



**HOUSING AND PLANNING ACT 2016
TOWN AND COUNTRY PLANNING
(PERMISSION IN PRINCIPLE) REGULATIONS 2017**

PLANNING STATEMENT

**RE: APPLICATION FOR PERMISSION IN PRINCIPLE
FOR NEW SINGLE DWELLING**

**LAND AT ROCKWELL COTTAGE, 8 SUTTON LANE, BUTTON BENDER,
WILTSHIRE, SN15 4RU**

**On behalf of:
MR W McMYN**

Date: November 2025
Ref: AP/P/M-077

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1. INTRODUCTION

- 1.1 This statement has been prepared by **Plan-A Planning and Development Ltd** in support of an application seeking Permission in Principle (PIP) for the development of a new dwelling within the curtilage of Rockwell Cottage, 8 Sutton Lane, Sutton Benger, on land outlined in red on the location plan submitted with this application.
- 1.2 The application seeks confirmation that the proposal is acceptable in principle, taking account of those policy considerations and other material considerations which can be taken into account as part of an application for PIP.
- 1.3 This Statement describes the context and character of the site and surrounding area. It evaluated the site's planning history and other planning decisions in the locality which are of relevance. The proposal is then assessed against the national and local policy framework and in the context of relevant material considerations.
- 1.4 Having taken all relevant planning consideration into account, this statement concludes that permission in principle should be granted.

Submission Documents

- 1.5 This PIP application is supported by the following drawings.
- 6015-AS-100 – Location Plan
 - 6015-AS-110-A – Existing Plans and Elevations
 - 6015-AS-102-A – Proposed Site Plan (indicative only)
 - 6015-AS-115-A - Proposed Plans and Elevations (indicative only)
 - 6015-AS-300-A – Proposed Section (indicative only)
 - 6015-SZ-500-A – Artist's Impressions (indicative only).
- 1.6 Given the limited scope of issues that can be taken into account at the PIP application stage, only the redline which defines the boundary of the application site (shown on the **Location Plan - 6015-AS-100**) is currently for determination. All the other drawings are indicative and intended simply to illustrate how a new dwelling *could* be accommodated within the proposed plot. They do *not* form part of the application itself. Such details will be considered at the subsequent Technical Detailed Consent stage.

2. SITE LOCATION, DESCRIPTION AND CONTEXT

Site Location and Description

- 2.1 Sutton Benger is located a short distance south of the M4, close to junction 17 of the motorway, providing easy access to Swindon and Bristol. Chippenham lies approximately 4 miles SW of the village.

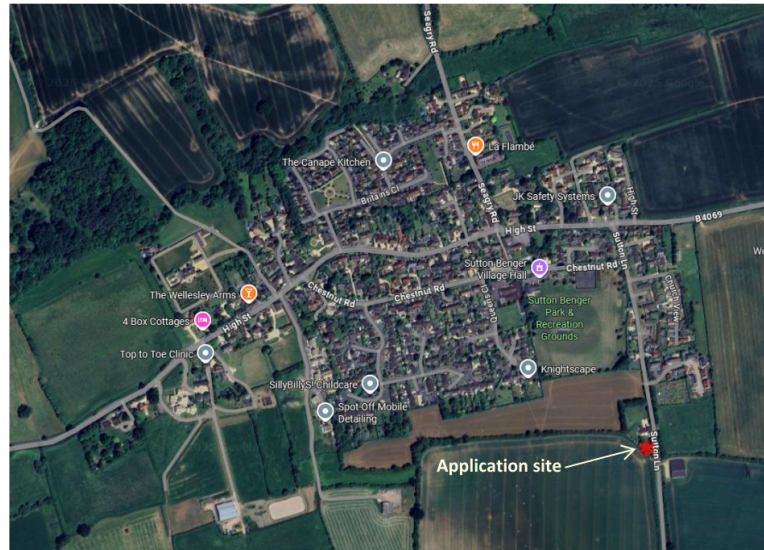


Fig 1: Site Location (Google Earth extract, accessed October 2025)

- 2.2 The application site comprises a parcel of land that currently forms part of the garden associated with Rockwell Cottage, a detached dwelling of vernacular style, dating c.1970s, located on the western side of Sutton Lane, the main route leading southwards from the centre of the village.



