



RCC TOWN PLANNING CONSULTANCY



Site: Land adjacent to 42 Yard Lane, Netherstreet, Bromham

Proposal: Outline application for the erection of one self-build dwelling and associated works

On behalf of: Mr E Dalby

Date of Issue: October 2025



RCC TOWN PLANNING CONSULTANCY

PLANNING STATEMENT

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1.0 BACKGROUND AND DEVELOPMENT PROPOSAL

- 1.1 This statement has been prepared on behalf of the applicants to support their outline planning application for erection of a detached self-build dwelling and associated works on land adjacent to 42 Yard Lane, Bromham.
- 1.2 The proposal is to make the best use of this land in Netherstreet, Bromham, by erecting a detached dwelling. The outline application includes details of the siting of the proposed dwelling and means of access. All other matters are reserved for later consideration.
- 1.3 The purpose of this statement is to provide a framework to explain how the proposed development is a suitable response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users.
- 1.4 It is intended that the proposed house will be a self-build dwelling to be occupied by the applicants. The application site and the surrounding farm is owned by Mrs S Dalby, the applicant's mother. As such certificate B has been completed and notice served on Mrs S Dalby. The land comprising the application site will be transferred to the applicants once planning permission is granted for the development. We understand that the self-build legal agreement will need to be signed by all parties.
- 1.5 In terms of planning history, planning permission was refused in 1976 for one dwelling (K/76/0647).
- 1.6 In February 2017 consent was granted for the conversion and alteration of existing domestic outbuilding at 42 Yard Lane to ancillary facilities (16/01132/FUL).
- 1.7 In 2016, planning consent was sought for the demolition of the existing house and outbuildings at 42 Yard Lane and the construction of a replacement dwelling and outbuilding (16/11968/FUL). This application was withdrawn.
- 1.8 In June 2017 a revised scheme was submitted for the demolition of the existing house and outbuildings at 42 Yard Lane and the construction of a replacement dwelling and outbuilding (17/06147/FUL). This application was approved in November 2017.
- 1.9 In September 2018, planning permission was granted for the variation of condition 2 of 17/06147 to provide for a changed design and footprint of the outbuilding (18/06562/VAR).
- 1.10 Consent has also been granted for the erection of a replacement dwelling and garage with granny annexe at no 46 Yard Lane in December 2017 (17/10598/FUL).



2.0 SITE CONTEXT

- 2.1 The application site is located in Netherstreet, Bromham on the south side of Yard Lane, around 315m from its junction with the A342 and comprises a domestically grazed paddock of 0.28ha. The paddock extends further to the south and west of the site, with agricultural land beyond and on the opposite side of Yard Lane. Housing extends eastwards from the site along the south side of Yard Lane and also westwards on the opposite side of the road towards the A342, see figure 1 below. The large village of Bromham is located to the west of the site, just beyond the A342.

