
Planning Design and Access Statement

Applicant: Mr S Rogers

Date: November 2025

Site: Land at First Lane, Whitley SN12 8RL

Proposal: Erection of 2 No. self-build dwellings and associated works.



Contents

Sections

- 1.0 Introduction
- 2.0 Relevant background information
- 3.0 Description of proposals
- 4.0 Planning policy context
- 5.0 Planning assessment
- 6.0 Planning balance and conclusion

Appendices

Appendix A: Photosheet

1.0 Introduction

- 1.1 PlanningSphere act for Mr S Rogers who is the prospective purchaser of the application site at First Lane, Whitley, near Melksham.
- 1.2 The enclosed outline planning application seeks permission for 2 No. self-build dwellings and associated access works. The applicant and an associate wish to develop the site for 2 No. self-build dwellings for their own occupation.
- 1.3 The application proposal is submitted following the refusal of a speculative scheme submitted by the landowner on the site in 2021 (LPA Ref. PL/2021/06922). The proposal has been carefully designed to address access and surface water drainage constraints that were identified previously.
- 1.4 This application responds to the specific reasons for refusal and matters discussed in the decision notice and includes new material and relevant considerations that weigh in favour of the application including: demand for self/custom-build plots; and Wiltshire Council's increased annual housing requirement in accordance with the 'Standard Method'. The application is submitted in outline and full details of access with all other matters reserved.
- 1.5 The enclosed outline planning application submission comprises the following:
 - Planning application fee: £2,940.00 plus Planning Portal admin fee of £85.00
 - Application Forms and Ownership Certificates: PlanningSphere
 - Site Location Plan: Ashford Homes (SW) Ltd
 - Planning Parameter Plan: Ashford Homes (SW) Ltd
 - Illustrative Masterplan: Ashford Homes (SW) Ltd
 - Ecological Impact Assessment: Bengrove Ltd
 - Flood Risk Assessment and Drainage Strategy: IMA Transport Planning
 - Planning, Design and Access Statement: PlanningSphere
 - Transport Statement: IMA Transport Planning
 - Validation Schedule: PlanningSphere

2.0 Relevant Background Information

(i) Site Description

- 2.1 The application site of 0.49ha comprises part of an agricultural paddock on the southern edge of Whitley adjacent to the settlement boundary built up area. Shaw primary school is situated 350m from the site.
- 2.2 The site is bounded by First Lane to the north; Corsham Road (B3353) to the east; and a water course to the south known as South Brook. It is accessed from First Lane onto the B3353.
- 2.3 Whitley is located approximately 4km south of Corsham and 2.5km northwest of Melksham (as the crow flies). The settlement has a good range of local facilities including: a primary school, public house and golf course. There are two bus stops on Corsham Road providing public transport access to the Bath-Box-Melksham-Devizes (Nos. 272 and 273 services).

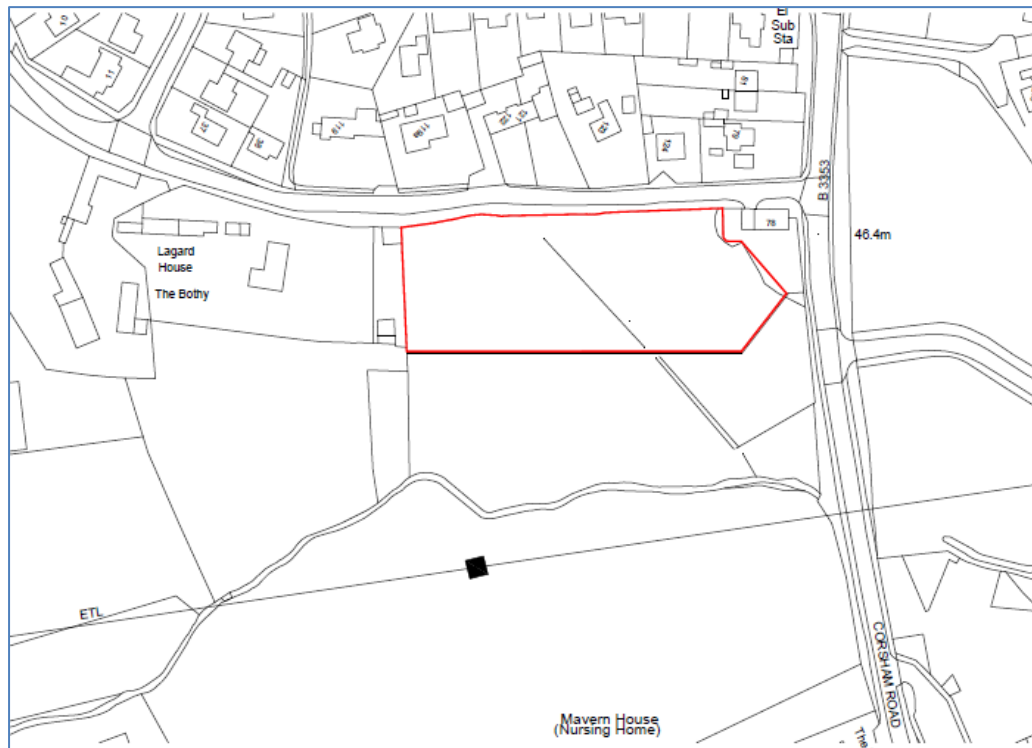


Figure 1. Extract from the Site Location Plan.

- 2.4 The site slopes gently from First Lane towards the watercourse. There is a boundary hedgerow along the First Lane frontage and a number of trees on the north and western boundaries. The submitted Arboricultural Report includes a survey of existing trees (NB. this report was submitted with the 2021 application and is included for information).
- 2.5 The Photosheet at Appendix A includes views from the public footpath that runs south of and parallel to the South Brook (see Photo 5). There are also filtered views of the site from First Lane from the existing gateway (Photo 1). The frontage hedge obscures other views from First lane. There are oblique and more heavily filtered views from Corsham Road (B3553). There are no longer range views.

(ii) Planning history

- 2.6 Relevant planning history recorded on the Council's public access system for the site is set out in the table and subheadings below. It is also of note that details of the site were submitted to the Council's Spatial Planning Team in 2015 and the paddock within which the site is located has the following unique SHELAA Reference Number: 3459.