Fig 2: Photograph of Rockwell Cottage with parking area to the front (looking south)

- 2.3 The site lies close to, but not immediately adjacent to, the designated 'development boundary' for Sutton Benger (as defined in the Council's Adopted Core Strategy), although this no longer accurately depicts the built-up extent of the village, given recent proposals that have been approved and which have since either been built out or are currently under construction.
- 2.4 Rockwell Cottage (the host property) sits fairly centrally within a large domestic curtilage, with a large, gravelled parking area to the front (immediately north) of the dwelling. The garden associated with Rockwell Cottage wraps around the dwelling (N, W and S).



Fig 3: Proposed development plot (south of Rockwell Cottage, within existing curtilage)

- 2.5 The parcel of land that is subject to the current PIP application lies to the south of the host dwelling. There is a band of trees and other vegetation which broadly separates the proposed development plot from the remainder of the garden.
- 2.6 The application site currently comprises a flat grassed area which forms part of the garden, bounded by existing mature vegetation, which screens the site from views. There is currently a (redundant) garage/store on the land, with gravelled parking area to the front. The structure has rendered walls and a dual pitch tiled roof



Fig 4: Photograph of the existing garage/store on the application site

- 2.7 The application site benefits from having existing direct (gated) access off Sutton Lane, which is separate to the main drive and parking area that serves the host cottage.



Fig 5: Photograph of existing gated access to the application site (from Sutton Lane)

- 2.8 Sutton Lane forms the eastern boundary to the site. To the west, beyond the dense boundary vegetation, is an agricultural field.

Site Context

- 2.9 This part of the village has been subject to a number of development proposals over recent years, all of which lie beyond the currently adopted 'Settlement Boundary' (see Fig 6, below).



Purple – Sutton Benger adopted Settlement Boundary

Green – Land at Sutton Lane ref: APP/Y3940/W/21/3285458 - erection of up to 21 dwellings

Red – Land at Sharplands – ref: 16/11427/FUL – construction of 10 affordable homes

Orange – land to the east of Church view ref: APP/Y3940/W/22/3292118 - erection of up to 24 dwellings

Pink – Land at Rockwell Cottage ref: PL/2024/10951/FUL (subsequently amended by PL/2025/06181) – erection of 2 dwellings

Yellow – current application site

Fig 6: Recent permissions for new dwellings near the application site

- 2.10 Immediately opposite the application site, on the other side of Sutton Lane, is a development site for 21 houses, which is currently under construction (approved on appeal: APP/Y3940/W/21/3285458 refers, approved in June 2022).

- 2.11 Also on that side of Sutton Lane, a little further north, is a modern residential development comprising the Sharplands cul-de-sac, which was approved in January 2019. On land immediately to the east of the settlement boundary (a site referred to as land to the east of Church view), permission was granted on appeal for the erection of up to 24 dwellings (ref: APP/Y3940/W/22/3292118 - approved in June 2022).
- 2.12 Permission has most recently been granted for the erection of two new homes (along with the creation of a separate access), on land immediately to the north of Rockwell Cottage. That plot is separated from the rest of the cottage's curtilage by a partially culverted ditch (application PL/2025/06181/FUL refers, approved September 2025).
- 2.13 The application site is not subject to any landscape designations and lies within Flood Zone 1.
- 2.14 A public right of way passes some way to the south and west of the application site, linking Sutton Lane to houses in Queens Close in the village.
- 2.15 The village's Conservation Area lies approx. 60m to the north of Rockwell Cottage (at its closest point). There are no Listed Buildings in close proximity to the site (the nearest being on the High Street, in the centre of the village). Open farmland abuts Rockwell Cottage to the west and south.
- 2.16 Sutton Benger is defined in the Wiltshire Core Strategy as a 'large village', offering a modest range of services, facilities and employment opportunities. These include a primary school, village hall, church, recreation facilities, pub, restaurant, and a doctors' surgery.
- 2.17 The village core straddles the B4069, an east-west road that runs through Sutton Benger, although most of the community facilities lie to the south of this road (closer to the application site), including the school, the village recreation ground and doctors surgery, which are located on Chestnut Road.
- 2.18 The village benefits from public bus services to Chippenham (which run regularly throughout the day on weekdays and into the early evening on Saturdays). Chippenham is also within reasonable cycling distance. Malmesbury is located roughly 6 miles to the north of Sutton Benger. Malmesbury and Chippenham both have secondary schools which are accessible by local buses from Sutton Benger. Lynham lies less than 8 miles to the east of the village by road and Calne is less than 10 miles to the southeast. These nearby service centres provide higher order employment and shopping opportunities.

3. LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 3.1 The provisions pertaining to the Permission in Principle (PIP) route to obtaining planning permission were introduced by the Housing and Planning Act 2016, the Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017, and came into force on 1 June 2018.
- 3.2 The PIP consent route is a two-stage process. The first (PIP) stage establishes whether a site is suitable in principle and, if successful, is followed by a second 'Technical Details Consent' (TDC) stage, when the detailed development proposals are assessed. The scope of PIP is limited to the **location, land use and amount of development**, and only matters relating to these 'in principle' issues are to be considered as part of the first stage. All other matters should be considered at the TDC stage.
- 3.3 Decision pertaining to PIP applications must be made by the local planning authority no more than 5 weeks from the day a valid application is received.
- 3.4 As with planning decisions made in respect of other application routes, the determination of a valid PIP application must be made in accordance with relevant Development Plan policies, unless there are any material planning considerations which indicate otherwise. In this case, the Development Plan comprises the *Wiltshire Core Strategy* (adopted January 2015), the *Wiltshire Housing Site Allocations Plan* (adopted February 2020), and the *Sutton Benger Neighbourhood Plan* (adopted 2025).
- 3.5 Relevant policies within the revised National Planning Policy Framework (NPPF) must also be taken into account, as the Framework is a material planning consideration in its own right.
- 3.6 Given the current lack of a demonstrable 5-year supply of housing land in Wiltshire, the so called 'tilted' balance' set out in paragraph 11 of the NPPF is engaged (as stipulated by Footnote 8 of the Framework). This means that 'relevant development plan policies' which are most important for determining the appeal are deemed 'out of date'. Nevertheless, this does not render development plan policies totally irrelevant, but the *weight* that can be attributed to them must accordingly be significantly discounted. A summary of the policies considered most relevant to the assessment of the current application is therefore set out below.

Wiltshire Core Strategy (2015)

Core Policy 1 – Settlement Strategy

- 3.7 The Council's Settlement Strategy seeks to define where development will be the most sustainable and will help to deliver a stronger economy. Policy CP1 sets out the authority's settlement hierarchy, which comprises four tiers of settlement, defined according to their role and function and how they interact with their wider hinterland. With cross-reference to Core Policy 10 (Spatial Strategy for Chippenham Community Area), Sutton Benger is recognised as a 'large' village within the Settlement Hierarchy.
- 3.8 Under the terms of CP1, development at 'large villages' is generally limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

Core Policy 2 – Delivery Strategy

- 3.9 Policy CP2 sets out a Delivery Strategy to support CP1, including indicative housing figures for each Housing Market Area (HMA). CP2 specifies a minimum housing requirement of 24,740 dwellings over the period 2006-2026 for the North and West Wiltshire HMA (within which the application site is located) out of a total 42,000 dwellings overall (almost 60% of the identified requirements for the County).
- 3.10 The supporting text to the policy makes it clear that the disaggregation of housing figures identified for each Community Area are not intended to be so prescriptive or inflexible as to be ineffective in delivering the housing that is needed. Instead, the figures are intended to provide a strategic context for the preparation of Housing Site Allocation Development Plan Documents and to plan for appropriate infrastructure provision.
- 3.11 Policy CP1 states that, within the defined limits of development in 'large villages,' there is a presumption in favour of sustainable development. CP2 stipulates that other than in circumstances permitted by other policies within the Wiltshire Core Strategy (referred to as 'exceptions policies' listed in paragraph 4.25 of the Strategy), development will not be permitted outside the limits of development.

Core Policy 10 Chippenham Community Area

- 3.12 This policy confirms that Sutton Benger is defined as a 'Large Village' within the District's Settlement Hierarchy.

Core Policy 48 – Supporting Rural Life

3.13 CP48 explains the Council’s approach towards supporting rural communities in locations outside defined ‘limits of development’ of Principal Towns, Market Towns, Local Service Centres and Large Villages, as well as beyond the existing built-up areas of Small Villages. The policy is based on four key objectives:

- Protecting the countryside and maintaining local distinctiveness;
- Supporting the sensitive re-use of built assets to help meet local needs;
- Supporting improved access between places and to services; and
- Supporting the community in taking ownership of local services.

3.14 Policy CP48 confirms that residential development will not normally be permitted in the countryside unless it meets the requirements for policy CP44 (Rural Exceptions sites), or where it involves the conversion or re-use of existing buildings.

Wiltshire Housing Site Allocations Plan (adopted 2020)

3.15 This plan sets out indicative housing requirements by each Community Area. The Plan does not include specific ‘allocation sites’ within Sutton Benger.

