PLANNING STATEMENT

Site : Land Adjacent Willowfield, 23 The Street, Cherhill, SN11 8XP

Proposal : Application for Permission in Principle for the erection of 1 no. dwelling.

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1. Introduction

1.1 This statement has been prepared in support of an application for Permission in Principle (PIP) for the erection of 1 no. dwelling next to Willowfield, 23 The Street, Cherhill, SN11 8XP.

1.2 The scope of the PIP application is limited to location, land use and amount of development. Other matters should be considered at the 'Technical Details' consent stage.

1.3 The PIP comprises the following;

- Completed Application Form
- Drawing V23-148-SLP01 RevP1, Site Location Plan
- Planning Statement

1.4 The site, surroundings and its context are summarised in Section 2. Section 3 describes the application proposal. Section 4 sets out the relevant planning history, while planning policy and material considerations are reviewed in Section 5. A planning assessment of the proposal is then given in Section 6.

2. Site Description

2.1 Cherhill is within the Calne Community Area Spatial Strategy (Core Policy 8) as a Small Village with no boundary.

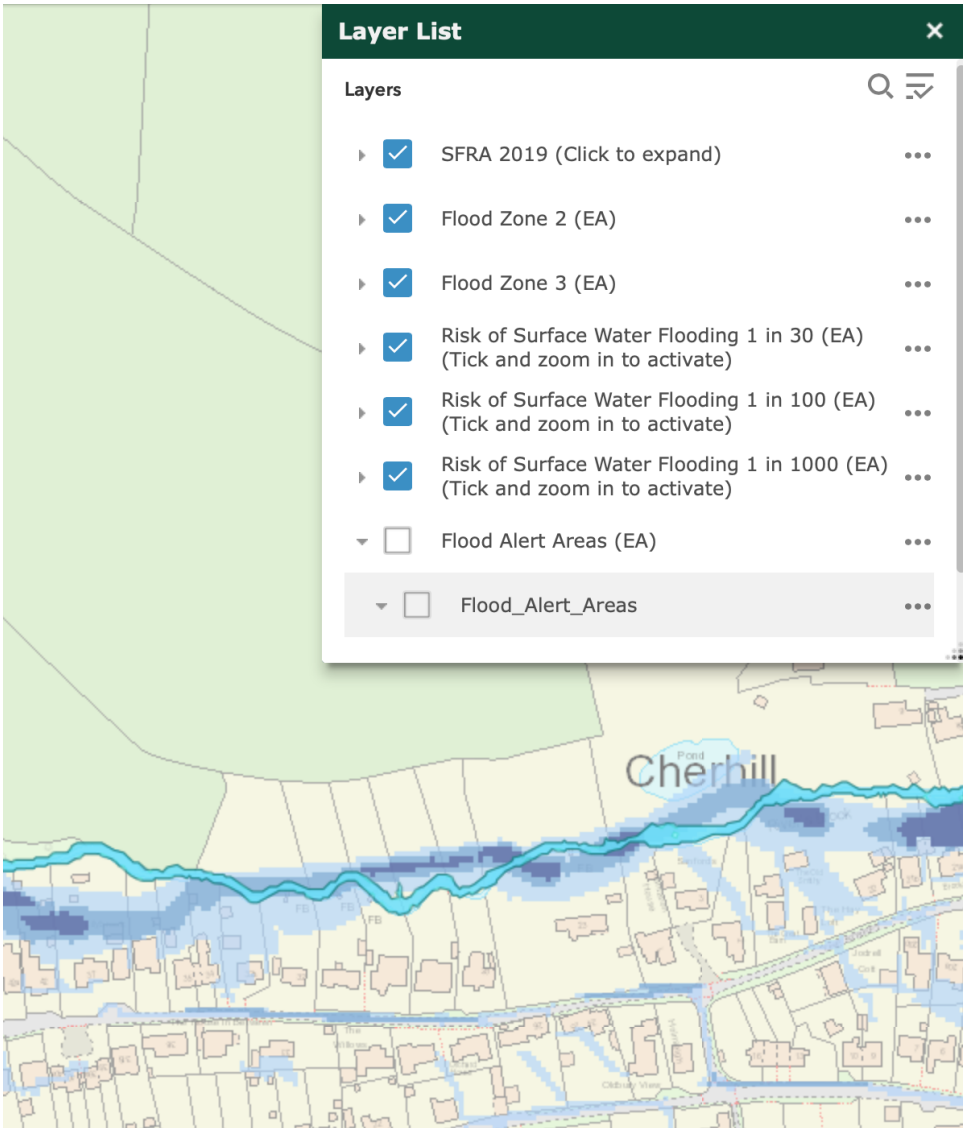
2.2 The site is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and outside Cherhill Conservation Area.

