PLANNING STATEMENT

On behalf of:	Mr P Broxis
Site:	Underhill, Church Farm Lane, Woodborough, Wiltshire SN9 5PL
Proposal:	Erection of 1 no. dwelling with associated access, parking, landscaping and private amenity space.

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1. Introduction

1.1 This Statement has been prepared by Fowler Architecture & Planning Ltd in relation to the submission of a Full Planning Application by Mr P Broxis to Wiltshire Council for the *'Erection of 1 no. dwelling with associated access, parking, landscaping and private amenity space'* at Underhill, Woodborough.

1.2 The purpose of Section 5 of this Statement is to provide an assessment of the proposal having regard to the development plan and other material considerations.

2. Site Description

2.1 The Application site is located to the eastern edge of the Village of Woodborough, approximately 3 miles west of Pewsey, 6.8 miles east of Devizes and 7.4 miles south-west of Marlborough.

2.2 The site extends to 0.13ha and comprises the residential curtilage of Underhill.

2.3 The site is currently accessed by a private access driveway, via Church Farm Lane to the east of the site.

2.4 The site is bound by residential dwellings to the north, east, south and west. To the immediate east of the site lies Church Farm Lane, which runs between Woodborough and Alton Barnes.

2.5 The site is contained by mature boundary vegetation to all boundaries.

2.6 The site is situated within the Woodborough Conservation Area and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

2.7 The Government's Flood Map for Planning service confirms that the site is within fluvial Flood Zone 1, at low risk of flooding.

2.8 There is no relevant planning history.

3. Proposed Development

3.1 The proposal for the '*Erection of 1 no. dwelling with associated access, parking, landscaping and private amenity space'.*

3.2 It is proposed to remove the existing outbuildings/shed in order to facilitate the erection of 1 no. dwelling on the site.

3.3 The proposed dwelling will be located to the north of the site, and will comprise a four bedroom, two-storey dwelling. The dimensions of the proposed dwelling are as follows: a main plan width of 12m, a main plan depth of 7m, with a height of 4.5m to the eaves and 8.4m to the ridge. The two storey rear projection measures 2.8m by 4m with a height of 4.5m to the eaves and 7m to the ridge.

3.4 The proposed dwelling will have a total GIA of 167.35sqm.

3.5 The materials of the proposed dwelling are heritage style red brickwork, under a heritage style clay tile roof, with UPVC joinery.

3.6 The site will be sub-divided in order to provide sufficient private amenity space for the proposed dwelling, while maintaining a private garden curtilage for the existing dwelling of Underhill. New hedgerow planting will enable the site to be sensitively divided, whilst softening the site.

3.7 A new access point is proposed to serve the new dwelling. The new access will be taken from Church Farm Lane, to the east of the site. The proposed new access measures 3m in width, and sufficient visibility splays can be achieved. The new access leads into an area of parking and turning. Three parking spaces are proposed, along with sufficient space for the turning and manoeuvring space to allow vehicles to enter and exit the site in forward gear.

3.8 A few trees are proposed for removal along the existing boundary line, in order to facilitate the new dwellings and associated access. The trees to be removed are mostly Category C trees, which are of a low grade. New landscaping is proposed on site, and further details can be agreed.

4. Planning Policy Context

4.1 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; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard 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.

4.2 For the purposes of this application, the development plan comprises the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Council Local Plan 2011** (LP) adopted June 2004.

4.3 The CS policies considered most relevant to this application are listed below:

- CP1: Spatial Strategy
- CP2: Delivery Strategy
- CP18: Pewsey Community Area
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Making
- CP58: Ensuring Conservation of the Historic Environment
- CP60: Sustainable Transport
- CP61: Transport and Development

4.4 In terms of Neighbourhood Planning, the parish of Woodborough was designated as a neighbourhood plan area in March 2016.

4.5 The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published July 2021 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework. Paragraph 78 of the Framework states that the promote sustainable development in rural areas, housing should be located where it will enhance of maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. It continues to advise LPAs to avoid new isolated homes in the countryside.

