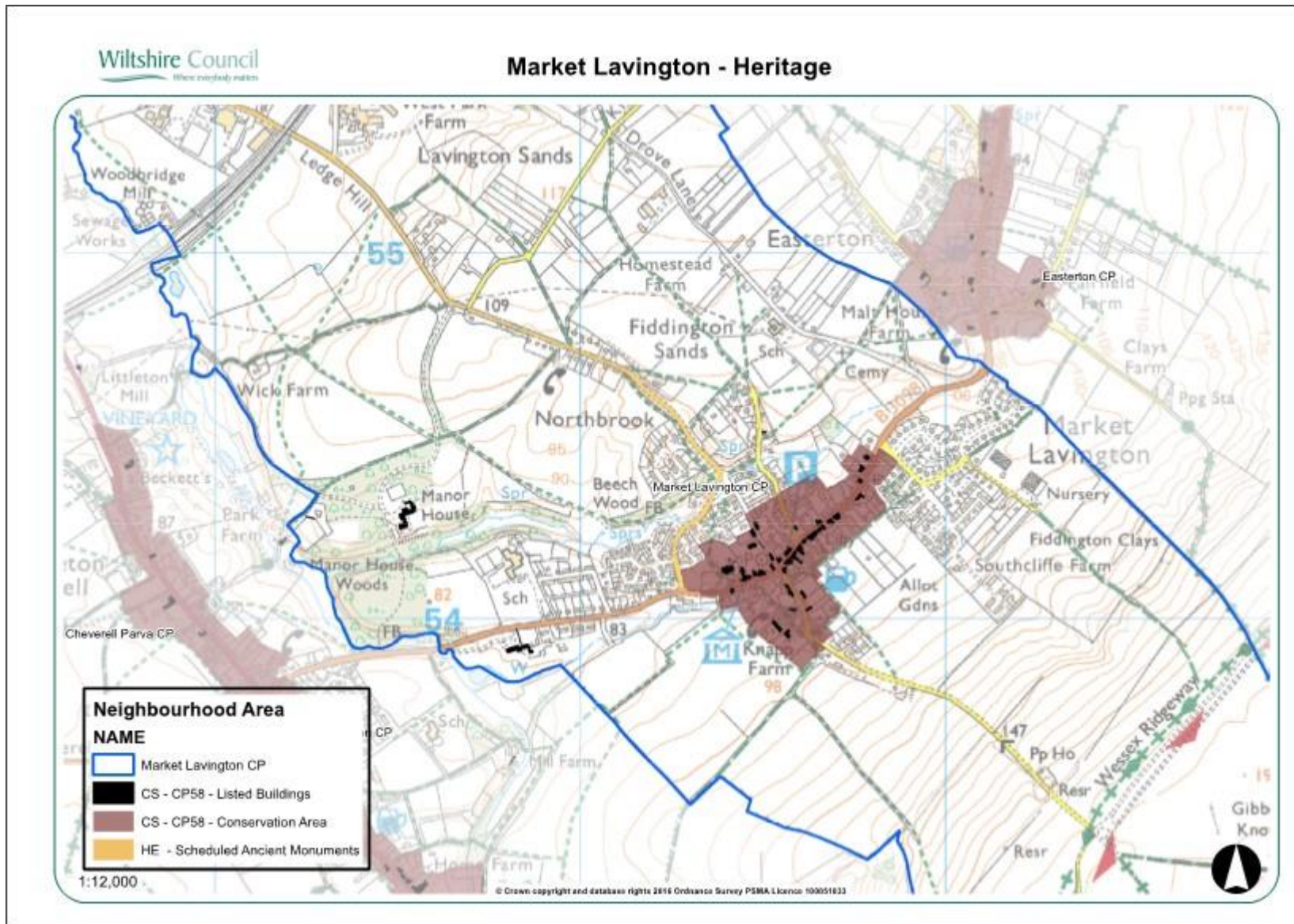
## Appendix 4: Market Lavington and Heritage

The information in this appendix is correct at the time of writing the Plan. Up to date information on heritage assets should always be sought from Historic England or other reliable sources of information.





