This is the original planning statement for application for Land at the rear of 130 Hollow Way and Rosehill Close, Bradenstoke, SN15 4LB submitted in order to vary condition 11.

LAND & PROPERTY PLANNING

CHARTERED PLANNING CONSULTANTS

LP Planning. Unit 5A First Floor, Industry Park, Cricketts Lane, Chippenham, Wiltshire SN15 3EQ

PLANNING STATEMENT

Construction of four dwellings and associated works

Land at Rosehill Close Bradenstoke SN15 4LB

Applicant:

Rosehill Homes Ltd

March 2021

Version History

Issue no.	Date	Prepared by	Approved by
1 - Draft	12/02/21	IB	CW
3 - Final	05/03/21	IB	CW

Contents

1.0 Introduction 3
2.0 Description of Site and Context 3
3.0 Planning History 5
4.0 Description of Development 5
5.0 Planning Policies 7
6.0 Planning Assessment 8
7.0 Planning Balance and Conclusions 16
8.0 Proposed Conditions 17

1.0 Introduction

1.1 This Planning Statement is submitted in support of a full planning application for the construction of four dwellings and associated works at Rosehill Close, Bradenstoke, SN15 4LB.

1.2 The proposed development is not "major", nor does it lie within a conservation area or world heritage site. As such, a Design and Access Statement is not required. Nevertheless, this statement sets out in full the relevant planning issues in support of the application.

2.0 Description of Site and Context

2.1 Rosehill Close is a private cul-de-sac off Hollow Way serving three existing dwellings and forming the eastern edge of the built-up area in the village of Bradenstoke. The three existing dwellings were constructed on the western side of Rosehill Close following the grant of planning permission in March 2000 (planning ref 00/00179/FUL) - see photograph below. The land directly opposite those dwellings (to the east of the road) is undeveloped, closely mown grassland.



Photograph 1: existing dwellings on Rosehill Close

2.2 The development of the application site would represent a logical continuation of the existing layout of development to the west of the road to provide a further four dwellings in series. The development would also adjoin residential properties on Boundary Close to the west.

2.3 The area proposed to be developed is on gently rising ground to the north and occupies roughly half of a larger area of rough scrubland extending to approximately 0.6 ha in total. The remaining (eastern) portion of land would, as explained below, be retained to secure habitat mitigation and enhancement. This eastern half of open land is contiguous with the more manicured grassland to the south.

2.4 The application site gives way to open farmland on its eastern boundary beyond a fence. The open agriculture character of that land is markedly different to the unmanaged scrub land forming the application site.



Photograph 2: Public footpath (LYNE31) forming the northern boundary of the application site

2.5 The northern boundary of the application site is bounded by a public footpath (LYNE31) as shown in the above photograph. This pleasant and popular route linking Bradenstoke to nearby Lyneham would be accessed directly from the new development.

2.6 Bradenstoke is identified as a 'small village' in the adopted Development Plan where, subject to certain criteria, small scale residential development can be considered sustainable. The 'large village' of Lyneham, which falls within the same parish, lies approximately half a mile to the east and contains a wider range of shops, services and facilities.

2.7 The Bradenstoke Conservation Area is centred on the main Hollow Way to the west of the application site and would be unaffected by the development.

2.8 The land is in Flood Zone 1 (lowest category risk) for both surface and fluvial flooding. There are no nearby listed buildings, and the site does not lie within any area of Green Belt, Area of Outstanding Natural Beauty or other area safeguarded for its environmental importance.

3.0 Planning History

3.1 By way of background, planning permission for the erection of 4 dwellings on a wider area of land than currently proposed was refused in January 2015 (planning ref 14/10007/FUL) and was subsequently dismissed at appeal (APP/Y3940/W/15/3004345)("the appeal scheme"). The relevance of these cases is addressed in the planning assessment set out below.

3.2 As noted above, planning permission reference 00/00179/FUL which consented the existing houses on Rosehill Close is also relevant to the consideration of the current proposal as set out later in the statement.

4.0 Description of Development

4.1 This application seeks full planning permission for 4 No. houses comprising a pair of semi-detached dwellings and 2 No. detached dwellings. The dwellings would be 3 and 4 bed units respectively and would accommodate parking for a total of

10 cars plus 3 visitor spaces in line with the Council's minimum residential parking standards. The dwellings would also each have a generous amount of private amenity space and incorporate refuse/recycling bin storage. External, covered cycle storage would be provided at Units 1 and 2 whilst cycles could be safely accommodated within the proposed garages at Units 3 and 4.