4.6 This is a planning application where the presumption in favour of sustainable development, defined at paragraph 11 of the Framework, is engaged. The LPA cannot currently demonstrate a five-year supply of housing in Wiltshire, where the current position is 4.72[1] years. The relevance is discussed below.

[1] Wiltshire Housing Land Supply Statement (April 2022) - Table 2a https://www.wiltshire.gov.uk/media/9017/Wiltshire-Housing-Land-Supply-Statement-2021/pdf/Housing_Land_Supply_Statement_2021_-_FINAL.pdf?m=637846839846870000

5. Planning Assessment

5.1 The purpose of this section is to provide an assessment of the proposal against the development plan for the area, reflecting the statutory status of the development plan as the starting point for decision making.

Principle of Development

5.2 Policy CP1 'Settlement Strategy' identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. It identifies a four-tier settlement hierarchy involving, in descending order, Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages. Woodborough is designated as a 'Small Village', in the lowest tier or settlements, as defined by Policy CP18 'Spatial Strategy: Pewsey Community Area' (PCA) where it states development should be in accordance with the settlement strategy as set out in Policy CP1. Policy CP1 states that: '*Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities*'.

5.3 Policy CP2 'Delivery Strategy' identifies Woodborough within the East Wiltshire Housing Market Area (EWHMA) where there is a minimum housing requirement for 5,940 in the period 2006-2026. As described above, the site is within the Pewsey Community Area, where there is a need for 600 dwellings. The minimum housing requirement for Wiltshire is 42,000 dwellings with the majority envisaged to take place on greenfield land.

5.4 The delivery strategy set out in CP2 defines the level of growth appropriate within the built areas of Small Villages as infill. An exception is made to the general presumption against development in Small Villages for infill development within the existing built area meeting certain criteria. Infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings. Policy CP2 states that 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:

(i) Respects the existing character and form of the settlement;

(ii) Does not elongate the village or impose development in sensitive landscape areas;

(iii) Does not consolidate an existing sporadic loose knit area of development related to the settlement.

5.5 The operation of the spatial strategy under Policy CP2 do not require a proposal to meet the needs or the particular settlement in which it would be located as confirmed within the appeals at Lydiard Millicent at paragraph 10[2] and Milton Lilbourne at paragraph 4[3]. In this regard it is noted that a residual of 99 dwellings was identified to remain in the 'East Wiltshire Housing Market Area[4]'.

5.6 The site is located to the west of the village of Woodborough, adjacent to the existing residential development of Bramley (to the south) and St Marys (to the north). Additionally, planning permission was granted under PL/2021/05296 in August 2021 for the erection of a three-bed dwelling at Land at St Marys, Woodborough.

5.7 It is considered that the site is located within the built-up area of the village, with residential development to the north, east, south and west. The village itself has a varied form of development, with a mix of frontage development along Church Road to the south, and cul-de-sac developments further west. Additionally, the plot and dwelling sizes within Woodborough vary significantly, there are a number of dwellings set within large plots and set back from the road, while other comprise smaller dwellings, either detached or semi-detached with sufficient sized amenity space. As such, one new dwelling on this site at Underhill is considered to correctly respond to the existing character and form of the settlement.

5.8 The proposed development would result a linear form of development along Church Farm Lane, which would respect the existing pattern and character of development in the village in line with CP2(i). The proposed development would sit comfortably between the existing dwelling of Underhill and the neighbouring dwelling. The site relates to and forms part of the village, and the proposed plot size is consistent with the adjacent approved planning permission at St Marys. Consequently, the proposed development would not elongate the village or impose development in a sensitive landscape area in accordance with CP2(ii).

[2] APP/Y3940/W/16/3154507 Land off The Mews, Lydiard Millicent
[3] APP/Y3940/W/16/3165970 West View, Milton Lilbourne
[4] Wiltshire Housing Land Supply Statement (April 2022) – Appendix 6

5.9 In terms of CP2(iii), the locality cannot be reasonably regarded as a 'sporadic loose knit area of development related to the settlement' as the site is clearly situated within the existing area of residential built form of Woodborough, a designated Small Village.

