

Planning Registration Team, Wiltshire Council
Our reference: 14024
18th October 2025

Dear Sir/Madam

Application for Permission in Principle: Land at Clarendon Road, Trowbridge
Description: Erection of 1No. self-build dwelling (Class C3) and associated works

1.0 Introduction

PlanningSphere are instructed by Mrs S Brett who is a prospective self-build purchaser of the application site.

The application site is an area of land at Clarendon Road which historically was used as a tennis court. We are instructed to submit an application for a Permission in Principle (PiP) for a single self-build dwelling.

The application proposals are submitted following the refusal of an historic scheme for 2 dwellings on the site in 2014 which was dismissed at appeal (14/04469/FUL). The proposal has been reviewed by the project team taking the known site constraints into account, as established through the previous application / appeal process.

The enclosed 'permission-in-principle' application submission comprises the following information:

- Permission in Principle Application Form: PlanningSphere
- Application fee: £1,024.00¹
- Site Location Plan: Ashford Homes (SW) Ltd
- Existing Site Plan: Ashford Homes (SW) Ltd
- Proposed Site Plan (Illustrative): Ashford Homes (SW) Ltd
- Illustrative Landscape Plan: Ashford Homes (SW) Ltd
- Proposed Illustrative Context Plan: Ashford Homes (SW) Ltd
- Planning Cover Letter: PlanningSphere
- NaCSBA 2022 Report Summary
- Site Photographs: PlanningSphere

2.0 Planning context

(i) Site Description

The planning application site of 0.14ha comprises a circular shaped plot of land at Clarendon Road, Trowbridge. The site is situated in a highly sustainable and accessible location, in an established residential area in Trowbridge that is less than 1km from the town centre.

The relatively level site is grassed and contains a number of mature trees around its perimeter. The grass is mowed twice a year. Historically, the site accommodated a tennis court but has not been used for any beneficial or formal recreational purpose for many decades.

¹ The application fee is calculated on the basis of £512.00 per 0.1 ha or part thereof in accordance with the fee regulations. The required fee of £1024.00 will be paid by BACS upon receipt of registration number from the Council to ensure that it is matched to the application.

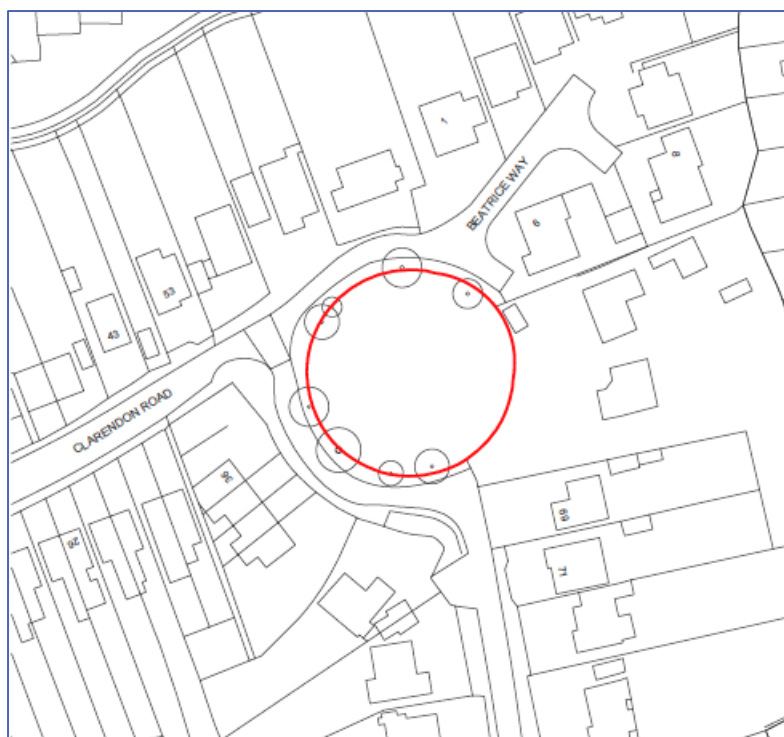


Figure 1. Extract from Site Location Plan – the red line extent is c.0.14ha

(ii) Planning History

Planning history relating to the site comprises the following historic decisions summarised below.

