Poulsom

Poulsom Architectural Design and Planning Services

Planning Statement for land adjacent to A350 West Ashton Road, Yarnbrook, Trowbridge, BA14 6AF (easting 386965, northing 155120)

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REGISTERED COMPANY NUMBER: 13163851

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1.0 Introduction and Background

1.1 This Planning Statement is prepared by Poulsom Architectural Design and Planning Services Limited. This statement should be read in conjunction with the submitted application forms and other supporting documentation, including the accompanying drawings.

1.2 The application seeks outline planning approval for the erection of four dwellings, with all matters reserved, apart from access.



1.3 As indicated in the aerial photograph above, the application site is within the built up area of the village of Yarnbrook. There are residential dwellings to the north, south and west of the site.

1.4 The site lies within the village of Yarnbrook, which is characterised by development located off all sides of the main roundabout in a linear pattern. (map one).

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Map one: The site and the linear pattern of development in Yarnbrook

1.6 The application site measures 0.18ha and currently comprises a field, partially enclosed by residential properties, with a new build currently under construction to the north.

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2.0 Relevant Planning History

IN RELATION TO THE APPLICATION SITE

2.1 The planning history check revealed that the site has not been subject to any planning applications.

WITHIN THE LOCALITY

2.2 As aforementioned, a property on land adjoining the site is currently under construction.

Consent was granted on 22/07/2020 under planning reference 19/0340/OUT for the construction of a detached dwelling. Upon reading the Officer Report, it was concluded that *"Officers now submit that the application site can be considered to be within the existing built area of the village of Yarnbrook and also meets the above tests."* The tests referred to are the criteria outlined within Core Policy 1 of the Wiltshire Core Strategy.

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3.0 The Application Proposal

3.1 The proposal seeks outline planning permission for the erection of four dwellings, with all matters reserved, apart from access.

PRINCIPLE OF DEVELOPMENT

3.2 The principle of development is acceptable due to the site being located within the built-up area of the village of Yarnbrook, which is identified under CP29 as a 'small village'. Small villages are concluded to be suitable for infill development, provided they meet the three criteria test outlined within CP2 as follows:

i) Respects the existing character and form of the settlement
ii) Does not elongate the village
iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.

3.3 The village has a roundabout at the centre, where there is a public house and fuel station/shop located immediately off the roundabout. The built-up area of the village is characterised by ribbon development, located along all four of the roads leading to the roundabout.

The application site is to the east of the roundabout. Consent was granted in 2020 (19/0340/OUT) for the erection of a new dwelling further away the roundabout than the application site. This approval establishes that the site is located within the built form of the village and therefore meets the three criteria of CP2.

3.4 The definition of 'infill' development in the context of the WCS has been tested at appeal (APP/Y3940/W/16/3154507), on an application in Lydiard Millicent whereby the Inspector considered that four dwellings could constitute 'a few dwellings' and therefore infill development.

3.5 It is concluded that the principle of development has been established by recent decisions in the locale which form a material consideration. The proposal also meets all relevant policies within the WCS.

ACCESS

3.6 The site benefits from an existing access onto the Highway and the accompanying drawings demonstrate that the correct visibility splays can be accommodated within the curtilage of the site and therefore adhere to Highways standards.

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4.0 Planning Policy Considerations

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, in order to assess the acceptability of this proposal, it is necessary to assess it against the adopted development plan. It is also necessary to consider any material considerations relevant to the development proposal such as national planning policy contained within the National Planning Policy Framework (NPPF) and national planning guidance contained within Planning Practice Guidance (PPG).

4.2 Moreover, Section 70 (as amended) of the Town and Country Planning Act states that Local Planning Authorities should have regard to:

a) The provisions of the development plan, so far as material to the application;
b) Any local finance considerations, so far as material to the application; and
c) Any other material considerations.

4.3 The development plan consists of the Wiltshire Core Strategy (adopted January 2015).

4.4 Core Policy 1 'Settlement Strategy' and Core Policy 2 'Delivery Strategy' of the WCS outlines the Council's adopted strategy which identifies settlements where additional sustainable residential development should take place to improve the lives of all those who live and work in Wiltshire. Yarnbrook is identified as a 'Small Village' in policy terms.

4.5 As detailed under the proposal section of this report, the proposal meets the requirements identified under CP1 and CP2 of 'infill' development and therefore the principle of development is acceptable.

4.6 It is understood that Wiltshire Council cannot demonstrate a 5-year supply of deliverable housing sites as required by paragraph 74 of the Framework. Under these circumstances, the decision-taking criteria contained in paragraph 11 of the Framework are engaged. The opening part of paragraph 10 also applies: "so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)". Paragraph 11(d) of the Framework states that where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, consent should be granted.

4.7 The NPPF has three overarching objectives of sustainability which are interdependent and need to be pursued to allow opportunities to be taken to secure net gains across each of the different objectives.

The proposal will fulfil a social role by helping to diversify the housing mix, to meet existing and future demands and therefore promotes social cohesion. Housing development contributes to forming a strong, competitive economy through the jobs that are created throughout the construction period. As such, the development performs an economic role.

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The scheme seeks to diversify and evolve property within the existing built up village and therefore will help, albeit in a small way, mitigate the need for expansion into parts of the open countryside and therefore fulfils an environmental role.

4.8 The NPPF requires planning policies and decisions to make effective use of land (chapter 11). Given the constraints on the site and the LPA's lack of a 5 year housing land supply, it is concluded that the proposal makes efficient use of land in a sustainable location.

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5.0 Conclusion

5.1 This application seeks outline planning consent for the erection of four dwellings, with all matters reserved, apart from access.

5.2 The proposal should be considered on its own merits having regard to the presumption in favour of sustainable development which lies at the heart of the government's planning policies contained within the NPPF.

5.3 It has been demonstrated how the proposal accords with relevant policies of the development plan and other material considerations, such as compliance with the NPPF, which weigh in favour of the development.

5.4 In light of the foregoing, and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 14 of the Framework, permission should be forthcoming for the development proposed.

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