5.10 In summary, Policy CP2 permits the principle of 'infilling' within the built area of the village subject to certain criteria. There is inherent logic for determining this site is within the built area of Woodborough and can therefore be considered infill. It forms part of the physical fabric of the village, adjacent to existing residential dwellings to the immediate north, east, south and west. The pattern of development is compatible with the existing form of the settlement, which is varied and contains and number of cul-de-sac developments to the western side of the village. The proposed dwelling would fit comfortably within this site. The proposal therefore accords with Policies CP1, CP2 and CP18.

5.11 In respect of the scale, massing and height of the new dwellings, the following section on character and appearance describes how the scale and massing has been informed by the local context in accordance with Policies CP51 and CP57. In this regard it is important to note the following matters:

- The site is already in residential use and the residential character will be preserved.
- The presence of established and mature screening to all boundaries ensuring the site is well-contained with the capacity to accommodate change.
- The height of the proposed dwelling is no higher than the existing dwelling.

Character and Appearance

5.12 Policy CP57 ensures high quality design and place shaping stating *'A high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings'.* The site is located within the North Wessex Downs AONB where paragraph 172 of the Framework states great weight should be given to conserving and enhancing landscape and scenic beauty. In terms of landscape, Policy CP51 states '*development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures'.*

5.13 The application site is situated within the Woodborough Conservation Area. Core Policy CP58 states that all development should protect, conserve and where possible enhance the historic environment.

5.14 The application site currently forms the extensive residential garden land associated with the dwelling of Underhill. The site is well screened from the public realm by dense vegetation along the boundaries, which is to be retained and supplemented where necessary.

5.15 The proposed dwelling will be sited to the north of the site, located an appropriate distance from the existing dwelling of Underhill. It is not considered that the site occupies a prominent position within the Conservation Area or the wider AONB, being contained by residential land to the east, south and west.

5.16 The proposed dwelling is to be located to the north of the site, and will be built in locally characteristic materials and with a traditional form which will not contrast with the established character of the conservation area. The proposed dwelling will benefit from accommodation over two-storeys, with a sufficient area private amenity space which is appropriate for the dwelling and plot size.

5.17 The scale and massing of the proposed dwelling is of a similar form to the existing neighbouring dwellings. It is therefore not considered that the dwelling will represent an incongruous feature within this location. Rather, the proposed dwelling and associated residential land will read in conjunction with the existing development in this location and is commensurate with the surrounding context.

5.18 Retained vegetation will play a key role in creating a setting for the development of the two proposed dwellings. Moreover, the scheme presents opportunities for additional landscaping both in and around the site boundaries. This will allow for the visual character that defines the edge Woodborough to be enhanced, better integrating built-form at the site into its setting. As a result, the proposal would be well integrated into the rural character of the area, with no adverse impacts on the appearance of the area.

5.19 Overall, the proposal will result in a high-quality design, with the erection of a sympathetic dwelling which will respect and retain the character of the Woodborough Conservation Area and wider AONB. The proposal is of a scale commensurate to the surrounding built form,

using locally prevalent materials and is reflective of local vernacular and existing building pattern. Consequently, the proposal accords with Policies CP51, CP57 and CP58 of the Wiltshire Core Strategy.

Neighbour Amenity

5.20 Policy CP57 requires proposals to have '*regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing…'*

5.21 The proposed dwelling, and the existing dwelling of Underhill, will benefit from an area of private residential garden curtilage. There is substantial existing vegetation planting in, and around the site, which can be supplemented as necessary – meaning there is limited intervisibility within the site. It is not considered that there will be any issues with the proposal regarding neighbour amenity.