Reference	Description	Decision
PL/2021/06922	Outline proposal for 4 dwellings and associated access and landscaping works (free go)	Refused 19.10.2021
20/05766/OUT	Erection of up to 9 No. dwellings and associated works (Outline application relating to access)	Withdrawn 30.11.2020

(iii) Pre-application enquiry 16/07809/PREAPP

- 2.7 Ashford Homes (SW) Ltd acquired the site in 2015. An initial pre-application enquiry was submitted to the Council in August 2016 for a 12-unit residential scheme and a community car park. Advice received from the Council noted the location of the site outside of but adjacent to the settlement boundary. The Council's Landscape Officer noted that the site forms part of an open area separating the settlements of Shaw from Whitley but considered that the potential for harmful visual impact on the wider landscape was low.

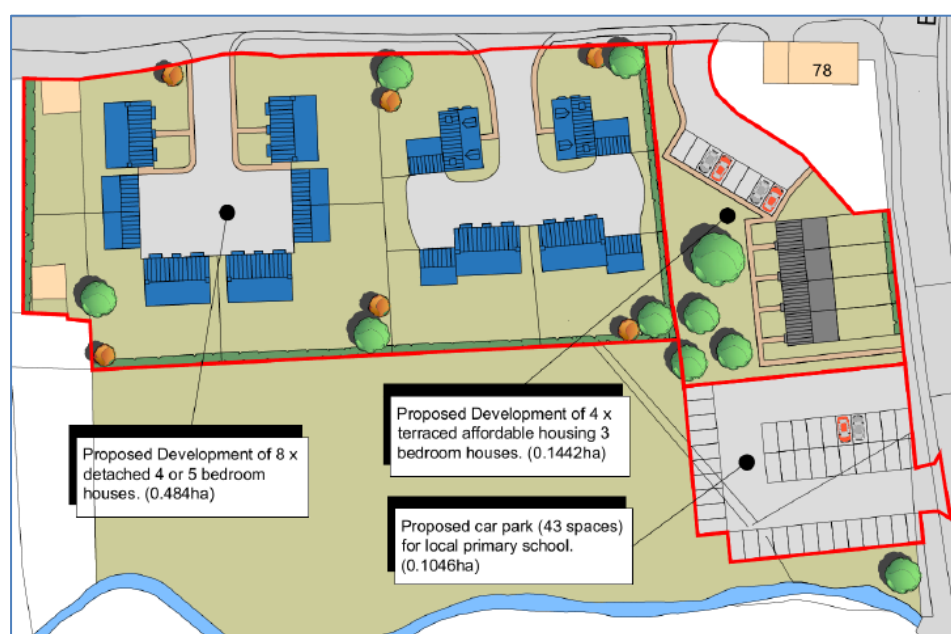


Figure.2: Extract from the 2016 initial pre-application plan which proposed a scheme of 12 No. houses and community car park.

- 2.7 As this initial proposal included a larger site area with built development outside of Flood Zone 1, an FRA was requested. At this time, Wiltshire Council had completed surface water drainage works to the culvert that runs through First Lane and traverses the application site.
- 2.8 Other key considerations included the need to minimise loss of hedgerow through the creation of new access points in order to preserve the setting of Lagard House and the rural character of First Lane. A Phase I habitat survey was requested given that the South Brook was identified as a 'Priority Habitat'.

(iii) Melksham Neighbourhood Plan Steering Group

- 2.9 The applicant engaged directly with the Joint Melksham Neighbourhood Plan Steering Group with the presentation of an alternative 9-unit residential scheme in November 2018. Although the presentation was well received, planning advisors acting for the Steering Group advised that only sites of 10+ dwellings would be eligible for consideration in the Neighbourhood Plan. The site was therefore screened out and was not included in the June 2020 Regulation 14 version of the Joint Melksham Neighbourhood Plan.
- 2.10 Draft proposals were presented to the local community through leaflet drop that took place in June 2020 with copies being sent to the Wiltshire ward councillor and Melksham Without Parish Council. Feedback from the Parish Council and local residents resulted in further scheme refinements that led to submission of a formal outline application.

(iii) Determination of Planning Application 20/05766/OUT

- 2.11 Application proposal 20/05766/OUT sought outline permission for the erection of up to 9 No. dwellings and associated works (outline application relating to access) in response to the pre-application consultation. However, following discussions with the Council in respect of unresolved technical issues relating to highways and drainage, the application was withdrawn on 11th November 2020.

(iv) Determination of Planning Application PL/2021/06922

- 2.12 Following a technical review of the project, application PL/2021/06922 sought outline permission for a smaller speculative scheme of 4 No. dwelling scheme under the 'free go' provision.
- 2.13 An Illustrative Masterplan was submitted to illustrate how a smaller scheme of 4 homes could be accommodated on the site, infilling the area between No. 78 Corsham Road to the east and Lagard House to the west – see extract below.

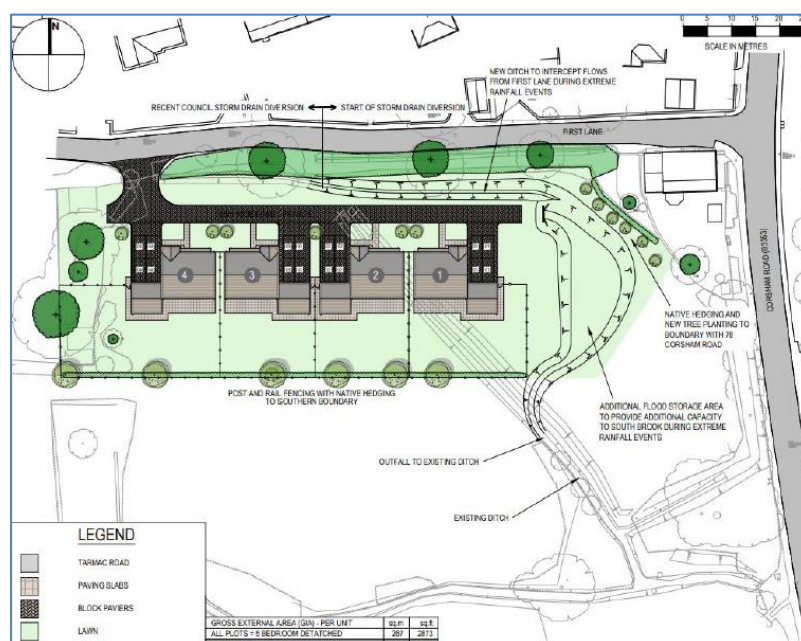


Figure 3: Extract of Illustrative Masterplan for refused application PL/2021/06922 for 4 No. dwellings.

