



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement

**Outline planning for a proposed erection of a new
build 2-bedroom dwelling at 3 Westfield Chase,
SN8 2DB.**

**Written and prepared by Planning By Design on
Behalf of Peter Day**

Introduction

Planning By Design (the agent) has been instructed to act on behalf of Peter Day (the applicant) to submit an Outline Planning Application (some matters reserved) to Wiltshire Council (the Local Planning Authority) for the proposed erection of a new build 2-bedroom dwelling (the proposal) at 3 Westfield Chase, SN8 2DB (the site).

This application seeks to address the following matters:

- Layout
- Scale

The following matters can be resolved at a reserved matters application:

- Access
- Appearance
- Landscaping

In support of this application, the following Planning Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy, along with supplementary design guidance.

Site Context

The site at 3 Westfield Chase, SN8 2DB, is located within the village of Aldbourne, a well-defined rural settlement in Wiltshire, which is within North Wessex Downs AONB. The property is situated on a quiet residential cul-de-sac accessed via South Street, within a cohesive cluster of dwellings set back from the road. Aldbourne is identified as a Large Village in the Wiltshire Core Strategy, where infill development within the existing built area is supported in principle, provided it respects the character and form of the settlement and avoids encroachment into sensitive landscape settings.

The site comprises part of the curtilage of an existing dwelling and appears to be surplus garden land that is visually contained and well-related to surrounding development. Its location within the established built envelope, proximity to local services, and absence of immediate landscape constraints suggest it may be suitable for modest infill development, consistent with national policy objectives to make effective use of land.

Planning History

There has been one planning application at the site, namely the original planning permission for a new property, ref. K/78/0114/DP. There have been a number of Outline Planning Applications for new dwellings in Aldbourne. Examples are provided in the table below:

Ref	Application	Outcome
15/11598/OUT	Proposed new dwelling	Withdrawn
E/2012/0219/OUT	Erection of four houses together with associated garages, parking and access. Construction of double garage for Foxfield.	Approved
E/2011/1021/OUT	Application for outline planning permission (together with access and layout) for the erection of four houses together with associated garages, parking and access. Construction of double garage for Foxfield.	Refused

Proposed Development

Outline planning permission is sought for the erection of a 2-bedroom dwelling house at the site, adjacent to no.3, as infill development, which would be a continuation of the street frontage. The proposed dwelling would be detached and set back from the road, and minor in scale. The proposed site layout provides ample off-street parking for the dwelling in its frontage, with abundant external amenity space in the form of a private garden to the rear. It is expected that the proposed development will be in keeping with the prevailing character of the area, with materials, style and form matching the local vernacular.

Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- National Planning Policy Framework (2024)
- National Planning Practice Guidance
- Wiltshire Core Strategy (Adopted 2015)
- North Wessex Downs AONB Management Plan
- Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015),

Specific Sections and Policies:

National Planning Policy Framework 2024 (NPPF)

- Section 2: Achieving sustainable development,
- Section 5: Delivering a sufficient supply of homes,
- Section 11: Making effective use of land,
- Section 12: Achieving well-designed and beautiful places.
- Chapter 15: Conserving and enhancing the natural environment

Wiltshire Core Strategy 2015

- CP1: Settlement Strategy
- CP2: Delivery Strategy Core
- CP 14: Spatial Strategy for the Marlborough 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
- CP60: Sustainable Transport
- CP61: Transport and Development
- CP62: Development Impacts on the Transport Network
- CP64: Demand Management

Supplementary Planning Guidance

- Wiltshire Local Transport Plan 2011 – 2026: Car Parking Strategy (March 2015),
- DCLG, Technical housing standards – nationally described space standard, published March 2015 and revised in May 2016

Assessment

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the NPPF and Council to demonstrate why the proposal should be considered acceptable in principle and in strict accordance with the Council's development criteria.