6. Design and Access Statement

Use

6.1 The proposed residential use is justified above.

Amount and Layout

6.2 The 0.13ha plot is of a sufficient size to accommodate the erection of 1 no new dwelling. The plot size and amount of development preserves the pattern of development in the immediate locality, being reflective of the approved dwellinghouse at St Marys and the prevailing density of the wider village of Woodborough. The proposed amount and layout of the dwelling would preserve the existing character of the conservation area. The siting of the dwelling will respect the existing character, layout and built form of the village.

6.3 Sufficient amenity space can be achieved for each dwelling which reflects the size of the properties – providing sufficient space for outside living and landscaping.

6.4 The layout and siting of the proposed dwelling, including placement of habitable rooms at first floor level, means that no issues of amenity will arise as a result of this proposal.

Scale and Appearance

6.5 The proposed development is for the erection of one new dwelling.

6.6 The new dwelling is proposed to be located to the north of the site. The dwelling will be a 4-bedroom two-storey dwelling which is wholly in keeping with the scale of dwellings in the immediate vicinity. The dwelling will have a simple hipped roof, with a gable detailing, which extends to a ridge height of 8.4m and 4.5m to the eaves.

6.7 The proposed dwelling has been designed to be in keeping with the neighbouring dwellings and the general character of Woodborough. The material pallet will consist of heritage style brick and clay tiles – which are sympathetic to the surrounding uses within the village and conservation area.

Landscaping

6.8 The site already benefits from a strong landscape framework, including the mature trees and hedgerows to all site boundaries.

6.9 A tree report has been submitted as part of this application which identifies a few trees to be removed in order to facilitate the proposed development. The trees to be removed are mostly Category C.

6.10 New soft landscaping features will be introduced, including new hedgerows and vegetation planting. Full details of landscaping can be secured by way of a planning condition.

Access

6.11 In terms of access, a new access point for the new dwelling will be created off Church Farm Lane. Sufficient visibility splays can be achieved as shown on drawing no. 220916-01 (Location & Site Plan). The introduction of one new dwelling to this site is not considered to result in significant vehicle movements, to the detriment of highways safety.

6.12 Sufficient car parking and turning is proposed within the site, to provide at least three parking spaces – which accords with the Wiltshire Transport Plan Car Parking Standards.

7. Conclusion

7.1 This Statement outlines the reasons why the council should grant planning permission as the development accords with the development plan.

7.2 The site location accords with the spatial strategy under CS Policies CP1 and CP2. It is not situated in an isolated location, but rather is located within the built-up area of Woodborough. The site will form a logical infill development within the village, being both physically and functionally part of the village and distinguished from the open countryside that surrounds the village. The use of locally prevalent materials and the traditional style of dwelling will ensure the development in sympathetic to and respect this part of the Conservation Area. The erection of one dwelling in this location would not cause unacceptable harm to the landscape and scenic beauty of the AONB, or designated heritage asset and there are no related policies in the NPPF that provide a clear reason for refusing permission

7.3 In accessibility terms, the CS spatial strategy does not preclude single dwellings at Small Villages in the settlement hierarchy, which represents an appropriate level of limited growth mindful of the degree of choice of modes of travel for future residents in accessing the facilities in the settlement and beyond. The development therefore accords with paragraph 78 of the Framework which states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

7.4 The proposal will result in a high-quality form of development that will contribute to the delivery of housing at a time of failing supply.

7.5 The development would result in economic benefits associated with the construction of the proposal as well as the activity of future occupants. Even so, the extent of benefits accruing from two new dwellings would be proportionate to the modest scale, which should be afforded modest weight. In addition, the proposed location of the development for two new dwellings would contribute towards meeting the housing need in an area where a five-year supply of housing cannot be demonstrated and as such accords with the Government's objective of significantly boosting the supply of housing.

7.6 Environmentally, the development protects and conserves the important landscape features surrounding the site and respects the character of the protected Conservation Area and wider AONB. There are no grounds to suggest the proposal would not accord with the objectives to protect the prevailing rural character and appearance.

7.7 Taking these factors together, the proposal does accord with the development plan and should be approved without delay. The Applicants therefore look forward to the Council granting planning permission accordingly.