Sutton Benger Neighbourhood Plan (2025)

3.16 The Sutton Benger Neighbourhood Plan (SBNP) was adopted earlier this year, following a local referendum in February 2025. It now forms part of the Development Plan for the area.

3.17 The SBNP does not allocate any potential new housing sites, therefore, *any* sites coming forward will need to be treated as ‘windfall’ development.

3.18 The SBNP is silent on the type of development that could come forward outside the settlement boundary. Policy SB10 relates solely to ‘infilling’ within the defined settlement boundary of the village. This approach was questioned as part of the public examination into the draft SBNP and an issue specifically commented on by the Inspector in their Examination Report, the relevant extract from which is highlighted below:

7.77 I have considered these two representations very carefully. I recommend modifications to the wording used to address some of the issues raised by WC. However, in general terms I am satisfied that the approach taken (as modified) meets the basic conditions and draws particular attention to the importance of proposals achieving good design (as captured in Policy SB7). In addition, I am satisfied that the policy proposes a positive context towards new development within the settlement boundaries. In this

context the Plan is silent on the type of development which could come forward outside the settlement boundary. Such an approach is entirely appropriate and any such proposals can be assessed against national and local planning policies.

- 7.78 Otherwise, the policy meets the basic conditions. It will contribute to the delivery of each of the three dimensions of sustainable development.

Replace the policy with:

'Within the built-up area of the villages as shown by the settlement boundary in figure 2, infill development and the redevelopment of previously-developed land or buildings will be supported, where it complies with other development plan policies and the specific design requirements as set out in Policy SB7 (Design).'

(Extract from Inspector's Examination Report into the Draft SBNP)

Other Material Policy Considerations

National Planning Policy Framework (NPPF)

- 3.19 The NPPF (which was last updated February 2025) sets out the Government's planning policies for England, together with guidance on how they are expected to be applied. It is a material consideration in its own right in the determination of planning applications.
- 3.20 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development, which encompasses the three overarching and interdependent economic, social and environmental objectives. It confirms that planning policies and decisions should play an active role in guiding development towards sustainable solutions. In doing so, Local Planning Authorities are instructed to take local circumstances into account to reflect the character, needs and opportunities of each area (paragraph 9 of the Framework refers).
- 3.21 At the heart of the NPPF is a clear presumption in favour of sustainable development (see paragraphs 10 and 11). For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay, or where there are no relevant development plan policies or the policies which are most important for determining the application are out of date (such as is in cases where there is no five year housing land supply), granting permission unless: policies in the Framework provide a strong reason for refusing the proposals; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits having particular regard to key policies such as directing development to sustainable locations, making effective use of land and securing well-designed places (NPPF para. 11 refers).

- 3.22 The Framework instructs LPAs to approach decision-making in a positive and creative way, and to *“work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area”*. The Framework stipulates that decision-makers at every level should *“seek to approve applications for sustainable development where possible”* (paragraph 39 refers).
- 3.23 Paragraph 61 emphasises the Government’s objective of *“significantly boosting the supply of homes”* whilst paragraph 124 confirms that planning decisions should promote the effective use of land. Additionally, paragraph 125 supports the development of under-utilised land and buildings, especially where this would help to meet identified needs for houses especially where land supply is constrained.
- 3.24 Paragraph 73 acknowledges that, in identifying land for new homes, small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are essential for small and medium enterprise housebuilders to deliver new homes that are often built out relatively quickly. It goes on to confirm that in promoting the development of a good mix of sites, local planning authorities should use tools such as permission in principle to help bring small and medium sized sites forward.
- 3.25 In rural areas, the Framework stipulates that decisions should be responsive to local circumstances, supporting housing developments that reflect local needs (paragraph 82 refers). To promote sustainable development in rural areas, the Framework confirms that housing should be located where it will enhance or maintain the vitality of rural communities. Where there are groups of smaller settlements, it acknowledges that development in one village may support services in a village nearby (paragraph 83 of the Framework confirms).
- 3.26 To achieve appropriate densities, paragraph 129 confirms that proposals should take into account the availability of suitable land for different types of housing (and other forms of development), local market conditions and viability, the availability of infrastructure and services (including potential for improvement), as well as the desirability of maintaining an area’s prevailing character (or promoting regeneration and change), alongside the importance of securing well-designed attractive and healthy places.

4. PLANNING ASSESSMENT

Permission in Principle

- 4.1 As referred to in para 3.2 above, the scope of PIP is limited to an assessment of the **location**, **land use** and **amount of development** proposed. All other considerations are addressed at the subsequent TDC stage.