4.2 The dwellings would be 1½ storeys in height and consistent in their scale and materials to the existing properties on Rosehill Close. The proposed semi-detached dwellings would be of a traditional cottage design with porch and rear extensions. Meanwhile, the overall bulk, massing and ridge/eaves heights of the detached dwellings would be minimised through the use of half-hipped roofs and rear catslide roof extensions. The ridge height of the semi-detached dwellings would be some 7.6m above DPC whilst those of the detached dwellings would be around 6.6m. Furthermore, eaves heights have been reduced to a minimum on the detached houses. As a result, the overall bulk and massing of the development would be tempered as it rises gently towards the public right of way to the north.

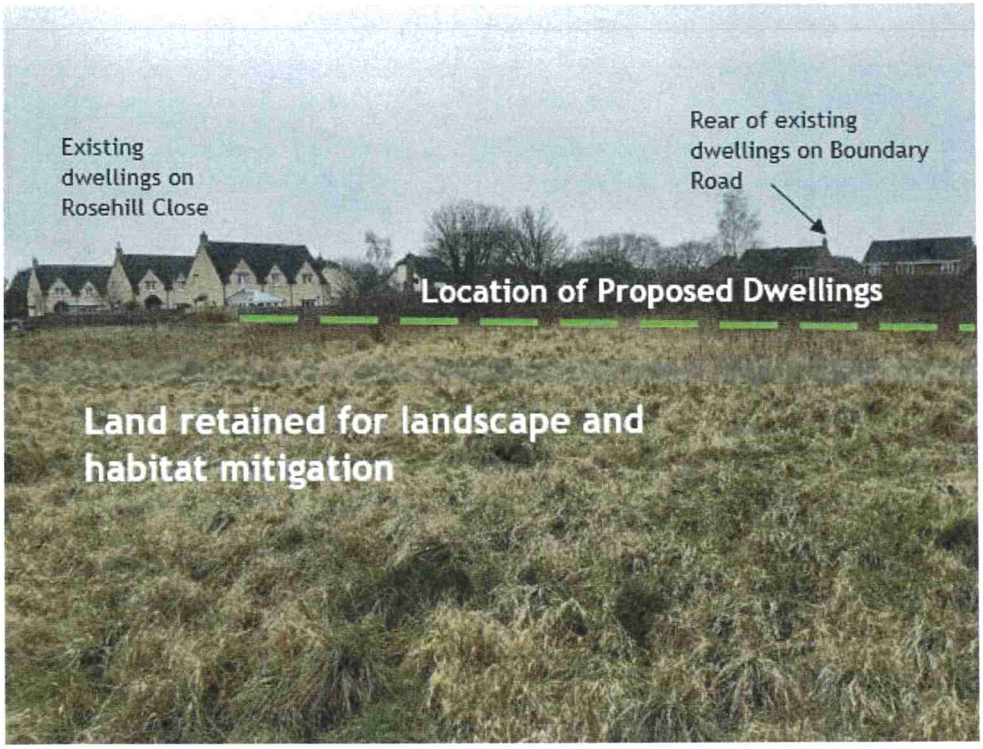
4.3 The construction materials would comprise high quality reconstituted stone walls and roof tiles as described on the accompanying drawings.

4.4 A turning head at the end of the extended road would allow refuse and emergency vehicles to easily access and egress the development. Safe and direct pedestrian access to the public footpath via a new gate entrance would also be provided.

4.5 Landscaping is proposed to be provided around the site with indicative planting shown on Drawing No. 3712-02 although it is envisaged a comprehensive scheme could be secured through a planning condition. This would serve both to soften the existing development edge when viewed from the public footpath to the north, and provide biodiversity enhancement.

4.6 Furthermore, the greenfield land immediately to the east of the proposed dwellings (within the red line area) would be retained and conserved in

perpetuity for habitat mitigation and enhancement. This would provide a firm, defensible and enhanced edge to this part of the village as illustrated in the annotated photograph below.



Photograph 3: South facing view from public footpath towards site of proposed development

5.0 Planning Policies

5.1 The law requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.

5.2 In this instance, the Development Plan comprises the Wiltshire Core Strategy 2011 - 2026 (January 2015) (the WCS). The following policies have particular relevance to this application as follows:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 19: Spatial Strategy for the RWB and Cricklade Area

Core Policy 45: Meeting Wiltshire's Housing Needs

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape

Core Policy 57: High Quality Design and Place Shaping

Core Policies 60 and 61: Relating to Sustainable Transport

5.3 Furthermore, the National Planning Policy Framework (the NPPF) is a significant material consideration in the determination of the application.