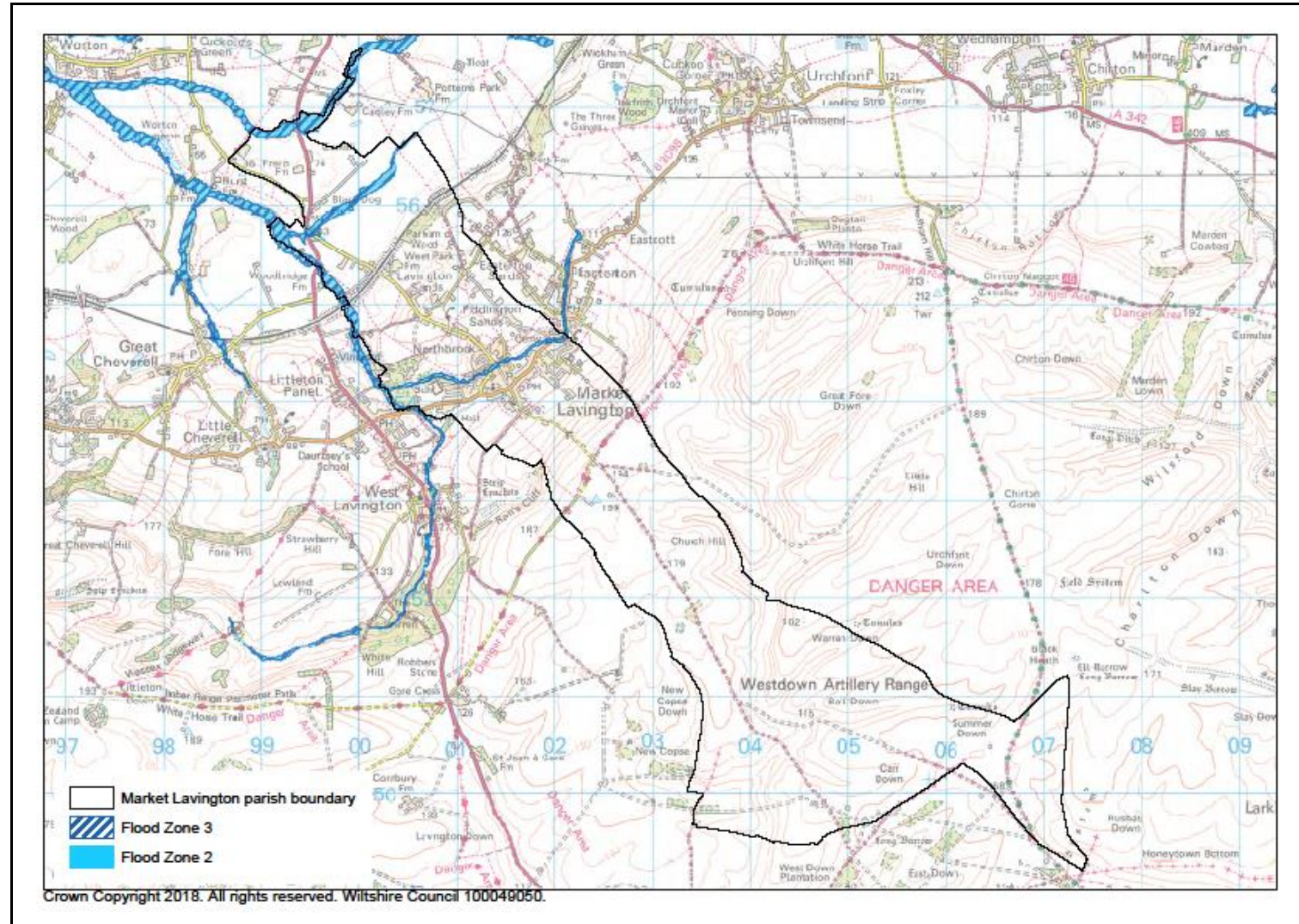
Appendix 4b - Market Lavington and Heritage – Detail of Conservation Area & Listed Buildings in Village