Reference	Description	Decision
APP/Y3940/A/14/2223923	Erection of 2 No. dwellings and associated works, including a below ground attenuation tank for public highway surface drainage	Dismissed 01.12.2014
14/04469/FUL	Erection of 2 No. dwellings and associated works, including a below ground attenuation tank for public highway surface drainage	Refused 20.06.2014
00/00560/FUL	Erection of 2 No. dwellings.	Refused 11.05.2000

An initial proposal seeking permission for 2 dwellings was refused in 2000 as the Council took the view that the site fulfilled an important amenity and recreation function contrary to Policy H1 of the then Local Plan and its replacement draft.

A second proposal seeking to erect 2 No. 4 bed dwellings (14/04469/FUL) was refused in 2014 for similar reasons and subsequently dismissed at appeal despite the site being in private ownership and not having been used for formal sports provision for many years.

3.0 Summary of Proposals

The application seeks a Permission in Principle (PiP) for the erection of 1 No. residential self-build dwelling. The application is supported by illustrative plans to demonstrate how a single self-build dwelling could be accommodated on the site and would fit into the established spatial grain of the area whilst still retaining the existing green infrastructure.

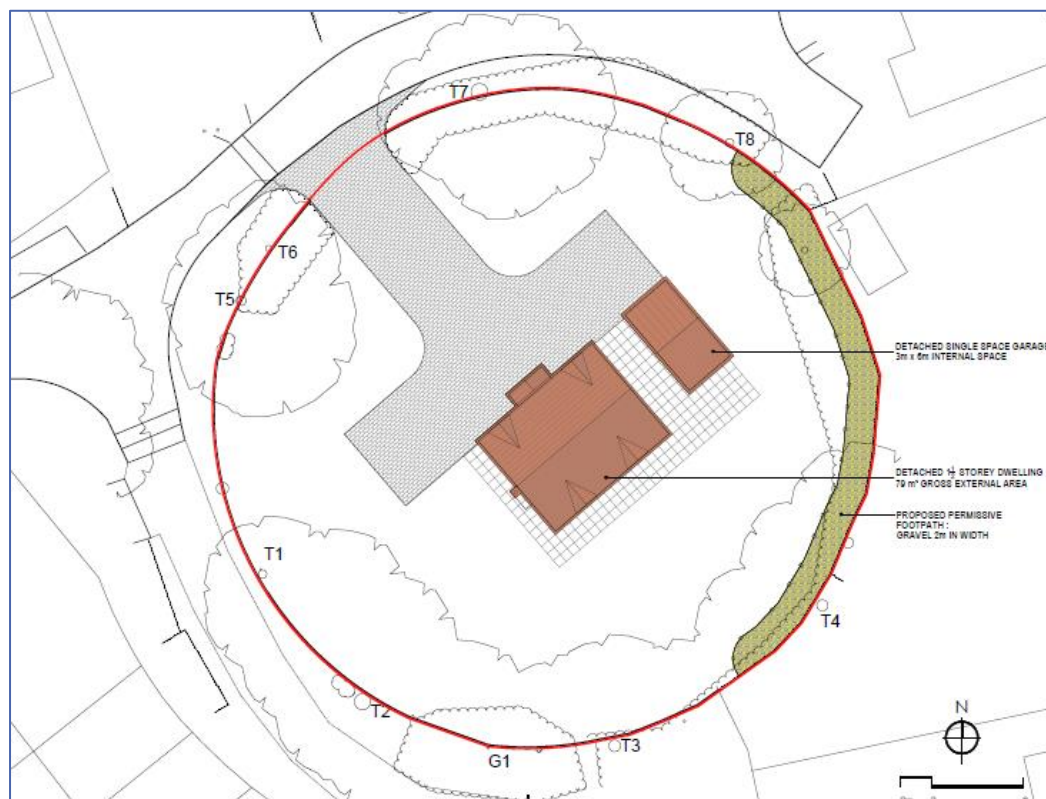


Figure 2: Extract from the Proposed Site Plan (Illustrative)

The proposed dwelling would be 1.5-storeys in height extending to 79m² GIA. This level of development is significantly less than was proposed in 2014. The proposed dwelling would be designed and constructed in accordance with the requirements of the Wiltshire Design Guide (2023) and would also meet national space standards.

Vehicular access to the site is proposed directly off the existing adopted highway, Clarendon Road, and will connect to a private drive that will service the dwelling with a detached single space garage and car and cycle parking in accordance with the Council's current standards. An electric vehicle charging point would be provided in accordance with Building Regulation requirements.

A pedestrian access would be available via the new driveway. Additionally, the proposal makes explicit provision for a new 2m wide gravel permissive footpath at the perimeter of the site to formally maintain local amenity value and accessibility. Planting suggestions for new shrub planting to provide screening, enhance the setting of the dwelling, and increase biodiversity are included on the Illustrative Landscape Plan (extract below). All existing mature trees would be retained and protected during the construction phase.

