Friday, 29 September 2023

Permission in Principle for the Erection of 2no. Dwellings

Longbarn, Lower Stanton St. Quintin, Chippenham, SN14 6DB

This planning statement accompanies a Permission in Principle application for the erection of 2no. dwellings within the residential curtilage of Longbarn, Lower Stanton St. Quintin, Chippenham, SN14 6DB.

The immediate surrounding area comprises residential dwellings to the north, south and west, and an existing log cabin used for holiday accommodation to the east.

Both houses will be equipped with solar PV panels with battery storage and EV charging which will contribute to the sustainability of the properties.

Preliminary indicative elevational and site plans are provided alongside this application to aid the Council's decision making and to show the development principles of the site.

Relevant Planning Policy:

National Planning Policy:

- National Planning Policy Framework
- National Planning Policy Guidance

Local Planning Policy:

- Wiltshire Core Strategy (2015)
    - Core Policy 1: Settlement Strategy
    - Core Policy 2: Delivery Strategy
    - Cory Policy 10: Spatial Strategy: Chippenham Community Area
    - Core Policy 57: Ensuring High-Quality Design and Place Shaping
    - Core Policy 60: Sustainable Transport
    - Core Policy 61: Transport and Development
    - Core Policy 64: Demand Management
- Kennett District Local Plan (Saved Policies)
    - None Relevant

Discussion of Scheme

Permission in Principle:

The issues to be considered during the Permission in Principle stage are limited to land use, location, and amount of proposed development. Anything further than this will be considered in the technical details consent stage, after Permission in Principle has been granted. Indicative site plans and visuals have been submitted alongside this application to aid the Council's decision making, though full details of the site layout and design would be confirmed during the technical details stage.

Location and Land Use

Wiltshire Council are currently able to demonstrate 4.6 years of housing land supply, meaning that the presumption in favour of sustainable development is engaged.

Core Policy 1 identifies four tiers of settlements; Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages. Lower Stanton St Qunitin is identified as a small village;bv Core Policy 1 states that some very modest development may be appropriate at Small Villages, to respond to local needs and to contribute to the vitality of rural communities.

Core Policy 2 states that within the Small Villages, development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services, and facilities provided that the development respects the existing character and form of the settlement, does not elongate the village, or impose development in sensitive landscape areas and does not consolidate existing sporadic loose knit areas of development related to the settlement.

Lower Stanton St Quintin is located within the Chippenham Community Area, managed by Core Policy 10. This states that development in the Chippenham Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

The proposal site is a residential garden bounded directly by residential development to the south and west. A log cabin which is utilised as holiday accommodation is situated to the east of the site and would be retained as part of this application. Residential development sits within close proximity to the north of the site, across a small agricultural field. Given the specific siting and surrounding land use, it is considered that the development of the site would be considered infill development which sits comfortably within the established built framework of the village. As such, the proposal would represent appropriate development as defined by Core Policy 2 and would be acceptable in terms of location.

Sustainability:

Core Policy 60 states that the council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe, and efficient movement of people and goods within and through Wiltshire.

Core Policy 61 states that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

Core Policy 65 states that demand management measures will be promoted where appropriate to reduce reliance on the car and to encourage the use of sustainable transport alternatives.

The site is located in the Small Village of Lower Stanton St Qunitin, where modest residential development is acceptable under the locational strategy outlined above and as such, is inherently sustainable locationally.

The new dwellings would enjoy the same levels of sustainability as other nearby residential dwellings, including easy pedestrian access to public transport stops along the A429 with regular access to Chippenham, Swindon and Malmesbury. From Chippenham, there is rail service between London and Bristol. The site also benefits from easy pedestrian access to a local convenience store (Budgens,BP with EV charging and Costa Coffee) within 0.3 miles.

It is considered that the proposal is located within an inherently sustainable location and would not have any significant impacts on highway safety, and as such, would comply with Policies 60, 61 and 65 and the relevant provisions of the NPPF.

Amount of Development:

2no. dwellings are proposed on the site. As shown within the submitted indicative site plans, the site could comfortably accommodate 2no. dwellings with the required amenity space without appearing cramped or overdeveloped, or impacting the amenity of any nearby residential properties. Full design details would be provided at the technical details stage.

Other Matters:

Access:

There is an existing private vehicular access to the site from Seagry Road to the south of the site. It is not considered that there would be any highway safety issues with the proposed site.

Ecology:

The site is a residential garden, and there are no ecological designations in place. It is not considered that there would be any in-principle ecological barriers to the development of the site. Any ecological matters would be dealt with at the technical details stage.

Drainage:

The site sits within Flood Zone 1 with no history of flooding. Full drainage details would be provided at the technical details stage.

Conclusion:

Permission in Principle has three set criteria: Location, Land Use and Amount of Development. As outlined above, it is not considered that there would be any conflict with the Locational Strategy or Sustainability Policies within the Local Plan and the site is considered to be suitable in principle for residential development. The site is in residential use, is located within an infill location and is adequately sized for 2no dwellings. The provision of 2no. dwellings would have a positive impact on Local Housing Supply and contribute towards the Council's 5 Year Housing Land Supply. Consequently, it is considered that the proposal does not conflict with the development plan, and the application for Permission in Principle should be allowed.