## Appendix 5: Market Lavington and Flood Risk: Rivers

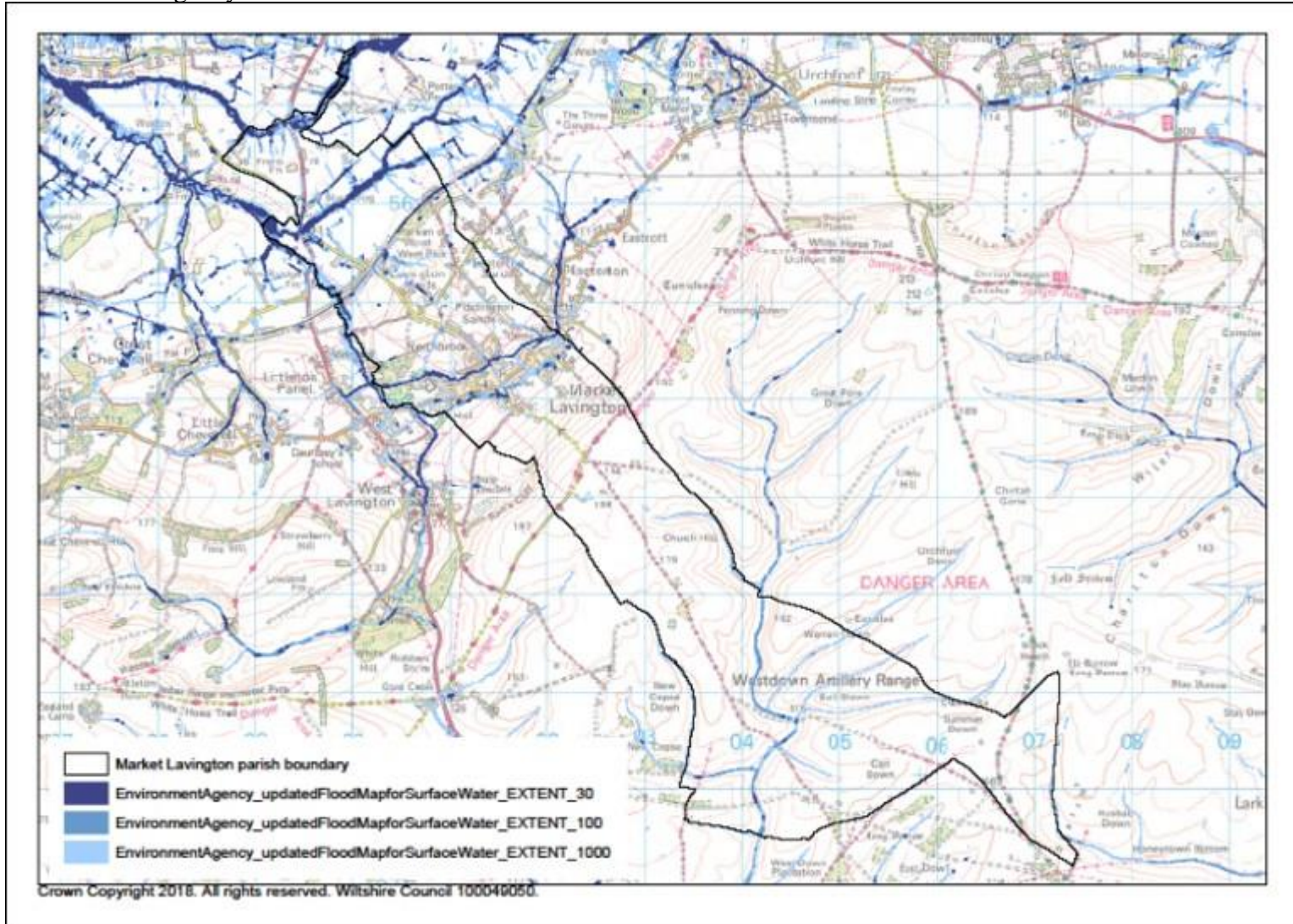
The information in this appendix is correct at the time of writing the Plan. Up to date information on flood risk should always be sought from the Environment Agency or other reliable sources of information.