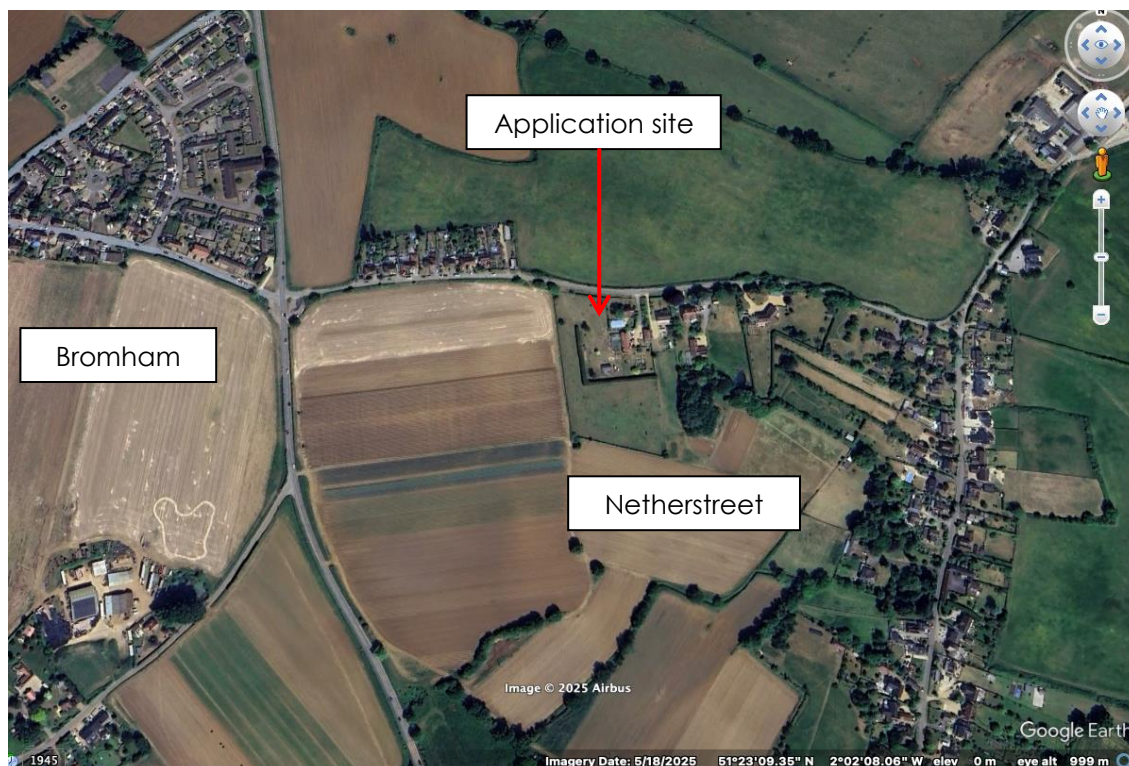


Figure 1 – Application site context

- 2.2 Historically the application site was used as a small holding but that use ended some years ago. Figure 2 over shows an aerial view of the application site in 1976. At this time the site contained numerous glasshouses. The applicant's parents bought the site in 2006.
- 2.3 The application site lies immediately to the west of 42 Yard Lane and comprises a fairly level grazed paddock. There are a number of recently planted trees scattered around the paddock and several timber buildings. The front boundary is delineated by a timber post and rail fence with a formal Leylandii hedge maintained at around 2m in height. There is an existing vehicular access point from Yard Lane within this boundary.
- 2.4 The site is well defined and separated from the wider paddock and surrounding agricultural land to the south and west by Leylandii hedges originally planted as wind breaks when the land was used as a small holding (seen in figure 2 over). These are maintained at around 3m in height and have a residential character.

- 2.5 The eastern boundary and remainder of the western boundary are delineated by post and rail fences, with native species hedging along the western boundary.



Figure 2 – Aerial view of application site taken in 1976



Figure 3 – View of application site looking south



Figure 4 – View of application site looking north west towards existing access

- 2.6 There is a wide grass highway verge with some tree planting between the road and the leylandii hedge, see figure 5 below.



Figure 5 – Site frontage

- 2.7 To the east, the existing house at 42 Yard Lane is a two-storey red brick Victorian property facing on to Yard Lane, see figure 6 below. This property is owned by the applicant's mother. As set out above, planning consent has been granted for the replacement of the existing dwelling with a larger property. Figure 7 below shows the elevations of the approved dwelling.



Figure 6 – 42 Yard Lane and neighbouring properties



Figure 7 – Approved elevational details for replacement dwelling

- 2.8 42 Yard Lane is enclosed with a timber post and rail fence and mature conifer hedge along the front roadside boundary.
- 2.9 There are a number of large outbuildings within this property, situated to the rear (south) of the main dwelling. These include a large double span glasshouse, a large polytunnel, a new domestic outbuilding located to the west of the driveway and a single storey structure situated to the east of the drive.
- 2.10 The site lies outside of the North Wessex Downs National Landscape and the only public right of way in the vicinity is situated at some distance to the south of the site with the intervening conifer hedge, glasshouses and outbuildings.

3.0 PLANNING POLICY

- 3.1 The planning policy framework relevant to this proposal is the Wiltshire Core Strategy 2015 (WCS).
- 3.2 The site is located within the designated area of the Emerging Bromham Neighbourhood Plan. The Parish Council is currently in the early stages of preparing the Plan and to this end a community consultation event was undertaken towards the end of 2024 to seek the community's views for locating allocations as part of the early stages of site selection. Since that time, further evaluation of the site options has taken place together with policy development.
- 3.3 Material considerations comprise the following:
- Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy
 - The Wiltshire Design Guide (2024)
 - National Planning Policy Framework 2023 (NPPF)
 - National Planning Practice Guidance (NPPG)
- 3.4 Wiltshire Council is developing a new local plan that is expected to replace the WCS for the period to 2038.
- 3.5 The Bromham Neighbourhood Plan is in the preparation stage with site options being published.
- 3.6 The relevant policies and guidance are set out in the associated tables:

WILTSHIRE CORE STRATEGY

Policy	Title
CP1	Settlement strategy
CP2	Delivery strategy
CP12	Devizes Community Area
CP50	Biodiversity and Geodiversity
CP51	Landscape
CP57	Ensuring high quality design and place shaping
CP60	Sustainable transport
CP61	Transport and new development
CP64	Demand Management

NATIONAL PLANNING POLICY FRAMEWORK

Policy	Title
5	Delivering a sufficient supply of homes
9	Promoting sustainable transport
11	Making an effective use of land
12	Landscape
15	Conserving and enhancing the natural environment



4.0 PLANNING ASSESSMENT

4.1 The main planning issues to be discussed are:

- Principle of the development of the site for a single dwelling, including reference to the current 5-year housing land supply position,
- Sustainability of location
- Parking and highway safety
- Siting and wider visual impact,
- Ecology,
- Residential amenity
- Planning balance

Principle of Development

- 4.2 The spatial vision and underlying principles for the delivery of residential development within Wiltshire are set out in policies CP1 and CP2 of the WCS. A settlement hierarchy (namely principal settlements, market towns, local service centres and large and small villages) is set out at CP1. The delivery strategy is set out in CP2, providing more detail of the scale of development to be permitted.
- 4.3 In considering the principle of the proposed development, policies CP1, CP2 and CP12 of the WCS are key considerations, together with the policies of the NPPF.
- 4.4 Policy CP12 deals with the Devizes Community Area and identifies Bromham as a Large Village where there is a presumption in favour of permitting sustainable development within the designated Limits of Development (LOD). The application site is situated beyond the LOD for Bromham but within the hamlet of Netherstreet and is well related to existing neighbouring dwellings, with residential properties running to the east on the south side of the road and further properties to the west on the north side of the road.
- 4.5 Additional support for this site to be utilised for the provision of a new home can be found within the NPPF, which carries great weight as the most up to date planning document. Paragraph 61 emphasises one of the Government's key objectives of significantly boosting the supply of homes. Paragraph 73 recognises the important contribution small and medium sized sites, such as this proposal, can make in contributing towards meeting the housing requirement of an area, and acknowledges the benefit that they can make as they are often built-out relatively quickly. To this end, paragraph 70 goes on to state that local planning authorities should *'support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements.'*
- 4.6 We therefore submit that the principle of the proposed development of this site in a sustainable location, for one modest dwelling is clearly supported by policies of the WCS and the NPPF.



- 4.7 It is also noted that the application site is on the shortlist of potential site options for housing development in the early stages of the Bromham Neighbourhood Plan, identified as Site 26. The Site Option Assessment Report states that this small site currently forms part of a residential garden and pony paddock, noting that whilst it is outside the settlement boundary of Bromham it is within the hamlet of Netherstreet. The Report goes on to advise that although the site is remote from the services and facilities of the village, the site is in good proximity to the public transport options available, with regular bus services available on the A342 located less than 400m from the site (noting that 400m is equal to approximately 5 mins walk).
- 4.8 Of significance to this proposal is national planning policy contained within the NPPF which requires LPAs to identify a five-year supply of specific deliverable sites to meet housing needs, with an appropriate buffer. In such circumstances the NPPF states that Local Plan policies that seek to restrict the supply of housing (in this case Core Policies 1, 2 and 12 mentioned above) are considered to be out of date and applications for housing development should instead be considered in line with the NPPF. This matter is discussed further in the planning balance section below.
- 3.7 It is also noted that the emerging Wiltshire Local Plan is substantially short of meeting the full local housing need for the Council. The latest figures suggest that the emerging Local Plan is meeting less than 60% of full local housing needs. There are also many significant outstanding unresolved objections to the emerging plan and as such the substantial shortfall in HLS is unlikely to be resolved in the near future.
- 4.9 A further significant consideration in this case is that the Local Planning Authority has a duty to supply enough self and custom build housing to meet the register as per the Self build and Custom Housebuilding Act 2015 (as amended). The proposed scheme is for a self-build dwelling, which would contribute towards the Local Planning Authority meeting its self & custom build requirement.
- 4.10 We therefore submit that the proposal is a sustainable form of development which is commensurate in scale with neighbouring properties and suitably accessible to wider facilities in the nearby vicinity. The proposal would make effective use of an under-utilised parcel of land. The scheme would support the vitality of the Bromham community whilst also making small, yet positive contributions to housing land supply and towards the Local Planning Authority meeting its self & custom build requirements. The principle of the proposal is therefore fully supported by both the WCS and NPPF.