2.3 The site itself is part of Willowfield domestic garden that extends to approximately 0.11 hectares. It is with-in the built-up part of the village, and as such an acceptable location for in-fill residential development.

2.4 The site is not subject to any heritage designations.

2.5 There are no Tree Preservation Orders (TPOs) in force within the site.

2.6 The development plot is outside Flood Zone, as below;



3. Relevant Planning History

3.1 Two applications are listed on the Council Planning portal which relate to Willowfield.

3.2 Application 1 – N/95/00926/FUL – Two Storey Extension to Dwelling Extension – APPROVED

3.3 Application 2 – N/10/00755/FUL – Conservatory to Side - APPROVED

4. Proposed Development

4.1 This application is for Permission in Principle.

4.2 The scope of the PIP application is limited to location, use and the amount of development. Other matters would be considered at the 'Technical Details' consent stage.

4.3 The proposal is for the residential development consisting of the land use for a single detached dwelling, on 0.11Ha site, similar in scale to the surrounding built form.

4.4 The proposal would make a worthwhile contribution to the stock of houses, at a time when the Council cannot demonstrate a 5 year supply of housing.

5. Planning Policy and other Material Considerations

The Development Plan

5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; and local finance considerations, so far as material to the application; and any other material considerations.

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regards is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.3 PIP applications should be determined in accordance with the relevant policies in the Development Plan unless there are material considerations, such as these in the National Planning Policy Framework, that indicate that the plan should not be followed.

5.4 The Development Plan for the purposes of considering this application comprises the Wiltshire Core Strategy, the Wiltshire Housing Site Allocations Plan and Calne Area Neighbourhood Plan.

Wiltshire Core Strategy

5.5 The Wiltshire Core Strategy was adopted in 2015 and forms the overreaching planning policy framework for Wiltshire up to 2026.

5.6 Core Polices 1 and 2 of the Wiltshire Core Strategy (CS) identify that Wiltshire is a predominantly rural area and set out the settlement hierarchy for development.

5.7 Core Policy 2 refers to infill development, which is relevant to this application.

5.8 Core Policy 8 sets out the strategy for the Calne Community Area, and identified a requirement of 1,605 additional housing units to be provided over the plan period to 2026, of which 165 to be provided outside the Calne Town area.

National Planning Policy Framework (the Framework)(2019)

5.9 The Framework sets out the Government's planning policies for England and how these should be applied. The sections of the Framework of most relevance in this case are summarised below.

5.10 Paragraph 7 explains the purpose of the planning system is to contribute to the achievement of sustainable development. This means that the planning system has three overreaching objectives which are interdependent and need to be pursued in mutually supportive ways. These comprise economic, social and environmental objectives.

5.11 Paragraph 11 confirms that planning policies and decisions should achieve sustainable development and should be approved without delay if in accordance with an up-to-date development plan. Where there are no up-to-date plan policies, Paragraph 11 confirms permission should be granted unless the policies in the framework that protect areas or assets of particular importance provide clear reasons for refusal, or unless the adverse impacts will significantly and demonstrably outweigh the benefits.

5.12 Paragraph 38 relates to decision making and states that: “Local Planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including… Permission in Principle, and work proactivity with applicants to secure developments that will improve the economic, social and environmental conditions of the area”.

5.13 Paragraph 60 confirms the Government’s objective of significantly boosting the supply of homes.

5.14 Paragraph 69 highlights the contribution to housing supply that can be made by small and medium sized sites, and notes that they “are often built-out relatively quickly”. Local planning authorities are encouraged to give great weight to the benefits of using suitable sites within existing settlements for homes.