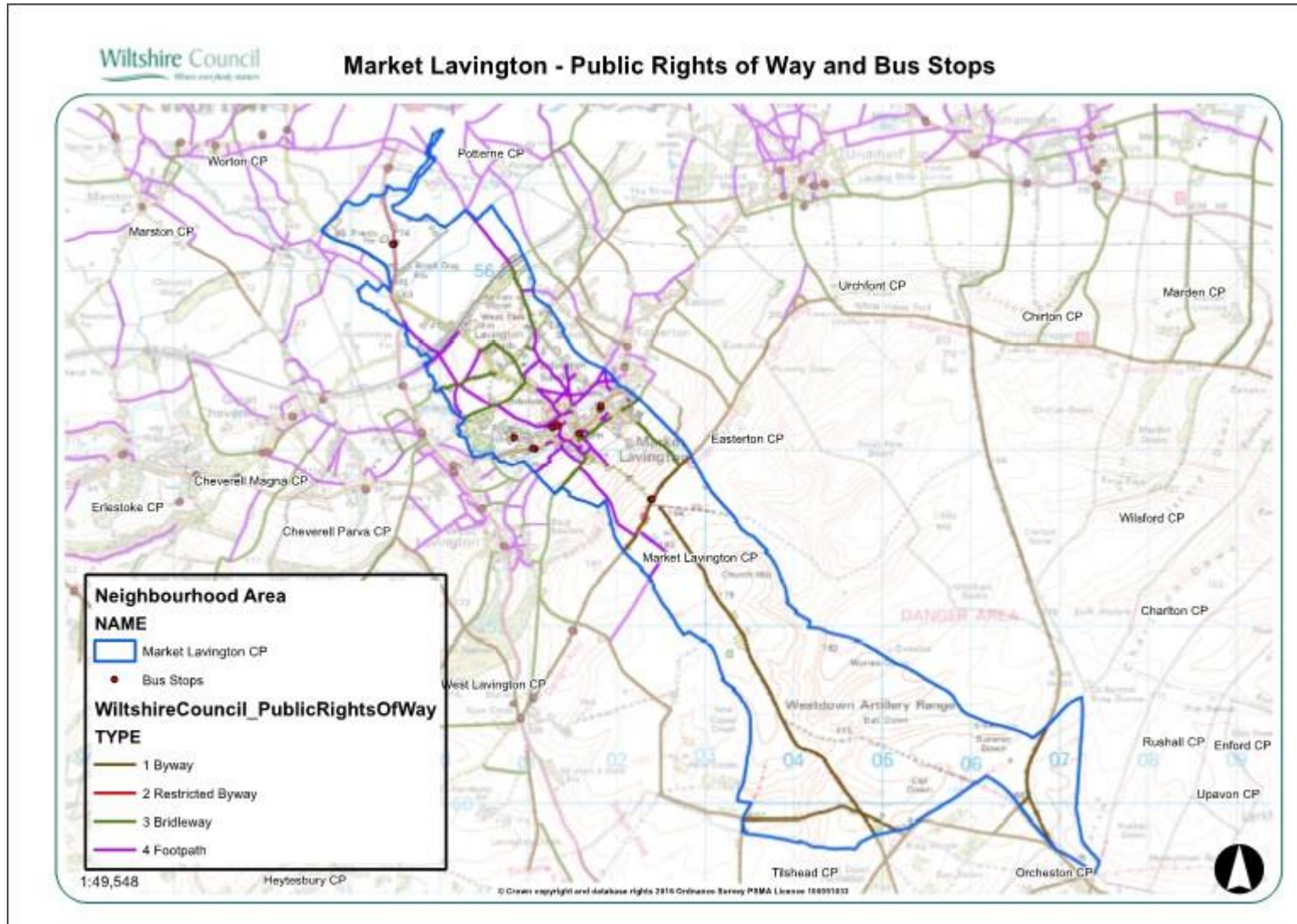


## Appendix 5: Market Lavington and Flood Risk: Surface Water (Environment Agency online mapping)

The information in this appendix is correct at the time of writing the Plan. Up to date information on flood risk should always be sought from the Environment Agency or other reliable sources of information.