- 2.14 The application was refused under officer's delegated powers on 19th October 2021 for the following 3 reasons:

1 Having regard to all the submissions and relevant policies, including the policies of the Framework taken as a whole, this application is considered to be an inappropriate, unsustainable form of development which would significantly and demonstrably outweigh the benefit of providing additional dwellings in an open countryside location and the provision of employment created through construction processes. As such the proposal is not considered to represent sustainable development being contrary to Joint Melksham Neighbourhood Plan 2020-2026 Policy 6 and Core Policy 1, Core Policy 2 and Core Policy 15 of the Wiltshire Core Strategy and the policies of the NPPF taken as a whole.

2 The proposed development located in the open countryside would detract from the rural character of the area, would result in the urbanisation of the rural landscape and would allow development to encroach upon the northern boundary of Shaw resulting in increasing coalescence between the settlements of Shaw and Whitley. The proposed development therefore fails to conserve and where possible enhance landscape character or relate positively to its landscape setting and is contrary to Joint Melksham Neighbourhood Plan 2020-2026 Policy 17 and Core Policies 51 and 57 of the Wiltshire Core Strategy.

3 It is considered there is insufficient information to determine whether the applicant's drainage strategy would not lead to flooding on site or harmful levels of surface water runoff from the site. The proposed development is therefore contrary to Core Policy 67 of the Wiltshire Core Strategy and advice contained in the Framework.

(v) The Current Planning Application

- 2.15 The current application proposal is for a 2-unit scheme of self-build housing units with an updated vehicular access design and drainage strategy. The application proposals are set out in full in Section 3.0 of this report.

3.0 Description of the Proposals

3.1 This section of the PDAS has been prepared having regard to the Design Council best practice guide 'Design and Access Statements: How to write, read and use them'. As such it explains the evolution and design thinking that has developed the application proposals into the submission scheme.

3.2 National Planning Practice Guidance advises that:

"...a Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users".

3.3 The NPG goes on to state that: *"...the level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long".*

(i) Proposals

3.4 The application proposals are in outline and comprise 2 No. self-build, detached residential properties with vehicle and cycling parking in accordance with adopted Wiltshire Council Car Parking and Cycling Strategies. Visitor parking will also be available within the site and Electric Vehicle Charging Points.

(ii) Site Parameters

3.5 The extent of developable area has been dictated by the site topography, flood data, ecological and transport advice enabling the formulation of a small scheme which will be sensitively sited in this part of Whitley.

3.6 The Parameter Plan (next page) shows how a residential development could be accommodated on the application site without adverse landscape or ecological impacts, including a green buffer, open space and ecological zone and the creation of a bioswale that feeds into the existing drainage ditch.

3.7 In contrast to the previous schemes, as illustrated in Section 2.0, the Parameter Plan retains the existing drainage ditch undisturbed with each of two plots located either of it as part of the newly evolved drainage strategy. The geometry of the proposed access has also been reviewed.

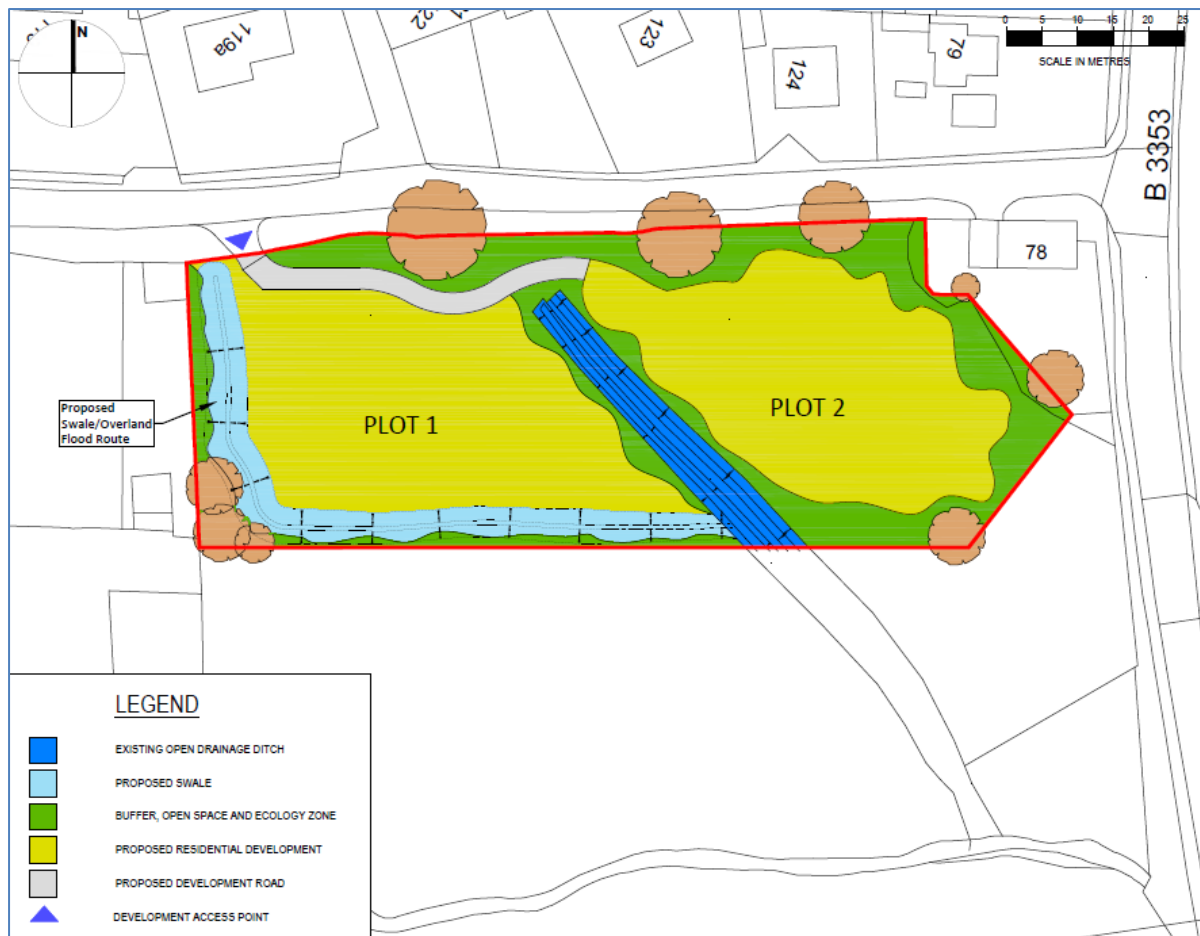


Figure 4. Extract of Proposed Parameters Plan

(iii) Layout

- 3.8 The illustrative Masterplan (extract over page) demonstrates how 2 No. dwellings can be comfortably accommodated either side of the drainage ditch. The proposal, will in spatial and landscape impact terms, relate well to the existing rural character of the settlement without encroaching into the open countryside between Whitley and Shaw.
- 3.9 The boundary which forms the front of the site, along First Lane comprises a line of mature trees that will be retained. This existing green infrastructure will be augmented with additional planting (NB. to be specified at a subsequent reserved matters stage) so as to provide an effective screen to First Lane.