5.15 Paragraph 74 to 76 confirms the obligations on LPAs to ensure a supply of specific deliverable sites sufficient to provide a minimum of 5 years’ worth of housing, including buffer, against their housing requirement set out in adopted strategic policies. In addition, LPAs should maintain the supply of housing through the Housing Delivery Test.

5.16 Paragraph 79 promotes housing in rural areas where this will enhance or maintain the vitality of local communities, and local planning authorities should seek opportunities for villages to grow and thrive, particularly where this will support local services. It notes: “Where there are groups of smaller settlements, development in one village may support services in a village nearby”.

6. Planning Assessment

6.1 The proposed development is eligible for consideration for PIP because it is not major development, habitats development, householder development or Environmental Impact Assessment development.

6.2 PIP is limited to location, land use and amount of development. Only issues relevant to these 'in principle' matters should be considered at the PIP stage.

6.3 The National Planning Policy Framework requires LPAs to identify a five-year supply of specific deliverable sites to meet housing needs, with an appropriate buffer (20% in this case).

6.4 In the mater of recently determined Appeal Devizes (PINS Ref: APP/Y3940/W/23/3315794), the Council accepted that it is not possible to demonstrate a five-year housing land supply at present.

6.5 This confirms that the LPA is unable to demonstrate that is has 5 years' worth of deliverable sites, and Development Plan policies relating to housing delivery, including Core Policies 1 and 2, are to be considered out of date accordingly.

6.6 Cherhill as a Small Village with no boundary can accommodate development where it is considered as limited in-fill development, in a residential setting – which this site is.

6.7 A well-designed proposal at the 'Technical Details' stage, for this minor development, can be achieved to ensure high quality development that enhances or preserves the landscape and character at Cherhill.

6.8 The development will be in keeping with the varied character and pattern of development in the area, which has been acceptable within similarly approved schemes.

6.9 Whilst been within AONB the proposed dwelling will clearly be viewed within the context of the built form of the village and as such any impact on wider landscape views and natural beauty of the AONB will be limited.

6.10 Access will be via the existing Willowfield access, and any improvements required will be covered under the 'Technical Details' application. Shared access is in line with previously approved schemes such as PL/2022/02032 – Greenacres, Potterne, where the Highways Officer commented "I am happy with the principle of a single dwelling taking access over a private driveway".

6.11 The development will not have a negative impact on Residential Amenity to adjoining buildings and uses.

7. Conclusion

7.1 This proposal is for minor development (a single dwelling) and therefore qualifies for PIP, subject to consideration against the relevant policies of the Development Plan and other material considerations.

7.2 In principle, the site represents an opportunity for a sustainable form of residential development, that accords with the Framework as the site is not 'isolated' and instead is part of the built-up area, where residential development could help maintain the vitality of local services and facilities within the local area.

7.3 As with previous applications within Cherhill officer reports have stated that where the site is with-in the built-up part of the village then it is seen as an acceptable location for in-fill residential development – which this site is.

7.4 Given the failure to demonstrate a 5-year housing land supply, and the consequent obsolescence of the Development Plan's housing policies, the presumption in favour of sustainable development engaged. The assessment above demonstrates that the application of policies in the framework do not provide a clear reason for refusing the development, and the adverse impacts would not significantly and demonstrably outweigh the benefits of delivering a single dwelling in this location.

7.5 The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching economic, social and environmental objectives, which are interdependent and need to be pursed in mutually supportive ways. The development represents a sustainable form of development and there is accordingly a presumption in favour.

7.6 In addition, the proposed development would make a small but worthwhile contribution towards meeting the housing needs in an Authority area with no 5-year land supply, and as such accords with the Government's objective of boosting the supply of housing. As a small site, it is capable of being built-out quickly.

7.7 The presence of a dwelling and the associated domestic equipment would not be unexpected or incongruous with the site at present or its immediate surroundings. Details of the appearance and scale of the dwelling, along with the layout of the site would be subject to the technical details stage.

7.8 The proposed development would not harm the character and appearance of the area or the landscape and scenic beauty of the AONB. The scheme would accord with Core Policy 57 where it refers to taking account of the characteristics of the site and the local context.

7.9 The proposal is in line with the national and local planning policies and therefore we invite Wiltshire Council to grant planning permission.