Foul and surface water drainage will be connected to existing mains services.

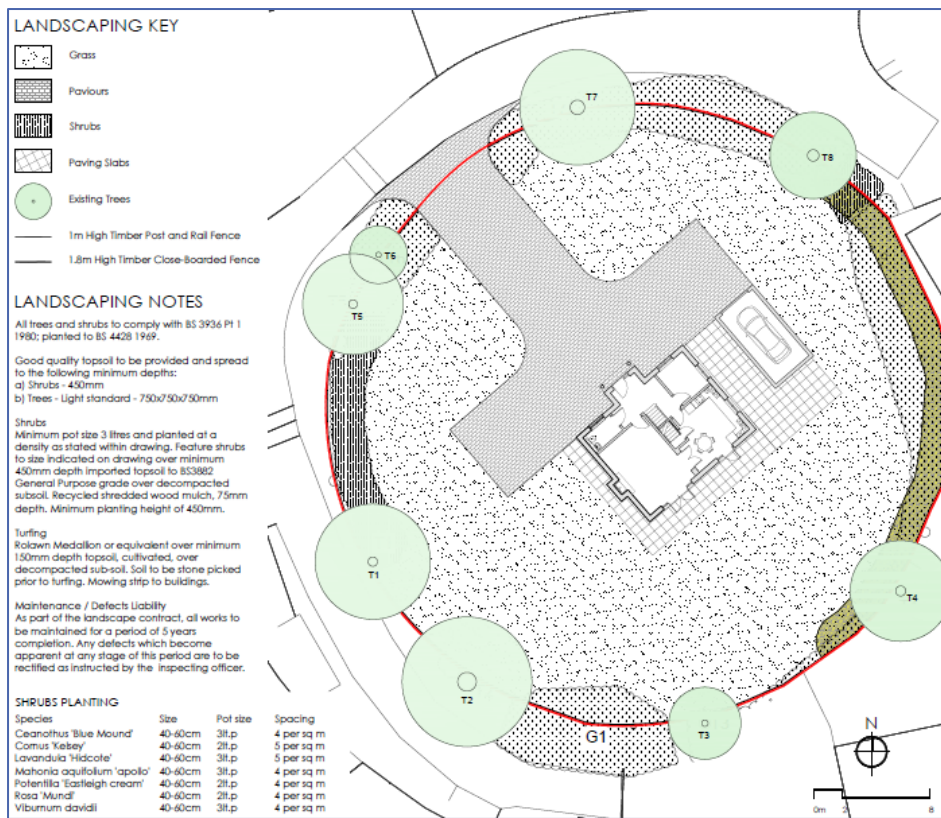


Figure 3: Extract of Proposed Illustrative Landscape Plan



Figure 4: Extract of Proposed Illustrative Context Plan demonstrating how the small self-build dwelling would sit well within the grain of this established residential area.

4.0 Planning Policy

(i) Development Plan

The Statutory Development Plan comprises: the Wiltshire Core Strategy (2015), the Wiltshire Housing Site Application Plan (2020) and saved policies in the West Wiltshire District Plan 1st Alteration (2004) and the West Wiltshire Leisure and Recreation DPD (2009).

(ii) Applicable designations

The application site is located in Trowbridge and is not subject to any restrictive landscape or nature designations. The site lies in Flood Zone 1 as shown on the Environment Agency's Flood Map for Planning.

(iii) Applicable Wiltshire Core Strategy policies

Relevant Wiltshire Core Strategy policies include:

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP29: Spatial Strategy for the Trowbridge Community Area
- CP41: Sustainable Construction and Low Carbon Energy
- CP45: Meeting Wiltshire's Housing Needs
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Shaping
- CP61: Transport and New Development
- CP67: Flood Risk

The following Saved Policies for the West Wiltshire District Local Plan 1st Alteration (2004) also form part of the development plan for the Trowbridge Community Area:

- U1a Foul Water Disposal
- U2 Surface Water Disposal

(ii) National Planning Policy Framework (December 2024)

Application Sections of the NPPF include the following:

- Section 2: Achieving sustainable development
- Section 4: Decision making
- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 12: Achieving well-designed beautiful places
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

The following NPPF paragraphs have been highlighted as being of particular relevance to the application proposal:

Para. 11: *“Plans and decisions should apply the presumption of favour of sustainable development.*

...For Decision-taking this means

(d) where there are no relevant development plan policies, or policies which are most important for determining the application are out of date (see footnote 8), granting planning permission unless:

I. the application of policies in this Framework that protect areas or assets of particular importance (footnote 7) provides strong reason for refusing the development, or

II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directly development to sustainable locations, making effective use of land, securing well-designed policies and providing affordable homes, individually or in combination (footnote 9).”