Figure. 4: extract of illustrative Masterplan

(ii) Access and Parking

- 3.10 Access to the site is proposed via a shared private drive from First Lane with a new junction formed in the location of the existing agricultural gateway at the western end of the site frontage. The access has appropriate visibility splays in both directions. The Illustrative Layout makes provision on each plot for a double garage and parking /turning area. Secure cycle storage will be accommodated in the garages. Electric vehicle charging points will also be provided.
- 3.11 Parking standards for the proposed development are in accordance with Wiltshire Parking Standards comprising 3 No. car parking spaces for each dwelling and 1 visitor space to be accommodated within the plot parking. Refer to the enclosed Transport Statement for further details.

(iii) Refuse and Recycling Collections

- 3.12 Refuse and recycling bin collections will be taken from the kerbside of First Lane with bins positioned at the end of the driveway on collection days. The 'carry distance' for residents will be less than the 30m maximum identified in Part H of Building Regulations. The proposed layout of the on-site parking areas also caters for the turning requirements of large vans as typically used for home deliveries and similar. Such vehicles will therefore be able to enter the site and turn within to depart in a forward gear. This will avoid the need for reversing movements on to First Lane and for delivery vehicles to stop on First Lane carriageway.

(iv) Flood Risk and Drainage Strategy

- 3.13 The proposed Drainage Strategy demonstrates that the site can be developed safely without any unacceptable degree of flood risk or increasing flood risk to inhabitants of the new dwellings or third parties. The site has been assessed with respect to all reasonably anticipated sources of flooding with the proposed site layout taking environment agency and historical flood data into account and has been informed by dialogue with Wiltshire Council. The site and proposed dwellings are located within Flood Zone 1 and therefore at a very low risk of fluvial flooding. Finished floor levels will also be set to mitigate against any residual risk in terms of flood levels.
- 3.14 The proposed surface water drainage strategy splits the site into western and eastern catchments and utilizes the existing drainage ditch that traverses the site discharging into South Brook. A shallow swale is proposed to the west of the site to attenuate and re-direct and overland flows from surface water risk conveying them to the existing watercourse. The swale has been designed to accommodate the volume of surface water flood risk indicated on the Environment Agency flood map drawings.
- 3.15 SuDS features are also proposed to manage surface water runoff with tanked permeable paving for the road and driveway areas that will allow attenuation within the permeable subbase and rainwater butts for each dwelling to aid water re-use. Foul drainage will discharge into a Wessex Water foul water sewer to the north of the site.
- 3.16 Subject to detailed design at the reserved matters stage, it has been demonstrated that the application proposal is in compliance with Policy 67 of the Wiltshire Core Strategy and Section 14 of the NPPF.

(v) Ecology, Landscaping and Trees

- 3.17 The proposed site layout has been informed by previous in-season ecological surveys and further analysis from the project ecologists. A suitable landscaping scheme will be designed to complement the proposal and benefit biodiversity. However, self-build and custom-build applications are exempt from biodiversity net gain regulations. The proposed layout has been designed to avoid impact on existing trees and will ensure appropriate separation between trees and dwellings. Further detail can be found in the enclosed Ecological Impact Assessment.
- 3.18 Potential impacts during construction will be avoided and habitat and protected species enhancements will be secured through a Construction Ecological Management Plan (CEMP: Biodiversity) and Landscape and Ecological Management Plan (LEMP).
- 3.19 On this basis the proposals are considered to comply with Policies 50 and 52 of the Wiltshire Core Strategy, relevant section of the Joint Melksham Neighbourhood Plan (JMNP2) and relevant sections of the NPPF and relevant nature legislation.

4.0 Planning Policy Context

(i) Statutory Development Plan

- 4.1 Section 38(6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan unless material planning considerations indicate otherwise.
- 4.2 The statutory Development Plan comprises the Wiltshire Core Strategy (adopted January 2015) and saved policies of the North Wiltshire Local Plan (2011); the Wiltshire Housing Site Allocation Plan (adopted February 2020); and the Joint Melksham Neighbourhood Plan 2 (made August 2025).

(ii) Applicable designations

- 4.3 Whitley is designated as a 'Large Village' where some development is acceptable to meet housing needs and to improve employment opportunities, services and facilities. The application site is located on a parcel of land adjoining the edge of the settlement and is not subject to any Green Belt or other protected landscape designations. The site lies with Flood Zone 1 on the Environment Agency's Flood Map for Planning. It is located outside of the core impact zone of the Bath and Bradford on Avon Special Area of Conservation for Bats.

(iii) Wiltshire Core Strategy

- 4.4 The following Policies from the Wiltshire Core Strategy are relevant to the proposals:
- CP1: Settlement Strategy
 - CP2: Delivery Strategy
 - CP15: Spatial Strategy for the Melksham Community Area
 - CP41: Sustainable Construction and Low Carbon Energy
 - CP45: Meeting Wiltshire's Housing Needs
 - CP50: Biodiversity and Geodiversity
 - CP51: Landscape
 - CP52: Green Infrastructure
 - CP57: Ensuring High Quality Design and Place Shaping
 - CP58: Ensuring the Conservation of the Historic Environment
 - CP60: Sustainable Transport
 - CP61: Transport and Development
 - CP62: Development Impacts on the Transport Network
 - CP67: Flood Risk

(iv) Wiltshire Housing Sites Allocation Plan

- 4.5 The Wiltshire Housing Sites Allocation Plan does not contain any policies relevant to the application.

(v) Joint Melksham Neighbourhood Plan 2: 2020 – 2038 (JMNP2)

- 4.6 The first Joint Melksham Neighbourhood Plan 1 was 'made' on 1 July 2021 and as noted in Section 2.0 above, the application site was put forward for allocation in 2018 but was

screened out by consultants acting for the NP Steering Group on grounds that it was a minor site of less than 10 No. dwellings.

4.7 The second edition of the Neighbourhood Plan proceeded to a local referendum on 31st July 2025 and was 'made' on 4 August 2025 and acknowledges the need to tackle *the difficult issue of housing shortage and need, by taking a positive and proactive approach to managing future development* (Foreword).