5.4 The draft Bradenstoke and Lyneham Neighbourhood Plan ("draft BLNP") was submitted to the LPA for its Regulation 16 publicity which commenced on 7 January 2021. This will be followed in due course by an independent examination and a referendum. Whilst not yet forming part of the Development plan at the time of writing, it nonetheless has some, albeit limited weight as a material consideration.

5.5 The relevance of the above policies and guidance to the consideration of the proposal is set out in the planning assessment below.

6.0 Planning Assessment

6.1 The main issues of relevance to the assessment of the application relate to: principle, character and appearance, highways and transport, ecology and living conditions. These are considered below.

Principle of Development

6.2 The WCS aims to achieve sustainable development in rural areas by locating new housing on the basis of a hierarchy of villages. The main objectives are to reduce the need to travel by the private car through locating housing in and around settlements in a manner proportionate to their size and role.

6.3 Under this approach, Bradenstoke is categorised in WCS Core Policy 19 as a 'small village' where, under Core Policies 1 and 2, new housing to meet the needs of settlements is permitted through "infill" within the existing built-up area of the village.

6.4 The explanatory text to Core Policy 2 explains that infill is the "*filling of a small gap within the village that is large enough for not more than a few dwellings, generally only* one *dwelling*". Despite the reference to a single dwelling, it has been accepted including at appeal that "a few" can in principle comprise developments of four dwellings.

6.5 Developments which qualify under the "infill in small villages" approach are also required to meet the following three criteria which require development to: i) respect the character and form of the settlement, ii) not elongate the village or pose development in sensitive areas and iii) not consolidate an existing sporadic loose knit area of development related to the settlement.

6.6 As can be seen on the submitted plans, the proposed development does not strictly meet the locational criteria under Core Policies 1, 2 and 19 because the site does not occupy a gap. However, in other important respects, the proposal closely accords with the aims and intentions of the policy because it:

- is small in scale at four dwellings;
- immediately adjoins the built-up area of the village on two sides i.e. in the adjacent dwellings on Rosehill Close and those located off Boundary Road, and therefore relates closely to the existing built-up area;
- avoids consolidating existing loose-knit developments;
- has good pedestrian connectivity to the village core;
- does not occupy any sensitive area.

6.7 As a result, the proposal represents a logical development in the specific context of this village. Importantly, the development would not protrude beyond the

existing built-up eastern limit of the village and would not therefore elongate the settlement. On the contrary, the permanent retention of an area for habitat mitigation (on the adjoining land to the east) would safeguard this edge of the settlement and ensure a sensible rounding off of it. This contrasts strongly with the scheme that was previously dismissed at appeal in 2015 which comprised a significant incursion of development into land lying to the east of the line of Rosehill Close.

6.8 In dismissing the appeal, the Inspector noted that Plot 7 in particular would project well beyond the edge of the village and as a result, the whole proposal was considered to unacceptably intrude into the countryside. This can be seen in the plan extracts below which compare the previous and current proposals:



Previous Site Plan (14/10007/FUL)



Current Proposed Site Layout

6.9 It can be seen that the current proposal addresses these concerns and has been designed such as to respect the existing building line which has been established on the western side of Rosehill Close. As noted above, the green area within the red line to the east of the proposed dwellings would be retained in perpetuity for biodiversity mitigation and enhancement.

6.10 Furthermore, the proposed layout and dwelling mix would make optimal use of the site. It would be neither a cramped nor an excessively low-density

development and would flow as a natural extension to the existing dwellings on Rosehill Close. As such it would respect the existing character and form of the settlement.

6.11 The mix of dwelling types would also match closely the identified need for housing set out in the Lyneham and Bradenstoke Parish Housing Needs Survey (May 2019). This document identifies a strong preference locally for three and four bedroom properties. This is mirrored in the draft BLNP which, in Policy 1, identifies a local need for (amongst other priorities) family and smaller homes on sites of 10 dwellings or less within the Parish. The proposed development would therefore deliver a small scheme which would meet the identified housing needs of the settlement (and parish) in line with WCS Core Policy 45.

6.12 It should be noted that the scale of the development is consistent with that which is acceptable in principle under WCS Core Policy 2 (which as noted above, permits up to a few dwellings). In terms of accessibility, Bradenstoke has a public house, village hall, two churches and limited public transport. This is consistent with the village's classification as a 'small village'. Accordingly, development on a small scale to meet local needs is consistent with NPPF paragraph 103 that recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and that this should be taken into account in decision-making.