Sustainability of the location

- 4.11 The large village of Bromham benefits from a range of local facilities including a public house, primary school, pre-school, church and social centre. A bus stop lies less than 400m from the application site, with frequent bus services running in both directions towards Chippenham and Devizes. Consequently,



although the site lies in a 'countryside location' insofar as planning policy is concerned, it does benefit from reasonable access to a wide range of local and larger facilities which are on offer in the area and is also well related to neighbouring dwellings. It is an accessible location, immediately adjacent to other residential properties and in no way can the site be described as isolated or distant from the village. We would therefore contend that it seems illogical from a sustainability argument to oppose the net gain of one dwelling in this location.

- 4.12 Core policies 60 and 61 discourage development where it would lead to an overreliance on the private car as a mode of travel. In reality, it is no more or less practical to cycle to the village centre from the application site in comparison to the nearby residential properties in Netherstreet. Occupiers of the property are therefore likely to rely on a mix of cycling and private car for day-to-day trips to the village centre and also by public transport from the nearby bus stops to larger centres of Devizes and Chippenham further afield. Given the short distance to the village centre most car journeys will be relatively short.
- 4.13 Although it is acknowledged that the proposal for an additional dwelling in this location introduces some conflict with the transport policies of the core strategy, the increase in traffic generation associated with one additional dwelling is limited and is not considered to result in a significant cumulative highways impact. The NPPF, at paragraph 110, emphasises that "*opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making*". This is very much the case here with a site that lies close to the village and settlement framework and, in reality, is no more or less sustainable than the surrounding residential dwellings in terms of transport movements.
- 4.14 There are recent decisions at Purton and Netherstreet for single dwellings issued by the Council that are relevant to the consideration of this issue. In the examples the sites lie outside of the relevant LOD yet greater weight was afforded to the lack of housing land supply and the benefit a single dwelling would contribute towards provision.
- 4.15 Outline planning permission was approved under PL/2021/04596 for the demolition of a bungalow and erection of two dwellings at 72 West Winds, Netherstreet, Bromham, SN15 2DP. The relevant committee report notes that "*the development would bring a benefit in terms of a net increase of one dwelling in the local housing stock*" (paragraph 9.3). The site was described as being part of a "small linear enclave" of Netherstreet and the development was permitted despite the site being circa 0.5 miles beyond the closest point of the LOD of Bromham.
- 4.16 Outline planning permission PL/2021/06368 was approved for alterations and extensions to the existing dwelling, alongside the erection of a detached four-bedroom dwelling (in place of an existing workshop) at 18 Locks Lane, The Common, Purton, SN5 4HD. In this case, the site is positioned alongside only

one neighbouring dwelling and 0.12 miles from the LOD boundary of Purton. The delegated report considered the scheme in terms of its 'planning balance' and noted the lack of housing land supply and the position of the site in relation to existing built-form. The report also states that "*due to its relationship to the settlement of Purton, it is considered that the proposed dwelling would be located where it would, to a limited degree, maintain the vitality of a rural community*". In conclusion the limited harm arising from the conflict with policy was weighed up against the benefits the scheme, this was despite the fact that the Council openly acknowledged it was "*considered unrealistic to believe that future residents would walk to Purton*" and "*the proposal would likely lead to a reliance on the private car*".

- 4.17 In these examples, the erection of a dwelling was considered to make a small but important contribution to the current and persistent lack of housing land supply within Wiltshire. In both cases, it was recognised that the proposals would result in a modest increase in traffic movements, but this was not considered sufficiently harmful to override the benefit the additional dwelling would provide towards housing land supply. This 'benefit' was therefore not outweighed by the harm associated with their distance from the relevant LOD. The same conclusions can be drawn here at the application site.
- 4.18 We therefore submit that the application 'by rural standards' is a sustainable location and relatively accessible.