Para 39: states that LPAs should approach planning decisions in a positive and creative way and that it is important that land comes forward where it is needed with a mix of housing types to significantly boost the supply of homes.

Para 61: *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including an appropriate mix of housing types for the local community.”*

Para 63: references the need to boost the supply of homes for different groups in the community which includes those seeking to commission or build their own homes. This aim was also reflected in the July 2024 Ministerial Statement *Building the homes we need*, HCWS48.

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| 61. | To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community. |
| 62. | To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for. |
| 63. | Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children ²⁶ ; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers ²⁷ ; people who rent their homes and people wishing to commission or build their own homes ²⁸ . |

Footnote 28: *Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.*

Para. 73: *“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. ... To promote the development of a good mix of sites local planning authorities should...*

d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes...”

Para. 124: “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”

Para 135: states that planning decisions should ensure that “...developments will function well and add to the overall quality of the area”; ‘are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’.

Para. 215: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...”

(iii) National Planning Policy Guidance – NPPG

National Planning Policy Guidance (NPPG) in the form of web-based information was published on 6th March 2014. The relevant guidance linked to the NPPF policy referred to above has been reviewed. NPPG contains further information and guidance on technical matters and best practice and includes guidance on how relevant authorities can increase the number of planning permissions which are suitable for self-build and custom-build housing.

Practice Guidance under Paragraph: 004 Reference ID: 58-004-20190315. The following table sets out the eligibility criteria for PiP applications:

Type of development or land	Route to permission in principle: Following an application	Route to permission in principle: Entering a site in Part 2 of a brownfield land register
Householder development	X	X
Major development	X	✓
Development on land not defined as previously developed	✓	X
Development consisting of the winning and working of minerals	X	X
Environmental Impact Assessment development	X	X
Habitats development	X	X

Figure 5. Extract from NPPG

(iv) Data release: Self-build and custom housebuilding data: Ministry of Housing, Communities and Local Government - 21st February 2025

The following self-build and custom housebuilding data was released by the Ministry of Housing, Communities and Local Government on 21st February 2025, illustrating that there is clear unmet demand for self-build plots nationally and in fact, permissions are decreasing in numbers.

Between 31 October 2022 and 30 October 2023, data reported by local authorities shows that:

- 4,849 new individuals joined the register and 2,436 were removed, a net increase of 2,413

- 64,233 individuals were on the register as at 30 October 2023, an increase of 4% from 31 October 2022^[footnote 1]
- 81 new groups joined the register and 28 were removed, a net increase of 53
- 747 groups were on the register as at 30 October 2023, an increase of 8% from 31 October 2022^[footnote 2]
- 5,182 planning permissions were granted for serviced plots suitable for self and custom build, a decrease of 18% from the previous year.

(v) Emerging Wiltshire Local Plan

A Regulation 19 iteration of the Wiltshire Local Plan Review (ELP) was submitted to the Secretary of State for Housing Communities and Local Government for examination on 28 November 2024. Two planning inspectors were appointed to undertake an independent examination into the soundness and legal compliance of the Plan.

Following the conclusion of a Stage 1 hearing session into the Duty to Cooperate (DtC), which was held on 24th June 2025, the Inspectors have confirmed that examination of the plan can proceed to Stage 2, which will consider the soundness and remaining matters of legal compliance of the plan (PINS Letter dated 27th June 2025). Planning Inspectors will commence Stage 2 Hearing sessions on 11th November 2025 with Stage 3 Hearings commencing on 10th February 2026.

In the event that the ELP is found to be sound, a new development plan will immediately need to be prepared. This is because the ELP is being examined under transitional arrangements which pre-date the changes to the Council's annual housing requirement arising from the publication of the December 2024 iteration of the NPPF.

(vi) Wiltshire Self-Build Register

The Council's Self and Custom Build Register identifies that there is significant demand for self and custom build plots in Wiltshire. A data request from WC's Planning Policy Team received on 15th September 2025 has advised that there are 21 households seeking plots in West Wiltshire and 182 applicants seeking plots across Wiltshire's administrative area.