6.13 In any event, the application site lies a short distance from the large village of Lyneham which can be reached by both walking and cycling. That village offers a host of day-to-day services including churches, community venues, public houses, take-aways, restaurants, cafes, post office, pharmacy, convenience stores, petrol filling station, hairdressers/barbers/salons, veterinary practice, car repair garages, professional services and other shops and services.

6.14 The suitability of the general location in terms of accessibility has already been acknowledged by the LPA. Planning permission was granted in July 2017 (ref. 17/05074/FUL) for the siting of 12 mobile residential homes as an extension to

the Lillybrook park homes estate. In doing so, the officer's report noted that that site was "well related" to the large village of Lyneham and in close proximity to regular public transport.

6.15 The caravan park extension lies only around 200m from the current application site. As result, the future occupiers of the application scheme would similarly have reasonable connectivity to shops, services, and facilities, particularly in the context of NPPF paragraph 103.

6.16 It is also relevant to note that people's travel to work habits have shifted since the adoption of the WCS and this pattern has accelerated sharply since the onset of Covid-19. As a result, dwellings now generate fewer commuting trips as people choose instead to work digitally from home and this seems highly likely to continue to a large degree. In this respect, we note that fast broadband services are readily available in Bradenstoke. This reinforces the relative sustainability of the application site's location in its non-urban context.

6.17 Given the overall suitability of the application site as set out above, the degree of conflict of the proposed development with the WCS settlement strategy "infill" policies is therefore diminished. It is further demonstrated below that the scheme accords closely with all other relevant local and national planning policies. In summary, therefore, apart from not being an "infill" style of development, the scheme would not give rise to any material planning harm.

6.18 In this context, we further note that the Council is currently unable to demonstrate a five-year housing land supply ("5YHLS") as confirmed in a note to the Council's Cabinet in June 2020 ("the Note"). Consequently, there is a need to release sites on land which would not normally be granted permission where there would no significant planning harm would arise.

6.19 The Note correctly observes that a 5YHLS shortfall does not mean that all proposals for housing should be permitted, only that "*the most important policies including Core Policy 2 in relation to settlement boundaries and the relevant Community Area Strategy policy should not have full weight applied to*

them in decision making". The Note further goes on to state that Wiltshire Council's approach to restoring the 5YHLS will, amongst other measures, be to grant permission for speculative[1] applications where there are "*no major policy obstacles*". (Our emphases).

6.20 In the context of the Note, the application site is in a wholly suitable location to assist in redressing the housing supply shortfall given the absence of any major policy obstacles or indeed material planning harm as set out above (and below). Further still, the scheme would accord with NPPF paragraph 68 which recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. This is in the context of a national objective to significantly boost the supply of housing.

6.21 We return to the 5YHLS position in considering the overall planning balance later in this statement.

6.22 For the above reasons, the proposed development is acceptable in principle.

Character and appearance

6.23 As can be seen from the submitted plans and the description of development set out above, both sets of proposed dwellings would be simple, traditional and uncluttered in their design and appearance. Moreover, the proposed layout would be optimal in making effective use of the site, whilst respecting the prevailing grain and density of existing development in the surrounding area.

6.24 As a result, whilst avoiding any slavish replication of the style and design of the adjoining existing development, the proposed dwellings would be a sensitive and appropriate continuation of it. The careful selection of design and layout, together with proposed landscaping to be agreed with the LPA, would ensure the dwellings would be assimilated sensitively into the landscape including when

[1] In this context, the term "speculative applications" means "windfall applications".

experienced from the public footpath. This is the only public vantage point from which the development would be visible.

6.25 Currently, the view from the footpath is already framed by the rear of dwellings on Boundary road as well as those on Rosehill Close which gives the settlement edge a somewhat abrupt appearance as shown in the photograph below.



Photograph 4: Existing built-up edge of Bradenstoke

6.26 Overall, therefore the scheme would represent good design in compliance with WCS Core Policies 51 and 57. In summary, these policies require development to be of a high quality of design and to respect local character and landscapes.

Highways and parking

6.27 Vehicular access to the site would be gained from the existing junction of Rosehill Close and Hollow Way. Good visibility exists in both directions and its acceptability to serve residential properties has previously been established through the grant of permission for the existing dwellings.

6.28 Rosehill Close itself would be extended northwards to reach the new dwellings. The new section of road would be to the same standard as the existing.

6.29 The proposed semi-detached dwellings would each have 2 No. parking spaces, whilst the detached would have 3 No. spaces in addition to garage space. Three visitor parking spaces would be provided though a layby on Rosehill Close. Suitable provision for covered cycle parking to serve the semi-detached dwellings would also be provided (with garage space for this purpose being integral to units 3 and 4).