4.8 The NP2 contains the following relevant policies:

- Policy 1: Sustainable Design and Construction
- Policy 3: Flood Risk and Natural Flood Management
- Policy 4: Ultra Low Emission Vehicle Charging
- Policy 5: Pre-application Community Engagement
- Policy 6: Housing in Defined Settlements
- Policy 8: Infrastructure Phasing and Priorities
- Policy 11: Sustainable Transport and Active Travel
- Policy 12: Green and Blue Infrastructure
- Policy 13: Biodiversity
- Policy 17: Trees and Hedgerows
- Policy 18: Landscape Character
- Policy 19: Separation of Settlements
- Policy 20: Locally Distinctive, High Quality Design
- Policy 21: Local Heritage

4.10 The NP2 allocates 2 sites in Whitley via the following policies:

- Policy 7.4: Land at Whitley Farm, Whitley
- Policy 7.5: Land at Middle Farm, Whitley

4.11 It is noted that the JMNP2 is silent on the issue self-build provision.

(vi) National Planning Policy Framework (NPPF)

4.12 National planning policy is set out in the NPPF (December 2024) and web-based guidance in the NPPG (from 2014). The revised NPPF places a renewed emphasis on delivering more quality, well-designed homes in areas where they are needed and the importance of providing a choice of homes to address a national shortage. The NPPF reaffirms the legal requirement that applications for planning permission must be made in accordance with the development plan unless material considerations indicate otherwise (paragraph 210, NPPF). The NPPF is itself a material consideration in the determination of planning applications (Paragraph 212, NPPF).

4.13 A summary of the applicable NPPF policies is set out below:

- Achieving sustainable development: 7-10
- The presumption in favour of sustainable development: 11-14
- Decision Making: 39, 40, 48
- Delivering a Sufficient Supply of Housing: 61, 62, 63, 73b, 83, 89
- Promoting Healthy and Safe Communities: 96
- Promoting sustainable transport: 109, 115, 116, 117
- Making effective use of land: 124, 125, 129

- Achieving well-designed places: 131, 135, 136, 137
- Meeting the challenge of climate change, flooding and coastal change: 161, 163, 164, 166, 181, 182
- Conserving and enhancing the natural environment: 187, 193
- Conserving and enhancing the historic environment: 202, 207, 212
- Annex 1: Implementation: 231-233

4.14 Of particular relevance to this proposal are the following extracts from the NPPF:

39. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

4.15 NPPF Paragraph 61 clearly sets out the government's key planning objectives to '...significantly boost' housing delivery with a sufficient amount and variety of land to come forward where it is needed, meeting the needs of groups with specific housing requirements.

4.16 NPPF Paragraph 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.

- | | |
|-----|---|
| 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.

4.17 NPPF Paragraph 73. (b) notes the contribution of small and medium sites to meeting the housing requirement of an area, and the role of small sites in providing self-build and custom build homes.

4.18 NPPF Para 83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies

should identify opportunities for villages to grow and thrive, especially where this will support local services.

- 4.19 NPPF Paragraph 89 is also relevant to this application, recognising that sites to meet community needs in rural areas may have to be found adjacent to or beyond existing settlement...the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

89. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

- 4.20 NPPF Paragraph 116 states that: *Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*

(vii) National Planning Practice Guidance (NPPG)

- 4.21 National Planning Practice Guidance (NPPG) was published on 6th March 2014 and provides a web-based source of supporting guidance to supplement policies in the NPPF.
- 4.22 In response to the question “How can relevant authorities increase the number of planning permissions which are suitable for self-build and custom-build housing?” NPPG: Paragraph: 025 (Reference ID: 57-025-20210508) states:

Relevant authorities should consider how local planning policies may address identified requirements for self and custom housebuilding to ensure enough serviced plots with suitable permission come forward (for example, as a number of units required as part of certain allocated sites, or on certain types of site).

More widely, relevant authorities can play a key role in brokering and facilitating relationships to help bring suitable land forward. This can include:

...when engaging with developers and landowners who own sites that are suitable for housing, and encouraging them to consider self-build and custom housebuilding, and facilitating access to those on the register where the landowner is interested.

- 4.23 In response to the question in NPPF: *What can someone on a register expect?:*

Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. There is no duty on a relevant authority to permission land which specifically meets the requirements expressed by those on the register. Relevant authorities should use preferences expressed by those on the register to guide their decisions when looking at how to meet the duty to grant planning permission etc. This will help ensure that relevant authorities permission land suitable for self-build and custom housebuilding which people are actually keen to develop.

(Paragraph: 028 Reference ID: 57-028-20210508)

- 4.24 The self-build register is run on an annual basis and is organised into 'base periods' (BP), as per the regulations with annual data collected on a district-wide level. Wiltshire is currently in base period 6 (BP6) with self/custom build monitoring periods running from October to October starting from the 31st of October.

(viii) Wiltshire Self Build Register

- 4.25 A data request from WC's Planning Policy Team received on 15th September 2025 has advised that there are 24 seeking plots in Melksham, 21 in West Wiltshire and 182 Wiltshire. applicants seeking plots across Wiltshire's administrative area. NB. the applicant has only recently submitted details to the register so the currently available data does not reflect this.

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

- 4.26 We draw the Council's attention to the annual NaCSBA Report which sets out 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.
- 4.27 The Right to Build Register held by Custom Build Homes has 2,552 subscribers in Wiltshire as reported in April 2024 – see extract below:

Table 1: Demand Figures		
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

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

- 4.28 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:
- 4.29 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.

(xi) Levelling Up and Regeneration Act

- 4.30 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.

(xii) Wiltshire Local Plan Review

- 4.31 The Wiltshire Core Strategy is under review and a Regulation 19 was submitted to the Secretary of State for examination in December 2024. The Draft Plan references the Council's Self and Custom Build Register and identifies that there is demand for self and custom build plots in Wiltshire. 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.
- 4.32 Stage 2 Hearing sessions are commencing on 11th November 2025 with Stage 3 Hearings commencing in February 2026. Accordingly, no weight at present can be ascribed to the development management policies contained within the ELP.
- 4.33 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

(xiii) Wiltshire Housing Land Supply

- 4.34 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 reports¹ and appeal decisions and constitutes a severe shortfall in housing land supply.

(xiv) Wiltshire Council Design Guide 2023

- 4.35 Expanding on Core Policy 57, this Supplementary Planning Document seeks to ensure high quality design and place shaping. The proposed scheme will be designed to comply with the SPD and the reserved matters stage as well as Nationally Described Space Standards (DCLG: March 2015).