(vii) National Custom & Self-Build Association Report (NaCSBA) 2022 and Custom Building Homes Register 2024

We draw the Council's attention to the enclosed summary of the NaCSBA Report which sets out further background on the significant unmet demand for self-build in the UK and the numerous social, economic and environmental planning benefits of self-build that should be afforded significant weight when making planning decisions. It is clear in this context that the real demand for self-build is not accurately reflected in statutory self-build registers. The Right to Build Register held by Custom Build Homes has 2,552 subscribers in Wiltshire as reported in April 2024:

Area	Postcode areas	Number of subscribers
Wiltshire	BA1, BA11, BA12, BA13, BA14, BA15, BA2, BA3, GL7, GL8, GL9, RG17, SN1, SN10, SN11, SN12, SN13, SN14, SN15, SN16, SN17, SN2, SN25, SN26, SN3, SN38, SN4, SN5, SN6, SN8, SN9, SN99, SO5, SO51, SP1, SP11, SP2, SP3, SP4, SP5, SP6, SP7, SP9	2552

Figure 5. Extract from Custom Build Homes Demand Report, 2024

(viii) Levelling Up and Regeneration Act

Section 2a of the Self-Build and Custom Housebuilding Act 2015 has been amended by the Levelling Up and Regeneration Act 2023. The amendments to the wording mean that development permissions must specifically be for 'the carrying out of self-build and custom housebuilding'. In ascertaining whether demand has been met, local authorities can no longer count what 'could' be self-build and custom housing (all single plots for example) only what is actually permitted as such. It has also been clarified that demand not met within 3 base periods will be rolled over to the next base period. Following the enactment of this legislation the Council will need to revise their data in a compliant format.

(ix) Wiltshire Housing Land Supply

Following publication of the December 2024 iteration of the NPPF, Wiltshire Council's annual housing requirement has been significantly increased from 1,917 to 3,525 dwellings per annum. At the time of writing, Wiltshire Council can only demonstrate 2.42 years of housing land supply. This level of housing land supply has been acknowledged in recently published committee reports and appeal decisions and constitutes a severe shortfall in housing land supply.

(x) Wiltshire Council Design Guide SPD (2023)

This Supplementary Planning Document expands upon Core Policy 57 Ensuring high quality design and place shaping in the adopted Core Strategy. The content has been structured around the 10 characteristics of design' as recognised in the National Design Guide and responds to local priorities and expectations whilst maintaining regard to each of the 10 characteristics, as required by the NPPF (Paras. 133 - 135) and corresponding Planning Practice Guidance on Design. The guide is intended to ensure that new developments are well grounded in their locality and create a positive sense of place. The proposed scheme will be designed to comply with the SPD, with full details set out in the subsequent Technical Details stage.

(xi) Trowbridge and Westbury Bat Mitigation Strategy SPD (2025)

The TWBMS 2025 updated the TBMS (2020) and has introduced a new 'grey zone' that over-washes the Trowbridge urban area. It is noted that Permission in Principle applications are excluded from Table 8.1 of the SPD. It is noted at paragraph 264 of TWBMS, the SPD is advising that a contribution of £925/dwelling will be required through a s.106, s111 or unilateral undertaking. If applicable, this would be addressed at the Technical Details stage as it is not procedural possible to impose conditions or obligations on PiP decisions.

(xii) Other Legislation

The following legislation is relevant to the application:

- Town and Country Planning Act 1990, as amended
- Environment Act 2021
- Planning (Listed Building and Conservation Areas) Act 1990
- The Custom and Self-Build Act 2015, as recently amended by the Levelling-up and Regeneration Act, places a statutory duty on Councils to provide self-build plots.

5.0 Planning Assessment

(i) Procedural Compliance

The scope of the PiP application is limited to location, land use and amount of development. This Planning Cover Letter explains the background to the application and provides necessary information to enable assessment and determination by the Council.

Other matters outside of the scope of the PiP would be considered at a subsequent 'Technical Details' consent stage in the event that Permission in Principle is granted. An Illustrative Site Plan and Illustrative Landscape Plan have been provided to demonstrate that 1 No. dwelling can be satisfactorily accommodated on the site.

(ii) Principle of Development

Trowbridge is designated as a 'Principal Settlement' under WCS Core Policy CP1. The application site lies within Trowbridge's defined urban area and can be considered as a potential windfall housing site in planning terms. The site is not subject to any restrictive landscape or ecology designation other than the 'grey' zone referred to in the TWBMS SPD (2025) – see commentary above.