## Appendix 6: Public Rights of Way and Sustainable Transport








## Appendix 7: The Local Flood Plan

The information in this appendix is correct at the time of writing the Plan. Up to date information on flood risk should always be sought from reliable sources of information such as Wiltshire Council.

Market Lavington	
Reference Number:	Issue Date: July 2018
By: Parish Council	Amended: / /
<b>Action taken before flooding</b>	<ul style="list-style-type: none"> <li>Encourage properties at risk to sign up for Environment Agency flood warnings Floodline 0845 988 1188</li> <li>Sign on for Met Office Severe Weather Warning <a href="http://www.metoffice.gov.uk/about-us/guide-to-emails">www.metoffice.gov.uk/about-us/guide-to-emails</a></li> <li>Ensure any blocked gullies that will cause flooding to property if not kept clear are identified within this plan and the local highway engineer advised.</li> <li>Obtain and keep secure contact numbers for vulnerable residents/business and residents who may be able to assist in the event of weather emergency.</li> <li>Parish councillors will act as flood wardens, while volunteers recruited. (need a nominated coordinator)</li> <li>Identify place of safety/contact/key detail</li> <li>Sign up to Wiltshire Council PEAS scheme to obtain flood defence supplies</li> </ul>
<b>Period of wet weather</b>	<ul style="list-style-type: none"> <li>Stay Safe</li> <li>Coordinator Monitor water levels on Environment Agency Website <a href="http://www.flood-warning-information.service.gov.uk">www.flood-warning-information.service.gov.uk</a></li> <li>Coordinator requests Wardens/volunteers Monitor river levels</li> <li>Check identified gullies at risk and report if blocked, requesting clearance as part of the flood plan.</li> </ul>
<b>Flood Alert</b> 	<ul style="list-style-type: none"> <li>Stay Safe</li> <li>Telephone discussion/meeting of parish council/wardens re situation</li> <li>Wardens continue to monitor river and surface water levels</li> <li>Take pictures/record levels if safe to do so and report back findings</li> <li>Advise residents at risk that flood defences may need to be deployed.</li> <li>Check parish supplies available.</li> </ul>
<b>Flood Warning</b> 	<ul style="list-style-type: none"> <li>Stay Safe</li> <li>Parish council to take actions</li> <li>Liaise with affected residents and business of change in flood status warning and to deploy defences or evacuate if safe to do so.</li> <li>Continue monitoring if safe to do so.</li> <li>Liaise with Environment Agency/Wiltshire Council re severity and feedback information if appropriate</li> <li>Liaise with Wiltshire and re severity and relevant information</li> <li>Continue to monitor Environment Agency website Gauge map</li> </ul>

	<ul style="list-style-type: none"> <li>Advise local farmers of increased flood risk to vulnerable livestock</li> <li>Provide intelligence to emergency services if required</li> <li>Respite centre alerted re possible opening.</li> </ul>
<b>Severe Flood warning</b>	<ul style="list-style-type: none"> <li>Flood warden to liaise with Wiltshire Council/parish council re flooding situation.</li> <li>Advise residents and businesses of change in status if safe to do so.</li> <li>Continue to monitor Gauge Map and EA website</li> <li>Contacts Environment Agency to check estimate times/dates of event</li> <li>If safe to do so Monitor and record extent of flood</li> <li>Advise emergency services of vulnerable residents requiring assistance and information and support if required.</li> </ul>
<b>Warnings no longer in force</b>	<ul style="list-style-type: none"> <li>Parish council</li> <li>to liaise with residents and business re clean up process &amp; also where/who can provide information</li> <li>to help and assist setting up local meetings for residents with EA and Wiltshire Council to gather information on numbers of properties/businesses flooded.</li> <li>to ensure any relevant information gathered is collated and passed to EAWiltshire council.</li> <li>If homeowners evacuated their homes, gather information on where staying and contact details</li> <li>to organise meeting to Review plan and actions</li> </ul>
	