(xv) Melksham Design Guide and Codes

- 4.36 The Melksham Design Guidelines and Codes document which has been prepared as part of the updated Neighbourhood Plan includes a section which addresses water management (DC03.11), which sets out the importance of Sustainable Drainage Systems (SuDS), and includes a number of 'overarching principles' that should be applied in development to mitigate against the important issue of flood risk especially in the areas with known surface water flooding issues. An important point to note is that Green and Blue Infrastructure should be holistically planned in conjunction with the flood risk assessment / drainage strategy in order to manage surface water runoff and implement high-quality Blue/Green SuDS solutions on site, and, where necessary, beyond.

¹ *The Officer Report prepared for the August 2025 meeting of the Council's Strategic planning Committee in respect of planning application PL/2024/07097 (Land South of Snarlton Lane, Melksham) stated that the Council can demonstrate a housing supply of 2.42 years*

5.0 Planning Assessment

- 5.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.
- 5.2 Outline planning permission is sought for the erection of 2 No. self-build dwellings on the site with associated access works.

(i) Principle of Development

- 5.3 Whitley is designated as a 'large village' under Core Policy CP1 which outlines the settlement strategy for Wiltshire identifying settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Whitley is identified through Core Policy CP1 where some development is considered acceptable to meet the housing needs of the settlement.
- 5.4 The application site is situated on the southern edge of Whitley adjacent to the existing built up area and is contained by First Lane to the north; Corsham Road (B3353) to the east; and the South Brook water course to the south. It is not subject to any restrictive landscape or ecological designations. Whitley together with Shaw have a good level of local services and amenities, focusing heavily on community-run facilities, education, recreation. There is also good access to the wider range of services, facilities and employment opportunities in nearby Melksham with bus stops near the application site providing non-car means of transport to the market town and beyond. This is discussed further below in consideration of the reasons for refusal for the previous application.
- 5.5 The proposed scheme has been designed to respond sensitively to this location taking known site constraints into account that have been established through earlier pre-application advice and the previous planning application. By virtue of omission from the reasons for refusal for planning application PL/2021/06922 and through the enclosed Parameter Plan it can be established that two dwellings can be comfortably accommodated on the site with regards to plot size and layout allowing flexibility to customise the plot in accordance with details to be agreed through a subsequent reserved matters application.
- 5.6 The reasons for refusal for PL/2021/06922 have informed the applicant's reformulation of the proposed scheme. Our consideration of and response to these matters are set out in the planning justification below.
- 5.7 We also refer to recent planning precedents, housing land supply issues in Wiltshire and the duty to provide custom-build and self-build plots and relevant planning policy in the new NPPF (December 2024).

(ii) Sustainable Location

- 5.8 The Council's first reason for refusal for application PL/2021/06922 relates to whether, having regard to all submissions and relevant policies including the NPPF taken as a whole, the application is considered to be an inappropriate, unsustainable form of development which would significantly and demonstrably outweigh the benefit of providing additional dwellings in an open countryside location and the provision of employment created through construction processes. The Council considered that as such, the proposal did not represent

sustainable development being contrary to the Joint Melksham Neighbourhood Plan 2020-2026, Policy 6 and Core Policies 1, 2 and 15 of the Wiltshire Core Strategy and policies of the NPPF when taken as a whole.

- 5.9 Whitley and Shaw is defined as a *large village* in the adopted Core Strategy where some development is considered acceptable to meet the housing needs of the settlement. In formulating the current proposal, the Melksham Neighbourhood Plan is taken into account together with the Council's duty to provide a supply of self-build homes and housing land supply issues. Noting this we consider that the proposed development as set out in this application has genuine sustainability credentials.
- 5.10 Whilst the current Neighbourhood Plan was published less than five years ago, it does not contain adequate policies or allocations to meet its identified housing requirements. The emerging Wiltshire Draft Local Plan has identified a further requirement of 70 dwellings to be provided in Whitley and Shaw. This need is not being met by the existing Neighbourhood Plan. Furthermore, the Neighbourhood Plan also acknowledges that even with a further allocation, there will be a shortfall of 15 dwellings in the plan period of 2020 – 2038 for the Whitley and Shaw area. It is also silent on self and custom-build provision. Notwithstanding this shortfall, the Council's housing supply position of only 2.42 years weighs significantly in the tilted balance.
- 5.11 Core Policies 1, 2 and 7 of the Wiltshire Core Strategy seek to, amongst other things, strictly control development outside of settlement boundaries, directing development to sustainable locations.
- 5.12 In planning policy terms the site is situated in the countryside albeit adjacent to the settlement boundary for Whitley. However, the site's location outside of a settlement boundary should not be the definitive factor – the assessment of the principle of development needs to consider the site suitability in planning terms and to also apply appropriate weight to the delivery of two self-build plots in the context of demonstrable need and the statutory duty placed on Councils to provide sufficient self-build plots in Wiltshire. Furthermore, the Council can only demonstrate a 2.42 years' housing land supply and therefore the NPPF's 'Tilted Balance' is engaged.
- 5.13 The site is in an accessible location on the southern edge of the settlement adjacent to the existing built-up area which itself has a good range of local facilities including a primary school, public house, community shop and golf course. First Lane links to the B3353 Corsham Road with bus stops providing access to the Bath-Box-Melksham-Devizes service (No's 272 and 273 services) providing genuine non-car travel links to the nearby Melksham and beyond, thereby meeting the overall aims of Core Policies 1, 2 and 7 directing development to sustainable locations.
- 5.14 The proposal in this context also complies with Paragraph 89 of the new NPPF which recognises that sites, to meet community needs in rural areas, may have to be found adjacent to or beyond existing settlements and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 5.15 As noted above, a further limb to the planning case for the principle of development is the delivery of two self-build plots in the context of demonstrable need and the statutory duty that is placed on Councils to provide sufficient self-build plots. The spatial strategy policies in the Core Strategy are silent with regards to self-build housing and do not account for the statutory duty to provide such housing. This is explored in the 'other considerations' section in more detail below.

- 5.16 The proposal would provide two new dwellings contributing towards the local housing supply in a time of significant housing shortfall. Economic benefits would arise from the construction of the dwellings, and the proposal would also make effective use of a site that is not currently used for any beneficial purpose. The provision of 2 No. self-build dwellings would contribute to meeting the significant unmet demand for the provision of such plots in Wiltshire, which the statutory list significantly underestimates.
- 5.17 The applicant would be willing to agree a Unilateral Undertaking to ensure that the proposed plots are developed as self-build units. On this basis, it is considered that the principle of development is clearly established in planning terms with the conflict with the development plan outweighed by the NPPF's support of specialist self-build housing, the legal requirement for provision of sufficient self-build plots, and the wider planning benefits of the proposal.