The principle of housing on the application site was last tested 11 years ago in 2014 when the site was 'protected' as recreational land under Policy R2 of the old West Wiltshire Plan 2004. Policy R2 was replaced by Policy LP2 of the adopted Leisure and Recreation DPD which relates to the '*...loss of open spaces or sport and recreation facilities*'.

The application site is an undeveloped area of land that is not maintained by the Council as public open space. This has been the position for several decades and the previous tennis court use has been abandoned in planning terms. Therefore, saved Policy LP2 of the Leisure and Recreation DPD (2009) is not applicable to the proposal.

This 2014 appeal decision APP/Y3940/A/14/2223923 recognises that since the tennis courts were removed, the actual use of land up to and including the present day has not in any way been a formal recreation ground or an area for organised sports. In this context it is relevant to highlight that the Town Park, and the Biss Meadows Country Park, both provide recreational facilities and lie within reasonable walking distance of the site.

In highlighting emerging policy in the Wiltshire Core Strategy (now adopted) which offered support for the protection of open space (Core Policies 51 and 52 and the retention of DPD Policy LP2) the Inspector also conceded (para 12 of appeal decision letter) that:

"...on adoption such policies will need to be weighed against the one of central tenets of the Strategy, which is to achieve adequate housing in line with the requirements of the Framework."

He commented that for the appeal to succeed (para 13 of the decision letter):

"...the recreational and amenity value of this open area would need to be outweighed by the contribution that the proposed development would make to the supply of housing in Trowbridge, together with any other advantages."

In this context, the Council at this time: (i) did not have a statutory duty to provide self-build plots; and (ii) was able to demonstrate a 5 year housing land supply. The Inspector commented at Paragraph 14: *"...the development of the site would make a small, but nonetheless important*

contribution to the housing supply in a sustainable location and this factor carries weight in the balance of the arguments.”

Noting that there is now severe housing need across Wiltshire Council's administrative area (including significant unmet demand for self-build dwellings), and the proposal has been scaled back to a single plot to retain more existing green infrastructure, it is submitted that the NPPF's titled balance under Paragraph 11d is engaged, and on this basis, the principle of development is acceptable in planning terms as per the following analysis:

The proposal is highly sustainable and meets the Framework's three-dimensional tests for 'sustainable development' (NPPF: 7-10).

Five Year Housing Land Supply Deficit

Following changes introduced to the 'Standard Method' of calculating housing need by the revised NPPF (December 2024), there has been an increase of 84% of Wiltshire Council's Housing Need: rising from 1,917 to 3,525 homes per annum. The recalculation has led to a significant reduction in housing land supply to 2.42, as noted In Section 4.0 above. As such the tilted balance in Paragraph 11(d) of the NPPF is engaged for the assessment of this application. This requires that permission should be granted unless “...any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole”.

The importance of providing a consistent supply of homes is strongly recognised in the NPPF and in recent appeal precedents. There is also an increasing recognition of the importance of delivery by SME developers who find it difficult to compete in the land market with national volume housebuilders. The provision of up to 1 No. home would make a small but positive contribution to meeting identified local housing need in accordance with Section 5 of the Framework.

On the basis that the NPPF 'presumption in favour of sustainable development' is engaged, the conflict with the Council's spatial development policy CP2 (i.e. limiting need for development on greenfield sites), is outweighed by the following:

- The severity of the housing land supply shortfall in Wiltshire, i.e. 2.42 years.
- Full compliance with the applicable development plan (development management) policies.
- Contribution towards the delivery of the Trowbridge Community Area Strategy.
- Contribution towards the Council's statutory duty under the Custom and Self-Build Act 2015, as recently amended by the Levelling-up and Regeneration Act to provide self-build plots.
- Delivery of economic, social, environmental benefits, i.e. meeting the Framework's three-dimensional sustainable development test, as summarised below:

Sustainable Location

As referenced in Section 2.0, Trowbridge benefits from a wide range of existing community facilities and services and public transport provision. The site is in a highly sustainable location in an existing residential area. This was confirmed in the 2014 appeal decision.

The small-scale proposal will knit into the existing residential grain of the area at an appropriate density, protecting the existing mature trees, and creating opportunity for ecological and drainage mitigation.

Socio-economic benefits

Socio-economic benefits of housing are recognised by Inspectors in appeal decisions. The UK Government has committed to the delivery of 1.5 million homes across this parliament as a key milestone in their mission to kick start economic growth, set out in its Plan for Change (Dec 2024). This commitment has been further reflected in £100 million grant in aid for Council planning departments to accelerate decision making and the planning reforms set out in the December 2024 NPPF revision. The clear political commitment to solving the housing crisis, and the role that councils have in addressing this through positive decision making, means that the economic benefits of new housing are now vitally important and should be viewed as a crucial component of the planning balance.