The main considerations of this application are the potential impact of the scheme on the

- Principle of Development
- Design and Visual Impact
- Impact on the AONB and Special Landscape Area
- Neighbouring Amenity
- Highways Impact
- Ecology
- Biodiversity Net Gain

Principle of Development

The proposed development at 3 Westfield Chase, SN8 2DB, seeks outline planning permission for the erection of a modest, detached 2-bedroom dwelling within the curtilage of an existing property in the village of Aldbourne. The site lies within the defined built envelope of the settlement and forms part of a cohesive residential cul-de-sac, accessed via Marlborough Road. Aldbourne is designated as a Large Village under Core Policy 1 of the Wiltshire Core Strategy, where infill development is supported in principle, subject to compliance with relevant spatial, design, and environmental policies. The site is well-related to existing development and represents an appropriate opportunity for limited infill, consistent with Core Policy 2 and Core Policy 14 (Spatial Strategy for the Marlborough Community Area), which support proportionate residential growth within designated settlements. The proposal therefore aligns with the strategic objectives of the Wiltshire Core Strategy and the National Planning Policy Framework (2024).

Under Section 2 of the NPPF, the presumption in favour of sustainable development applies where local planning authorities cannot demonstrate a five-year housing land supply. Wiltshire Council's latest position statement (June 2025) confirms a supply of only 2.42 years, thereby engaging paragraph 11(d) of the NPPF. The proposed dwelling represents a sustainable and proportionate contribution to local housing need, consistent with Core Policy 45 (Meeting Wiltshire's Housing Needs) and Section 5 of the NPPF (Delivering a sufficient supply of homes). The proposal also contributes to the local housing mix by introducing a modest, detached family size dwelling that complements the existing pattern of development and supports a more balanced range of accommodation within the village.

The site comprises surplus garden land that is visually contained and capable of accommodating a modest dwelling without adverse impact on neighbouring amenity or local character. The proposal supports the objectives of Section 11 of the NPPF (Making effective use of land) and Core Policy 57 (Ensuring High-Quality Design and Place Shaping), with the indicative layout demonstrating appropriate scale, massing, and separation. The dwelling would be set back from the road, continuing the existing street frontage and reinforcing the prevailing pattern of development.

The site lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), where development must conserve and enhance the landscape character. The proposal is minor in scale, suitable in its design and contained within the built form of the village, avoiding encroachment into open countryside or sensitive landscape settings. It is therefore consistent with Chapter 15 of the NPPF, and Core Policy 51 (Landscape), as well as the aims of the North Wessex Downs AONB Management Plan. The scheme also respects biodiversity principles under Core Policy 50 and avoids harm to green infrastructure assets under Core Policy 52.

The proposed dwelling benefits from direct access to Westfield Chase and includes provision for off-street parking in accordance with the Wiltshire Local Transport Plan Car Parking Strategy (2015). The site is within walking distance of local services and public transport links, supporting sustainable travel objectives under Core Policies 60, 61, 62, and 64.

The proposed development represents a sustainable, policy-compliant infill scheme within the built area of Aldbourne. It contributes positively to local housing supply, respects the character and form of the settlement, and avoids harm to the AONB or wider landscape setting. In light of Wiltshire Council's current housing land supply shortfall, the proposal benefits from the presumption in favour of sustainable development and should be supported in principle.

Design

The proposed dwelling has been carefully designed to ensure a high standard of architectural quality while responding sensitively to the site's location within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The indicative layout shows a modest, detached 2-bedroom property set back from the road, continuing the established street frontage of Westfield Chase. The scale, massing, and orientation of the dwelling are proportionate to the plot and consistent with the surrounding built form, ensuring visual harmony and avoiding overdevelopment.

Materials, roof form, and detailing will be selected to reflect the local vernacular, with reference to adjacent properties and the wider character of Aldbourne. The use of traditional finishes and sympathetic proportions will reinforce the sense of place and contribute positively to the streetscape. As such, the scheme accords with Core Policy 57 of the Wiltshire Core Strategy, which requires development to be locally distinctive, contextually appropriate, and of high design quality. In addition, the proposal aligns with Section 12 of the National Planning Policy Framework (2023), which emphasises the importance of achieving well-designed and beautiful places. Section 12 of the NPPF sets out that good design is a key aspect of sustainable development and that planning decisions should ensure developments are visually attractive, sympathetic to local character, and function well over the lifetime of the development. The proposed dwelling meets these objectives by reinforcing the established pattern of development, respecting the form and appearance of neighbouring properties, and contributing positively to the overall quality of the built environment.