(ii) Rural Character of Area and Coalescence

- 5.18 The second reason for refusal references the site's location in open countryside for planning purposes, stating that the proposal would detract from the rural character of the area and result in urbanisation of the rural landscape, encroaching upon the northern boundary of Shaw resulting in increasing coalescence between the settlements of Shaw and Whitley.
- 5.19 The JMNP2 seeks to ensure individual settlements retain their character and identity and to prevent the coalescence of settlements. Policy 19 'Separation of Settlements' seeks to ensure that new development proposals respect the separation between settlements such as Whitley and Shaw.
- 5.20 The proposed layout is more modest in scale in comparison the previously refused scheme and has been designed to respond to its edge of village location. Generous landscape and ecological buffers will contain the proposed dwellings within the overall structure of the plot. There is also potential to augment the existing perimeter with new hedgerow and tree planting, which can be secured via a subsequent reserved matters submission.
- 5.21 It is also relevant to note in this context that the Council's Landscape Officer, with reference to the pre-application enquiry in 2016 (16/07809/PREAPP) for a much larger 12 unit scheme, noted that although the site formed part of an open area separating the settlements of Shaw from Whitley, the potential for harmful visual impact on the wider landscape was low.
- 5.22 On this basis it is considered that the proposal would positively contribute to the setting of the village in alignment with the JMNP2 and Core Policies 51 and 57 of the Core Strategy.
- 5.23 The Spatial Strategy of the Wiltshire Core Strategy is reflected within Policy 6 'Housing at Defined Settlements' of the JMNP2 which states that "*housing outside settlement boundaries will be managed in accordance with the adopted Development Plan and should meet evidenced local housing need*". The proposed development is designed to meet the current local need for housing within a sustainable location, which weighs significantly in the decision making process.

(iii) Drainage Strategy

- 5.24 The Council's third reason for refusal for PL/20021/06922 relates to a lack of sufficient information to determine whether the proposed drainage strategy would not lead to flooding

on site or harmful levels of surface water runoff and therefore would not satisfy Core Policy 67 of the Wiltshire Core Strategy or advice contained in the National Planning Policy Framework. The South Brook catchment area has been identified as a priority flood risk area in the Joint Melksham Neighbourhood Plan 2 by both the Environment Agency and Wiltshire Council.

- 5.25 The site is located within Flood Zone 1 as defined on the Environment Agency's Flood Maps for Planning. In terms of drainage, Core Policy 67 of the WCS states all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.
- 5.26 The proposed Drainage Strategy for this application has been carefully considered taking into account site constraints and is fully informed by environment agency data, historical flood data in the area and dialogue with Wiltshire Council. The enclosed Flood Risk Assessment confirms that the proposed development is achievable in a sustainable manner, without increasing flood risk on the development site or within the greater catchment area and would be in accordance with both the NPPF and local policy.
- 5.27 In principle foul sewage would be dealt with by mains sewer and surface water would be attenuated by the implementation of a new Swale which would convey any overland flows to the existing watercourse. Features including tanked permeable paving for the road and driveways and rainwater butts for each dwelling would further attenuate any surface water. It is considered that sufficient evidence has been provided to overcome this reason for refusal and that the full details can be considered and conditioned through a later detailed application to the Council's satisfaction.
- 5.28 As such, there are no technical drainage reasons that would prevent granting planning permission for the current proposal and it complies with relevant development plan and national planning policy guidance.

(iv) Other Material Considerations

Demand for Self-Build and Custom Build Housing: Policy Support and Precedent

- 5.29 The proposal is a self-build project. The importance of all such housing, even on a smaller scale, as established by the NPPF and government policy is very clear. 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 our recent enquiry to the Council's self-build register (Section 4.0 of this Report).
- 5.30 The enclosed Wiltshire Demand Report and evidence from the NaCSBA 2022 Summary Report provides strong evidence that the demand for self and custom build housing is much higher than is reflected in the data on the statutory register.
- 5.31 The Wiltshire Core Strategy does not include any SBCH related policies and its spatial planning policies are silent with regards to self-build housing and do not account for the statutory duty to provide such housing. Given that there is a shortfall of available plots for self-build housing as indicated by the Council's self-build register, it is considered that the Council is failing to meet its statutory duty with respect to the delivery of plots for such dwellings. The NPPF is therefore an important consideration on this matter.

- 5.32 Paragraph 70(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.
- 5.23 In summary, there is a clear unmet need for self build plots in the Melksham Community Area and the wider Council administrative area. On the basis that there is a statutory and national planning policy requirement for the Council to provide plots for people who wish to build their own homes, and with reference to the benefits of the proposal in terms of Self-Build, it is considered that this would outweigh the conflict with the development plan's spatial strategy.

Housing Land Supply

- 5.24 The new NPPF seeks to significantly boost the supply of housing. The proposal would deliver 2 No. self-build dwellings that could be quickly delivered and would assist in the provision of housing in this area in view of the fact that the Council can only demonstrate a 2.42 years' housing land supply and therefore the NPPF 'Tilted Balance' is engaged.
- 5.25 The new NPPF (published December 2024) and the Ministerial Statement² highlighting the need to build more homes published on 30th July 2024, both have status as material considerations. The new NPPF has introduced further changes to the 'Standard Method' of calculating housing need (paragraph 232). These changes will result in an increase of 84% of Wiltshire Council's Housing Need: rising from 1,917 to 3,525 homes per annum³.
- 5.26 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 2 No. self-build homes would make a modest contribution to meeting local housing need in accordance with Section 5 of the Framework.
- 5.27 This evidence weighs strongly in favour of the proposal which would deliver social and economic benefits both during and post construction. It is considered that the provision of custom-build plots in this location would accord with the NPPF when taken as a whole and the considerable need to significantly boost the supply of housing.

(v) Ecological Considerations

- 5.28 The Ecological Impact Assessment enclosed with this application notes that the site does support habitats and protected species of local ecological importance, but impacts can be avoided by suitable environmental working methods; through mitigation through enhancement of existing habitats (the ditch); and compensated by the creation of habitats (additional on-site trees).
- 5.29 The key potential impact relates to the ditch and South Brook waterway and precautionary working methods should be adopted to ensure that there is no pollution of the ditch and

² *Written Ministerial Statement dated 30th July 2024: Building the homes we need (UIN HCWS48)*

waterway. The creation of a bioswale, tree planting and improvements to the ecology of the ditch will mitigate the loss of any on-site habitats.

- 5.30 Whitley is located outside of the core impact zone for Bath and Bradford on Avon bat SAC and the Ecology Report notes that it is unlikely that horseshoe bats use the site more than incidentally with trees with roosting features present are being retained to safeguard against this. Precautionary working methods will be adopted to ensure that the proposal complies with national and local planning policies and objectives for biodiversity conservation including bats and other protected species.
- 5.31 As this is a self-build application, it is exempt from Biodiversity Net Gain (BNG) requirements. However, the scheme through landscaping enhancements will generate biodiversity benefits.