6.30 The proposed development is therefore fully in compliance with WCS Core Policy 61 and the Wiltshire Parking Standards with respect to the provision of adequate and safe access and parking.

Ecology

6.31 The application is accompanied by a Preliminary Ecological Appraisal Report prepared by Darwin Ecology. This report indicated the potential for the presence of protected species and recommends that further surveys be undertaken. These are to be conducted at the appropriate time during the course of the application.

6.32 Significantly, however the report advises that the protection of a significant portion of the rough scrubland within the red line application site will, amongst other measures, provide the means for full ecological mitigation and enhancement.

6.33 The proposal therefore accords with WCS Core Policy 50 and section 15 of the NPPF which require planning decisions to minimise impacts on and provide net gains for biodiversity.

Flood Risk and Drainage

6.34 The site lies in the lowest risk flood zone for both surface and fluvial flooding. The site can be connected to the foul sewer system via an existing chamber on Rosehill Close which then travels south east before connecting to Wessex Water's main on Hollow Way. Given the site area and the fact the ground is brash and

permeable, storm water discharge is achievable through directing water to soakaways in gardens and the road verge (away from the ecological land), as is the case with the existing properties. These are matters which can be controlled, if necessary, through suitable conditions. The scheme therefore complies with the requirements of WCS Core Policy 67 with respect to flood risk and drainage.

7.0 Planning Balance and Conclusions

7.1 The proposed development is a small-scale housing scheme which would serve as a natural and logical extension to the existing development at Rosehill Close.

7.2 It would be of a high standard of design and layout which responds to the characteristics of its surroundings and would meet the needs of Bradenstoke and Lyneham in providing smaller and family housing on a small scale site.

7.3 Whilst not technically an 'infill' development as required by WCS Core Policy 2, the LPA has confirmed that it is currently unable to demonstrate a 5YHLS. This does not mean that all new proposals for housing development should be permitted but a presumption in favour of sustainable development is engaged. Specifically, NPPF paragraph 11 d) ii. states that permission should be granted unless "*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies [of the NPPF] taken as a whole*". The Council's internal advice is that permissions should be granted where there are no "major obstacles".

7.4 For the reasons set out above, no tangible planning harm would arise. On the contrary, the scheme would result in planning benefits in terms of additional housing supply in a location which has an acknowledged degree of sustainability in the rural context. There would also be gains in terms of biodiversity enhancement, as well as economic benefits resulting from the construction phase of the scheme and in longer term support for local shops, services and facilities.

7.5 Applying the 'tilted' balance, therefore, the conflict of the proposal with WCS Core Policy 2 does not significantly and demonstrably outweigh the benefits of the scheme in this case. We would therefore invite the LPA to grant planning permission subject to any necessary and reasonable conditions (suggested below).

8.0 Proposed Conditions

8.1 We would suggest that planning permission could be granted subject to the following reasonable and necessary planning conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

2. Unless amended by any other conditions below, the development shall be carried out in accordance with the following approved drawings:

    - 3712-01A - Location Plan
    - 3712-02A - Block Plan and Street Elevations
    - 3712-03A - Units 1 and 2 - Plans and elevations
    - 3712-04A - Units 3 & 4 - Plans, Elevations and Section
    - 3712-05B - Proposed Site Plan

3. The development shall be carried out in full accordance with the measures set out in the Preliminary Ecological Appraisal Report prepared by Darwin Ecology dated October 2020.

4. Prior to first occupation of any of the dwellings hereby permitted a biodiversity management scheme for the retained green space within the red line area shown on drawing 3712-05B shall have been submitted to and approved by the local planning authority. The relevant land shall be maintained and managed in accordance with the details of the scheme at all times thereafter.

5. A scheme of landscaping shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any of the dwellings

hereby permitted. The scheme shall specify the size, species and spacing of planting and the intended dates of planting.

6. The approved landscaping scheme shall be implemented in accordance with the details and timescale set out in the approved scheme. Any trees, plants or grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size, species and quality.

7. Prior to first occupation of any of the dwellings hereby permitted, the turning area shall be laid out and consolidated and shall be used solely for turning and manoeuvring of vehicles at all times.

8. Prior to first occupation of any of the dwellings hereby permitted, the visitor parking spaces shall be laid out and consolidated and shall be used solely for the parking of vehicles at all times.

9. No dwelling shall be occupied until secure cycle storage has been installed at Unit 1 and Unit 2 as shown on drawing No. 3712-02A. The cycle storage shall be retained at all times thereafter.