Parking and Highway Safety

- 4.19 Turning to matters of highway safety, policies CP61 and CP64 of the WCS deal with the traffic impacts of development and parking standards. These policies aim to ensure developments adequately address matters of access arrangements and road safety alongside adequate parking provision.
- 4.20 This outline application includes the means of access to the proposed development for detailed approval at this stage. The submitted scheme proposes that vehicular access to the new dwelling is via a new access point on to Yard Lane to the east of the existing access point. The existing access will be permanently closed. The proposed layout also shows there is more than adequate space for turning and parking areas to serve the new dwelling.
- 4.21 Yard Lane in this location has a fairly straight alignment with good visibility in both directions across the wide grass highway verge as shown on the submitted drawings.
- 4.22 In considering highway safety, the traffic movements associated with the permitted use of the existing access is a relevant consideration that must be taken into account. The access is well established and has been used for many years by the applicants and previous owners in association with the agricultural and horticultural use of the site. This would include large and slow-moving tractors and trailers. It is therefore considered that the traffic generated by one additional dwelling would not result in a significant increase in traffic.
- 4.23 Paragraph 116 of the NPPF 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”

- 4.24 The scheme is considered to comply with the requirements of CP61 and CP64 having regard to highway safety and parking provision and for the reasons set out above, it is submitted that the proposal would not have a severe impact on the road network and instead that it includes and provides adequate parking and suitable access to the site and therefore refusal on these grounds cannot be warranted.

Siting and wider visual impact

- 4.25 Policy CP57 of the WCS recognises that good design in new developments can help development respond positively to the existing townscape and landscape in terms of building layout, built form, height, mass, scale, building line, plot size, design, materials and streetscape. In terms of the wider landscape impact, policy CP51 seeks to protect, conserve and enhance Wiltshire’s distinctive landscape character.
- 4.26 Section 12 of the NPPF, also highlights the significance of good design to the principles of sustainability and paragraph 135 requires that planning policies and decisions should aim to ensure that developments are sympathetic to local character including the surrounding built environment and landscape setting.
- 4.27 With regard to environmental impacts, it is noted that the application site is not covered by any nationally designated special landscape or heritage designations. It is not of high ecological importance, nor is it located within an area prone to flood risk
- 4.28 Whilst the site lies outside the LOD for the village, it does not occupy an isolated location and cannot be described in the truest sense as having the character and appearance of open countryside. Instead, the application site is well defined from the wider agricultural land to the south and west by existing mature conifer hedging and is well related to the adjoining ribbon of housing that extends eastwards from the site along the south side of Yard Lane and also westwards on the opposite side of the road towards the A342, forming part of the Netherstreet hamlet. The character of the site is small, distinct parcel of land on the edge of the settlement that is clearly separate from the larger adjacent open fields.
- 4.29 The application is submitted in outline with consent sought at this stage for the siting of the proposed dwelling. Details of the external appearance and materials etc are reserved for later consideration.
- 4.30 The proposed layout shows a single house located slightly towards the eastern side of the site, with the mature conifer hedging retained to the front, west and rear. The spacing between the new dwelling and 42 Yard Lane is

commensurate with that of the other properties in this ribbon of development on the south side of Yard Road. The proposed house is also sited close to the existing outbuildings and polytunnel tucked along the western side of 42 Yard Lane.

- 4.31 As a result, it is considered that the siting of a single dwelling as proposed would clearly relate well to the existing built form of the neighbouring properties immediately to the east. Due to its close proximity to these adjacent dwellings and other domestic outbuildings, the development would neither appear contrived nor separate from the built-up area. Instead, it would appear as a natural addition to Netherstreet.
- 4.32 In terms of any wider landscape impact, as a result of the existing mature trees and hedges around the site and along the road frontages and because of the existing buildings surrounding the site, there will be few clear views of the new building from anywhere other than immediately in front of the site. When travelling from the east along Yard Lane views are intermittent; limited by the mature roadside trees and hedges and by the bend in the road. From the west of the site, along Yard Lane, again views are restricted by the boundary hedge around the application site and the position of established trees along the road. Longer range views of the new buildings will also be very restricted when travelling from the north or south along the A342, as these views will only be glimpses between trees and hedgerows, across several fields, with a backdrop of the existing large scale horticultural glasshouse/polytunnel and other housing and domestic outbuildings in the locality.
- 4.33 In terms of the wider rural landscape and exposed views from Roundway Hill and Beacon Hill, the massing and impact of the new house will be screened by established planting and existing buildings within the local area. Overall whilst the new dwelling would be visible in near and distant views, it would be seen in the context of and alongside the massing of the existing horticultural buildings on the adjoining site and ribbon development along Yard Lane and through Netherstreet.
- 4.34 In considering the wider landscape impact of development on the site (Site 26) as part of the preparation of the Bromham Neighbourhood Plan, the Site Option Assessment report notes that this is a small site that is well defined from the wider agricultural land by existing hedgerows, some of which are residential in character. The report notes that there are some long views from the A342 across the agricultural land to the south-west but that development would be read in conjunction with the existing linear built form along Yard Lane. It also advises that there are no public rights of way within or immediately adjacent to the site.
- 4.35 It is therefore concluded that the development of a single dwelling on the application site will make efficient use of land to deliver an appropriate development that relates well to the adjoining built form in the Netherstreet hamlet and the wider character of the area. The scheme is therefore considered to comply with policies CP57 and CP51 of the WCS and section 7 of the NPPF.