It also complies with Core Policy 51 (Landscape), which seeks to protect, conserve, and, where possible, enhance the character and quality of Wiltshire's landscapes, particularly within designated areas such as the AONB. The proposed dwelling is contained within the built envelope of the village and does not encroach into open countryside or sensitive landscape settings. Its modest scale, careful siting and appropriate design ensure that it will not detract from the visual amenity or landscape character of the AONB. Also, in conjunction with Chapter 15 of the NPPF (Conserving and enhancing the natural environment), the proposal demonstrates a landscape-led approach to design, ensuring that the development integrates seamlessly with its surroundings and contributes to the overall quality and sustainability of the built environment.

Taken together, the proposal demonstrates a landscape-led and design-conscious approach that integrates successfully with its context, upholds the character of the AONB, and delivers a high-quality residential environment in accordance with national and local policy.

Impact on Neighbouring Amenity

The proposed development has been carefully designed to ensure that it does not result in any adverse impact on the residential amenity of neighbouring occupiers. The proposed dwelling would be positioned within the present curtilage of No. 3 Westfield Chase, with sufficient separation from adjacent properties to avoid any overbearing or enclosing effects. The layout and orientation of the proposed dwelling have been informed by the need to preserve privacy and outlook for both existing and future residents. Importantly, the proposed design includes no side-facing windows, thereby eliminating the potential for direct overlooking into the private amenity spaces or habitable rooms of adjacent dwellings. Principal windows will be located on the front and rear elevations only, maintaining a respectful relationship with neighbouring properties and reinforcing the established pattern of development. The building will also be set back from the road in line with the prevailing building line, and its massing will be modest, ensuring that it does not dominate the streetscape or overshadow neighbouring gardens.

The proposed dwelling has been designed to ensure a high standard of internal and external living conditions for future residents, in accordance with the Nationally Described Space Standards (NDSS) and the design principles set out in Section 12 (para. 135) of the National Planning Policy Framework (2024). The internal layout will meet or exceed the minimum gross internal floor area required for a 2-bedroom, 2-storey dwelling, ensuring sufficient space for day-to-day living, circulation, and storage. Each habitable room will be appropriately proportioned and arranged to provide functional and comfortable accommodation, with particular attention given to natural light, ventilation, and outlook.

All principal rooms will be served by suitable windows to the front and rear elevations, allowing for ample daylight penetration and passive ventilation. Window placement and room orientation have been considered to optimise cross-ventilation. Externally, the dwelling will benefit from a private rear garden of sufficient size to support outdoor amenity and planting, as well as off-street parking to the frontage. The layout ensures that future occupiers will enjoy a high standard of residential amenity, with good access to light, air, and private space.

The scheme therefore complies with Core Policy 57 of the Wiltshire Core Strategy, which requires development to protect, respect, and, where possible, enhance the amenity of existing occupants. It also aligns with the design principles set out in Section 12 of the National Planning Policy Framework (2024), which emphasise the importance of creating places that are safe, inclusive, and respectful of their surroundings. The proposal demonstrates a clear commitment to safeguarding residential amenity through thoughtful siting, restrained scale, and sensitive design, and should be considered acceptable in this regard.

Highway Matters

The proposed development benefits from a sustainable and accessible location within the built envelope of Aldbourne, a designated Large Village under the Wiltshire Core Strategy. The site is located within Westfield Chase, a quiet residential cul-de-sac accessed via Castle Street, and forms part of a cohesive group of dwellings. The surrounding area is well-connected by local roads and pedestrian routes, with easy access to village amenities and regular bus services to Marlborough and Swindon, supporting sustainable travel choices.

The proposal includes dedicated off-street parking within the frontage of the new dwelling for no.2 cars, in accordance with the Wiltshire Local Transport Plan 2011–2026: Car Parking Strategy (March 2015). The layout ensures that parking is safely accommodated without compromising the visual amenity of the street scene or obstructing pedestrian movement.

The development is modest in scale and will not generate significant traffic or place undue pressure on the local highway network. It complies with Core Policies 60 (Sustainable Transport), 61 (Transport and Development), 62 (Development Impacts on the Transport Network), and 64 (Demand Management) of the Wiltshire Core Strategy, and aligns with Section 9 of the National Planning Policy Framework (2024), which promotes safe, inclusive, and sustainable access for all users. The proposal, therefore, represents a well-located and policy-compliant scheme in terms of transport and accessibility.