Location

- 4.2 The urgent delivery of new housing in the area is of critical importance, due to the fact that Wiltshire Council are currently unable to demonstrate a 5-year housing land supply.
- 4.3 In light of the revised NPPF and amended 'Standard Method' for calculating Local Housing Needs (LHN), the Council currently have a confirmed housing land supply of only 2.03 years. As a consequence of this, relevant housing delivery policies within the Core Strategy, and the associated 'settlement boundaries', cannot be considered up-to-date. Greater emphasis therefore needs to be placed on the need to grant consent for 'windfall' schemes such as this that are sustainably located, and which will contribute to boosting the supply of homes (NPPF para 61 refers).
- 4.4 NPPF para 11 d) confirms that, where those policies which are most important for determining the application are 'out-of-date' (as is currently the position in Wiltshire), permission should be granted unless:-
- i. *"the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; 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 directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination"*
- 4.5 In this case, the site is *not* located within any protected area nor within the context of assets of particular importance. The development of this site would also make effective use of under-used land that is well related to facilities and services available within Sutton Benger and will therefore help to support the vitality of the village.
- 4.6 Although the application site lies beyond the adopted settlement boundary for Sutton Benger, the site already forms part of an existing residential curtilage. It is also well related to existing

homes in this part of the village, others which are currently under construction, as well as recently approved dwellings (elsewhere within the curtilage of Rockwell Cottage).

4.7 As highlighted earlier, in Fig 6 (section 2 of this report), the adopted Settlement Boundary for Sutton Benger no longer reflects the current built up extent of the village in any event. The built up area of the village has in reality extended much further south, along Sutton Lane from the village centre.

4.8 The application site forms part of the village in every sense, aside from technically falling beyond the out of date 'Settlement Boundary'. Indeed, supporting documents for the SBNP recognise the application site as forming part of the village. For example, the plan on page 8 of the *Design Code of Sutton Benger Parish* (updated March 2024) clearly shows Rockwell Cottage and its curtilage as falling within the recognised 'edge' of the settlement (see extract below – Rockwell Cottage marked with an asterisk).

Edge of Settlement



Fig 7: Extract from Sutton Benger Design Code

4.9 Furthermore, the application site is specifically included in the identification and assessment of the village's various 'character areas' (page 5 of the *Design Code* refers – see extract below, again with the application site marked with a red asterisk). It is abundantly clear that the application site is considered locally as forming part of the existing settlement, albeit not yet formally recognised as such by the LPA in the Core Strategy.



Fig 8: Extract from Sutton Benger Design Code

4.10 Pertinently, attention is drawn to the conclusions reached by officers in respect of the LPA's recent approval of two dwellings on another part of the same planning unit (the existing curtilage associated with Rockwell Cottage) - application PL/2024/10951/FUL refers. A full copy of the Officer's Delegated Report is appended to this statement, however for ease of reference, the relevant paragraphs pertaining to their assessment of whether this location would be suitable for new residential development in the context of the Framework's 'tilted balance', are replicated below:

The site lies within the countryside, ordinarily considered to be unsustainable for new housing as it would not align with the Local Plan's spatial strategy. Further, the application is for market homes; it is not acceptable as an exception site, nor would it be considered rural workers' dwellings. Consequently, the proposal would not accord with any of the permitted exceptions listed in paragraph 4.25 of the Core Strategy; based on this, the proposal would usually be deemed unacceptable in principle and not supported. As a five-year housing land supply cannot be demonstrated and Para 11 (d) is in play, the application is now starting from a 'tilted' position.

In the countryside, development will not normally be permitted other than in accordance with the defined exception set out in WCS unless material considerations indicate otherwise. With the operation of the tilted balance, however, house development, such as the proposal submitted, should be approved unless (i) the application of policies in the framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area and/or (ii) the adverse impacts would significantly and demonstrably outweigh the benefits.

In the absence of any support for this type of location in national policy, material considerations weighing in favour of development are limited to the provision of additional housing, the economic benefits of construction and CIL payments. The proposal is outside any designated development boundary. The framework seeks to boost the supply of housing provision significantly, and it also states that small sized sites can make an important contribution to meeting the housing requirement of an area and while the additional two units would do little to tackle the acknowledged undersupply of housing, and the benefits in terms of increasing supply would be minimal its dose justify a pragmatic approach in a marginal case where the location is significantly more sustainable.