The government's mission led approach to increasing housing supply, as well as evidence from the Bank of England and, internationally, the European Commission and International Monetary Fund, clearly demonstrate that there is a consistent and pressing requirement to build more homes to meet the significant level of unmet need in Britain, particularly for homes that are affordable. There is also a strong recognition of the need to provide more affordable homes in this mission led approach, which is reflected in both increased policy and funding support.

The housing crisis has arisen because new housebuilding has not kept pace with population growth and household formation rates. Also, due to the shortage in housing stock which is now outstripped by demand, house prices in the UK have continually increased, both in real terms and relative to incomes making them unaffordable or unsuitable for today's needs. The application proposals will deliver a policy compliant dwelling that will add new social vitality to this part of Trowbridge.

The proposed dwelling would deliver small but positive benefits through the provision of a self-build home, a key part of national and local planning policy, noting the Council's statutory duty to provide self-build plots. The proposal will also make a small contribution towards addressing the Council's overall housing shortfall, which merits significant weight in the planning balance.

In terms of the social role of planning, noting that communities not only need adequate housing but a high-quality built environment, it is recognised that the site contributes to the visual amenity of Clarendon Road. However, in contrast to the previous proposal, the proposed self-build plot is for a single smaller-scale unit, which will enable the retention of the existing green infrastructure and new planting. The proposed permissive path will regularise the existing informal footpath through the site on a permanent basis.

The combination of economic benefits including but not limited to those associated with local spending power of future residents, the construction phase, and payments such Council Tax, should also be attributed due weight in the planning balance.

Environmental objectives

The proposal will make best use of a vacant plot in a highly sustainable location and will be sustainability constructed. A subsequent Technical Details submission, which will update the ecological and arboricultural technical reports included with the 2014 application, and will demonstrate that it will be possible to retain and protect the mature trees on the site and additional planting will provide further enhancement and ecological mitigation.

(iii) Demand for Self Build

A further limb to the planning case for the principle of development is the delivery of a self-build plot in the context of demonstrable unmet need and the statutory duty that is placed on Councils to

provide sufficient self-build plots, even on a smaller scale, as established by the NPPF and government policy, and noting that the spatial policies in the extant Core Strategy are silent on this topic.

The Self-Build and Custom Housebuilding Act 2015 (the Act) requires local planning authorities to grant sufficient self-build permissions to be in keeping with local need as set out on the self-build or custom housing (SBCH) register. There is clear demand for this type of housing as evidenced by the Council's self-build register with a recent data request from Wiltshire Council's Planning Policy Team advising that 21 applicants are seeking plots in West Wiltshire and 182 across Wiltshire's administrative area.

Research by the National Custom and Self-Build Association and others has revealed that demand for self-build is much higher than is reflected in the data on the statutory register. This is further substantiated by the recent data release published by the Ministry of Housing, Communities & Local Government on 21st February 2025 which highlights that despite strong national demand, the number of planning permissions for self-build plots has decreased.

Paragraph 5.80 of the Wiltshire Pre-Submission Draft Plan references the Council's Self and Custom Build Register and identifies that there is demand for self and custom build plots in the County. *Draft Policy 80: Self and Custom Build Housing* only relates to sites of 20 or more dwellings. It is possible that this situation may be reviewed by Wiltshire Council as part of recent changes to the NPPF. As noted above, the Council's spatial policies in the adopted Core Strategy are silent on the topic. The NPPF and the statutory duty on Councils with respect to the delivery of self-build plots for new dwellings is therefore an important material consideration in the assessment of this proposal that must be given significant weight.

Paragraph 73(b), of the NPPF, supports small sites to come forward for self-build and custom-build housing and the NPPF also supports the delivery of a variety of land coming forward to meet the needs of groups with specific housing requirements including for those people wishing to commission or build their own homes. The benefits of SBCH are recognised by the Planning Practice Guidance (PPG) finding that it helps to diversify the housing market and increase customer choice.

In summary, maximising opportunities for housing delivery is a high priority in terms of development plan and national planning policy and guidance. There is insufficient allocated land to meet the Core Strategy housing requirement in Wiltshire, which further highlights the importance that windfall housing sites make to overall land supply and there is also a significant shortage of land for self-build housing as is evident from the Council's own self build register. The revised NPPF emphasises the greater priority which needs to be given to housing delivery, to address a national shortage and this policy direction has been rigorously supported by the government. The proposal can therefore be considered as a potential windfall self-build housing site which will make a small but positive contribution towards the adopted Core Strategy's housing requirement.