Environment Agency River Flooding

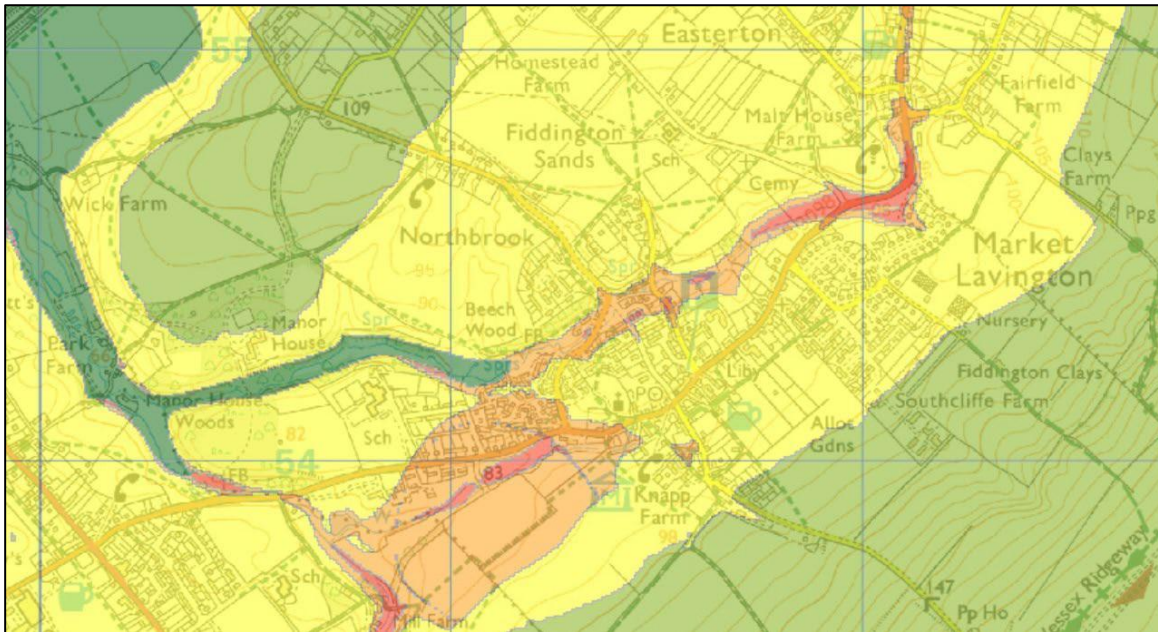
Environment Agency Surface water flooding

### Emergency Telephone Numbers

Organisation / name	Telephone Number
Parish Council Chairman	
Flood Plan co-ordinator:	
Floodline	0345 988 1188
EA incident line	0800 80 70 80
Gas Emergency	N/A
Wessex Water sewerage hotline	N/A
Wiltshire Council – out of hours select highways	0300 458 0100
Emergency – Police, Fire & Rescue, Ambulance	999
Police – non emergency	101



## Appendix 8: Groundwater Flood Risk



- Groundwater Flood Risk
- DepthRange
- No risk.
  - Groundwater levels are at least 5m below the ground surface.
  - Groundwater levels are between 0.5m and 5m below the ground surface.
  - Groundwater levels are between 0.025m and 0.5m below the ground surface.
  - Groundwater levels are either at or very near (within 0.025m of) the ground surface.

The Springs



Site 5 Lavington School



Site 9 Southcliffe



The Planning Consultant  
David King BA (Hons.), Dip.TP., MRTPI  
[www.planningstreet.com](http://www.planningstreet.com)