Owing to the location of the site and given the development adjacent to 21 dwellings, the breach in the aims of the development plan is slight and is not considered to be as severe as to render harm in respect of this conflict of great weight as a material consideration. While the site can be deemed to be in an unsustainable location, as is with the development opposite, marginally outside the settlement boundary. As such, it is not considered to be lacking reasonable access to

many services and facilities, bearing in mind that Sutton Benger is identified as a Larger Village, a tier of Settlement identified in Core Policy 1 as having a limited range of employment, services and facilities. It is considered that as part of a balanced assessment, given the proposal is for only two dwellings, the harm would not be severe or demonstrable and, in this case, would be outweighed by the benefits. As such, this application should be supported.

(Extract from Officer's delegated report PL/2024/10951/FUL, highlights added)

- 4.11 The current application site already has some built development on it, albeit an ancillary building associated with the host dwelling (Rockwell Cottage). Proposed independent residential development on this part of the curtilage would not extend new development into the surrounding countryside, as it would be contained within existing established residential curtilage. Furthermore, the site is bounded by mature, dense vegetation, which provides effective screening and a buffer between the site and agricultural land to the west.
- 4.12 The application site comprises 'under-developed' land that is very well related to the existing pattern of development around it. It also benefits from good access to a reasonable range of local services and facilities, without being wholly reliant on use of the private car.
- 4.13 The development of a single dwelling at the site would also be in keeping with the density and grain of adjoining development. In view of its specific context and relationship to the existing settlement, this site therefore represents an appropriate location for development.
- 4.14 Whilst the site falls outside the adopted settlement boundary for the village, owing to its particular context (within the residential curtilage of Rockwell Cottage) and relationship with existing and approved development (including the site currently under construction, on the opposite side of Sutton Lane), it is regarded a reasonably sustainable location.

- 4.15 Whilst there is a technical policy conflict with the Council's 'out of date' spatial strategy, the adopted Core Strategy has patently failed to deliver the housing needed in the area. By officers' own admission, such conflict can only be regarded as 'slight' and not considered severe enough as to render any harm arising from it as having any great weight.
- 4.16 Accordingly, the grant of permission for housing development in this location would not result in any adverse impacts that would significantly or demonstrably outweigh the benefits, a conclusion that is entirely consistent with the Council's recent approval of the two dwellings immediately to the north of Rockwell Cottage.

Land Use and Amount of Development

- 4.17 In view of the existing residential properties immediately adjacent to the application site (on both side of Sutton Lane), the proposed use of the plot for the development of a single new dwelling is contextually appropriate. It would complement existing residential development along Sutton Lane. Furthermore, the development of a new dwelling would be consistent with the existing pattern and grain of development in this part of the village, whilst making more effective use of the site.
- 4.18 As part of its provisions for identifying land for new homes, NPPF paragraph 73 confirms that small and medium sized sites such as this can make an important contribution to meeting the housing requirement of an area and are essential for small and medium enterprise housebuilders who deliver new homes that are often built out relatively quickly. The Framework goes on to confirm that in promoting the development of a good mix of sites, local planning authorities should use tools such as permission in principle to help bring small and medium sized sites forward.
- 4.19 Whilst access and highways are technical issues that will be addressed at the TDC stage, it is worth noting that the application site already benefits for having an established access onto Sutton Lane, with suitable visibility. Vehicle movements associated with the proposed quantum of development would have a minimal impact upon the local highway network.
- 4.20 Whilst scale and design are also issues that will be dealt with at the TDC stage, the indicative drawings show how a reasonably sized family home could easily be accommodated within the proposed plot.

5. CONCLUSION

- 5.1 Applications for stage one PIP are to be determined in accordance with the Development Plan unless material considerations indicate otherwise, but only with regard to an assessment of the proposal's location, land use and the amount of development.
- 5.2 Of overriding importance in this case is the Council's confirmed housing land supply of only 2.03 years. As a consequence of this, the Development Plan policies most relevant to determining the application are out-of-date and the tilted balance under NPPF para 11 d) is engaged.
- 5.3 The application site is not located within any protected area or within the context of assets of particular importance. It has already been established that the site falls within a sustainable location with access to a range of services and facilities in the village that can be accessed on foot. The proposals would also make effective use of under-used land.
- 5.4 Accordingly, the grant of permission for a new dwelling in this location would not result in any adverse impacts that would *significantly or demonstrably* outweigh the benefits, and no material harm or other material considerations have been identified that would prejudice the presumption in favour of sustainable development. This application for Permission in Principle can therefore safely be granted.