Ecology

- 4.36 Policy CP50 of the WCS recognises that Wiltshire's natural environment is one of its greatest assets and requires that development proposals must demonstrate how they protect features of nature conservation. The policy also advises that development should seek opportunities to enhance biodiversity. Chapter 15 of the NPPF provides further guidance on conserving and enhancing the natural environment.
- 4.37 This application submission includes an Ecological Survey and Appraisal prepared by Malford Environmental Consulting to support the scheme. The report states that the application site is part of an intensively managed field comprising very species poor self-improved grassland that is continually grazed maintaining a very low-level sward of very restricted botanical diversity with bare patches of ground. Scattered around the paddock and the roadside verge are a combination of relatively recently planted native and non-native ornamental trees. The northern, western and southern boundaries of the site are demarcated by tall formal leylandii hedges. As a result, there are no notable habitats within the site.
- 4.38 No evidence of roosting bats was found in the application site or the adjacent buildings at 42 Yard Lane. The site is within a core foraging area for lesser horseshoe bats but provides low-quality foraging habitat.
- 4.39 The report goes on to advise that there are no protected mammals inhabiting the site and that the site is unsuitable for supporting ground nesting birds and there is negligible likelihood of the presence of reptiles due to unsuitable habitat.
- 4.40 Notwithstanding this advice, the report includes suggestions for ecological mitigation and enhancement measures that can be included in the project or integrated into the building. As this is only an outline application, these are details that will be included in the subsequent reserved matters application but can be controlled at this stage by an appropriately worded condition/informative.
- 4.41 The report recommends keeping external lighting to a minimum to limit the impact of light pollution. To this end, new lighting should be designed in compliance with guidelines on bats and artificial lighting in the UK. Again, as this is only an outline application, these are details that will be included in the subsequent reserved matters application and in any event can be controlled at this stage by an appropriately worded condition/informative.
- 4.42 In terms of impacts, the report advises that as the scheme includes the retention of nearly all of the trees and the vast majority of existing hedgerows there will be no significant effects on bats or other wildlife. Instead, there will be minor positive impacts through the enhanced habitat for bats, birds and small mammals through new planting within the residential garden and wildlife friendly features.
- 4.43 As a result, it can be concluded that the proposed development is ecologically sound, with no significant adverse impacts on protected species



or habitats. It complies with the provisions set out in the NPPF and the relevant policies in the WCS.

- 4.44 The planning application is **exempt from Biodiversity Net Gain** as it relates to a single self-build dwelling (as defined in Section 1(A1) of the Self-Build and Custom House Building Act (2015) on land less than 0.5Ha.

Residential Amenity

- 4.45 Policy CP57 (vii) requires development to have regard to the compatibility of adjoining buildings, the impact on amenities of existing occupants and ensuring appropriate levels of amenity are achievable.
- 4.46 In this case, it is considered that as a result of the size of the site, the proposed layout demonstrates that a dwelling could be well separated from the neighbouring residential dwelling. The dwelling could be readily accommodated without causing demonstrable harm having regard to residential amenities.
- 4.47 As a result, the illustrative layout demonstrates that the terms of criteria (vii) of policy CP57 of the WCS can be satisfied.