Arboricultural Impact

- 5.32 The Arboricultural Report prepared in 2021, which has been included for information, assessed the trees on the northern boundary of the site. There have been no material changes in the condition of these trees since this survey was undertaken. The proposed internal access road and all related drainage infrastructure work can be implemented without encroachment into the identified root protection zones. An updated Arboricultural Report will be prepared to support a subsequent Reserved Matters application in the event that outline planning permission is granted. The applicant will accept a pre-commencement planning condition requiring the submission of an updated tree protection plan.

(vi) Residential amenity

- 5.33 The Proposed Illustrative Layout and orientation of the proposals is such that the privacy of all existing residents surrounding the application site be preserved. Generous levels of private amenity space to each dwelling will be provided. Internal amenity considerations can be further addressed on the submission of a reserved matters application in terms of detailed design specifications.

(vii) Unilateral Undertaking to Securing Self-build

- 5.34 As noted above, the applicant would be willing to provide a s.106 agreement with the Council to ensure that the proposed plots will be developed as self-build plots.

6.0 Planning Balance and Conclusion

- 6.1 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.
- 6.2 The proposal comprises the erection of 2 No. self-build dwellings (access only) on land at First Lane, Whitley, Melksham.
- 6.3 The 'titled balance' as set out within NPPF Paragraph 11d, is engaged as the Council cannot demonstrate a 5-year housing land supply. The application site is not currently in use for any beneficial purpose and is capable of being developed and delivered within circa 2-years of a grant of a subsequent Reserved Matters approval.
- 6.4 The proposed self-build housing typology also carries considerable weight in favour of the proposal as it would meet a significant identified unmet housing need as evidenced by the Council's Self-Build register, which significantly under reports the actual demand for self-build plot, as explained Section 5.0 above.
- 6.5 The site has good bus links nearby that will enable future residents to have a genuine opportunity to travel by sustainable modes when accessing the local area including the nearby market town of Melksham and beyond.
- 6.6 A safe access can be achieved in the form of simple priority junction. There are opportunities for surface water betterment for the village. There are no other technical factors including heritage, arboricultural, ecological or landscape impacts that would mitigate against granting of outline planning permission for this proposal.
- 6.7 The planning benefits of the proposal, which form part of the overall planning balance, are summarised as follows:
- The proposed development would provide 2 No. self-build dwellings which carries significant weight in the context of the Councils present inability to demonstrate sufficient housing land supply when tested against the NPPF and Wiltshire's housing needs.
 - 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. The proposal would assist the Council in discharging its statutory responsibility for providing self-build plots by meeting an existing and demonstrable need.
 - The proposal represents an efficient and effective use of land providing sustainable windfall development.
 - The application proposal will deliver simultaneously economic, social and environmental benefits.
 - The development will generate economic benefits through the construction period including direct construction employment and local supply chain support.
 - Post-development, future occupiers will support local business, community facilities and services in the village and nearby Melksham.
 - In relation to environmental benefits, the proposal has the potential to offer opportunities for environmental improvements through new landscaping and management of existing

green and blue infrastructure, which will provide a biodiversity net gain and surface water drainage betterment in the local area.

- 6.8 In accordance with Paragraph 11d of NPPF, the Council is respectfully requested to permit the enclosed outline planning application subject to the completion of a Unilateral Undertaking to secure the delivery of 2 No. self-build plots.

Appendix A: Site Photographs

Land at First Lane, Whitley SN12 8RL



The application site is bounded by First Lane to the north, Lagard Farm to the west and No. 78 Corsham Road to the east. As such it represents an infill to the First Lane site frontage.

In spatial planning terms the site relates well to the existing spatial character of the Whitley and does not represent a significant encroachment into the Countryside.

The site is well screened by existing boundary landscaping as evidenced by the following site photographs.

The site is contained by the south by the flood plain associated with the South Brook watercourse. The site lies wholly within Flood Zone 1 as shown on the Environment Agency's Flood Map for Planning.

The application site lies in close proximity to two bus stops on Corsham Road, and there is a direct footway connection from First Lane via Corsham Road to the Shaw Primary School which is c.350m from the site.

Appendix A: Site Photographs

Land at First Lane, Whitley SN12 8RL



Photo 1: The existing field gate access to the application site from First Lane, Whitley. The Council recently completed works to a surface water culvert that crosses First Lane into a drainage ditch in the application site.

Appendix A: Site Photographs



Photo 2: The existing field gate access to the application site from First Lane, Whitley will be used at the proposed point of vehicular access to the application site. This will enable the existing frontage hedgerow to First Lane to be retained. The proposals will also respect the root protection zones of trees on the site frontage and existing trees on western boundary of the application site.

Appendix A: Site Photographs

Land at First Lane, Whitley SN12 8RL



Photo 3: A wide angle view of the application site taken from the south. This shows the mature trees on the western boundary (outside the application site in the grounds of Lagard Farm), the site access onto First Lane, the mature roadside frontage hedge and trees, and No. 78 Cors-ham Road. The existing surface water drainage channel that runs diagonally across of the site is shown in the foreground. The southern limit of development will demarcated by post and rail fencing leaving southern part of the field undeveloped.



Photo 4: A view of No. 78 Corsham Road which shares a eastern / south eastern boundary with the application site. The main aspect of this property faces south although there are ground floor windows that face west. The illustrative layout of the proposal demonstrates that the privacy and amenity of the occupiers of this dwelling will be preserved through: (i) a combination of new boundary treatment; and (ii) careful siting and orientation of the new dwellings which take advantage of the south facing aspect.

Appendix A: Site Photographs

Land at First Lane, Whitley SN12 8RL



Photo 5: A view taken from the public footpath to the south of the application site that runs parallel to the South Brook water course that can be seen in the foreground.

From this key public viewpoint the proposed development will be seen against the backdrop of the existing mature hedgerow and trees to the north and the existing dwellings to the north of First Lane. The proposed dwellings will not break the skyline from this view point.

The black line denotes the approximate limit of development to the south which will demarcated by a post and rail fence. The balance of the field will remain undeveloped.

Appendix A: Site Photographs

Land at First Lane, Whitley SN12 8RL



Photo 6: A view taken from Corsham Road. The existing mature vegetation along the western side of Corsham Road (B3353) will completely screen views of the proposed development in summer months. Only oblique filtered views will be available during the winter months.