(iv) Ecological Considerations

At the PiP stage it is only necessary to demonstrate that the proposal is not a 'habitats development'. The 2014 PEA confirmed that the site was not constrained by protected species. Further ecological information with an updated survey will be submitted at the subsequent Technical Details Stage. As noted above, PiP applications are excluded from ambit of the TWBMS. Self-build housing is also excluded from mandatory biodiversity net gain. On this basis the proposal is compliant with WCS Policy CP50 and applicable wildlife legislation.

(v) Landscaping and Trees

The enclosed Illustrative Landscape and Layout Plans have been informed by arboricultural advice ensuring that all existing mature trees will be retained and preserved through protective fencing and appropriate construction techniques together with supplementary low-level shrub planting. The Landscape Plan sets out illustrative hard and soft landscaping suggestions. On this basis the proposal is compliant with WCS Policies CP50, CP51 and CP57.

(vi) Flooding and Drainage

The redline application site extent is sited within Flood Zone 1. A drainage strategy will be submitted at the subsequent Technical Details Stage to ensure that the proposed dwelling would not increase flood risk and that future occupiers would be safe from flooding.

The previous proposal factored in a below ground drainage attenuation tank on the site which would have formed part of a wider package of works to be undertaken by Atkins, contractors acting for Wiltshire's Highway Authority, to address surface water issues on Green Lane at this time. On the basis that the Council did not object to the details of the scheme it is reasonable to conclude that a suitable drainage solution could be formulated to ensure that the proposal is in compliance with WCS Policy 67.

(vii) Access and Highways

The highway officer raised no objection subject to conditions for the previous larger scheme proposed for this site in 2014. There have been no material changes of circumstance since this time. As noted in Section 3.0 above, the proposal will connect into the existing adopted residential street allowing turning on site and safe access and egress. Car and cycle parking will be provided in accordance with the Council's standards. On this basis, the proposal is considered to be compliant with WCS Policy 61.

(ix) Residential amenity

With reference to the enclosed Illustrative Plans, a single detached dwelling could be comfortably accommodated on the site allowing for sufficient external amenity space and on-site parking and turning. The development of the site at this small scale would not compromise the residential amenity currently enjoyed by any neighbouring occupiers. The Illustrative Plan demonstrates the proposed plot would not give rise to any overlooking of the adjacent dwelling or result in any adverse building domination or other matters that may affect residential amenity. On this basis, the proposal is in compliance with WCS Policy 57.

(x) Section 106 Requirements

The applicant would be willing to enter in a s.106 agreement at the subsequent Technical Details Stage, to ensure the delivery of self-build dwelling on this plot. Similarly, if the TWBMS SPD (2025) is deemed to be applicable at the Technical Details stage, the applicable 'grey-zone' contribution will be made.

6.0 Planning Balance and Conclusion

Section 70(2) of the Town and Country Planning Act 1990 provides that, in dealing with proposals for planning permission, regard must be had to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that if regard is to be had to the development plan for any determination, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.

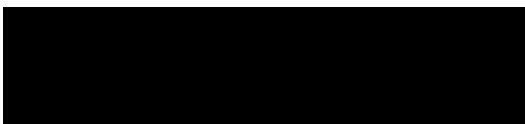
It has been demonstrated that the application proposal complies with procedural requirements of a 'PIP' application and that applicable design and technical development management can be addressed at a subsequent Technical Details submission stage.

In relation to the principle of development, it has been demonstrated that the NPPF's 'titled balance' is engaged pursuant to NPPF: 11d. In relation to heritage considerations, and wider planning balance considerations, the proposal will deliver the following public benefits:

- Delivery of a self-build plot to meet local needs in Trowbridge and contribute to meeting housing land supply in Wiltshire and the Council's statutory duty to provide self-build plots.
- Delivery of a permissive path to regularise the existing informal footpath through the site on a permanent basis.
- Additional vitality and support for existing local services in Trowbridge.
- Construction stage economic activity supporting the SME development sector and local supply chain.
- Post-development support of existing local facilities and services and adding vitality to this part of the town.
- Generation of Council Tax revenue for reinvestment in community infrastructure.
- Provision of ecological enhancements and associated long-term management of the existing perimeter trees and new planting.

In accordance with NPPF: 11d, the Council is respectfully requested to grant Permission in Principle.

Yours sincerely


Chris Beaver

Director

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