Ecology and Biodiversity Matters

Core Policy 50 of the adopted Wiltshire Core Strategy (WCS) requires all development proposals to protect, conserve, and, where possible, enhance biodiversity and geodiversity. This includes safeguarding important habitats and species, maintaining ecological networks, and ensuring that any adverse impacts are appropriately avoided, mitigated, or compensated. The policy also encourages the integration of biodiversity enhancements into the design and layout of new development, such as native planting, habitat creation, and features that support species movement and connectivity. The National Planning Policy Framework (2024) reinforces this approach under Chapter 15. In addition, the Environment Act 2021 introduces a statutory requirement for all major developments to deliver a minimum 10% biodiversity net gain (BNG).

The Biodiversity Net Gain (BNG) Assessment for 3 Westfield Chase, Aldbourne, was prepared by ProHort Limited in October 2025 to support a planning application for a new dwelling. The site comprises a residential garden with no designated ecological sites nearby, though priority deciduous woodland lies to the north. The baseline habitat includes a vegetated garden, sealed surfaces, and a small area of unsealed hardstanding, with a total biodiversity value of 0.07 habitat units. Post-development, the site will deliver 0.01 habitat units, resulting in a 2.48% net gain. This falls short of the 10% statutory requirement under the Environment Act 2021 and Wiltshire Council policy, necessitating the acquisition of 0.01 off-site biodiversity units or statutory credits. The assessment follows DEFRA's statutory biodiversity metric and applies the mitigation hierarchy, concluding that on-site mitigation is not feasible due to the scale of development. Recommended enhancements include installation of a bird box and bee bricks to support local species, particularly in light of nearby woodland habitats.

The client is happy to comply with the above.

Other Matters

Drainage/ Flood Risk

Policy CP67 of the WCS requires that all new development include measures to reduce the rate of rainwater runoff and improve rainwater infiltration into the soil and ground (sustainable urban drainage). Details of this, as well as a comprehensive drainage strategy, can be secured within the reserved matters phase.

Carbon Net Zero and Renewables

Regarding meeting net carbon zero goals, the property will be required to meet EPC regulations for national and local standards, for the Domestic Minimum Energy Efficiency Standard (MEES) Regulations and those associated with the C3 dwelling house for new builds. We welcome conditions and guidance related to this from the council.

No details of renewable energy technologies have been described yet in the proposed submission drawings, i.e. solar panels and heat pumps, as of yet. This can be addressed at the reserved matters phase.

Planning Balance

Overall, the proposed development is expected to contribute positively to the three pillars of sustainable development as defined in Section 2 of the National Planning Policy Framework (2024).

Economically, it supports local construction activity and contributes to housing delivery in a designated Large Village. Accommodation development also benefits the wider local economy by increasing footfall and spending in nearby high streets, shops, and services. New residents support local businesses through everyday purchases, helping sustain retail, hospitality, and community infrastructure. This ongoing economic activity strengthens village vitality and contributes to the resilience of the local area.

Socially, it provides a modest, policy-compliant addition to the housing stock in a sustainable location with access to services, public transport, and community infrastructure. The dwelling is well-designed, meets Nationally Described Space Standards, and offers good internal and external living conditions for future occupiers without compromising the amenity of neighbours.

Environmentally, the proposal is contained within the built envelope of the village and avoids encroachment into open countryside or sensitive landscape settings. The design respects the character of the local area, including the North Wessex Downs AONB, ensuring that landscape and scenic beauty are preserved.

The development integrates sensitively with its surroundings, avoids adverse impact on neighbouring amenity, and maximises the efficient use of land in line with Section 11 of the NPPF. It accords with the presumption in favour of sustainable development under paragraph 11(d), and there are no adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole. Planning permission should therefore be granted.

Conclusion

The proposal presents an appropriate use and sustainable scheme that will not lead to any adverse impact on the nearby environment. The proposal is in line with local and national planning policy and guidance. The proposal will deliver significant social and economic benefits to the applicants and the local community, while not resulting in any detrimental harm to the surrounding area, neighbouring occupiers or local existing uses.

We kindly request that the Council support this application. Should the Council have any further questions in relation to this proposal, do not hesitate to contact Planning by Design.