Planning Balance

- 4.48 Whilst it is accepted that there is a degree of conflict with policies in the WCS, this must be considered in light of Wiltshire Council's current housing land supply position and also in light of the overall age of the WCS and its conformity with national guidance.
- 4.49 Wiltshire Council are unable to demonstrate the minimum required 5-year Housing Land Supply (HLS), which of course places an even greater need for new housing on suitable sites such as this, to come forward. The Council has confirmed that it can only demonstrate 2.3 years of HLS, amounting to a serious and substantial shortfall. Furthermore, it does not appear that the emerging local plan will resolve this significant shortfall.
- 4.50 In such circumstances the NPPF states that Local Plan policies that seek to restrict the supply of housing (in this case Core Policies 1, 2 and 12 mentioned above) are considered to be out of date and applications for housing development should instead be considered in line with paragraph 11 of the NPPF.
- 4.51 It is important to emphasise the requirements of paragraph 11 which set a deliberately very high threshold, hence the term 'the tilted balance'. This term is used to define Paragraph 11 of the NPPF when engaged as the 'planning balance' is tilted from a neutral balancing exercise where if the harms outweigh the benefits planning permission is usually withheld, to a tilted balance where the harms should 'significantly and demonstrably' outweigh the benefits for permission to be withheld. The application should therefore be approved unless the application of policies within the NPPF that protect areas (which is not the case here) or assets of particular importance provide a clear

reason for refusing the development or the harms caused by the application significantly and demonstrably outweigh its benefits.

- 4.52 In this case, the 'harms' are that the site is in defined in strictly planning terms as being located in the open countryside where new residential development would not normally be supported.
- 4.53 In terms of benefits, the proposal would contribute towards the persistent lack of housing land supply within Wiltshire. It is acknowledged this is only an increase in one dwelling, but other decisions have given this weight, particularly in light of the NPPF's requirement to support the Government's objective of significantly boosting the supply of homes.
- 4.54 The proposal will also make a contribution towards the Local Planning Authority meeting its Self & Custom Build requirement.
- 4.55 There would also be economic benefits associated with the proposal both through its construction and the spending associated with the future occupants of the site and the additional Council Tax payments which would be attracted.
- 4.56 In respect of Paragraphs 79 and 80 of the NPPF, the proposal would not lead to the construction of an isolated dwelling in the countryside. The development is clearly related to existing built form surrounding the site. With the appropriate palette of materials, the dwelling would assimilate well into its context. Moreover, it is considered that the proposed dwelling, would be located where it would help to maintain the vitality of a rural community.
- 4.57 In summary, the benefits are:
- The contribution the proposal will make towards housing land supply
 - The contribution the proposal will make towards the Local Planning Authority meeting its self & custom build requirement
 - The economic benefits arising from the construction phase (both jobs in construction and the supply chain) and the contribution towards Council Tax and the vitality of Bromham itself
 - The new home would help to boost the vitality of the village, with residents providing support for local village facilities
 - The limited visual harm arising from the development of the site
- 4.58 In line with Paragraph 11 of the NPPF, a conclusion needs to be drawn as to whether the identified harms significantly and demonstrably outweigh the identified benefits as listed above.
- 4.59 It is evident from our assessment that in this case there are no clear reasons within the NPPF for refusing the proposed development, and there are no adverse impacts which would significantly and demonstrably outweigh the benefits of approving this new dwelling. Whilst the proposed development would only provide one dwelling, it would nonetheless make a modest contribution towards this deficit.

5.0 CONCLUSION

- 5.1 This statement has demonstrated why the proposal, when assessed within the context of the 'presumption in favour of sustainable development' as set out in the NPPF, should be permitted.
- 5.2 Given the substantial and long-term shortfall in HLS, the statement has considered the 'planning balance' concluding that there would be no demonstrable harms that would outweigh the benefits of approving this application. It would make a small yet positive contribution to the housing needs of the area, without causing harm and as such the application should be approved.
- 5.3 In terms of landscape impact, this statement has demonstrated careful consideration has ensured that the development of the site as proposed would clearly relate well to the existing built form of the neighbouring properties in Netherstreet, particularly those immediately to the east. Due to its close proximity to these adjacent dwellings and other domestic outbuildings, the development would neither appear contrived nor separate from the built-up area. Instead, it would appear as a natural addition to Netherstreet.
- 5.4 The proposed layout also demonstrates that the site can be developed so as not to cause demonstrable harm in respect of neighbour amenity. Finally, the statement has set out details of the access and parking arrangements and fully covered ecological matters to show how these comply with the Council's current requirements.
- 5.5 No areas of harm have been identified that demonstrably outweigh the significant benefits of the scheme and, as such, planning permission should be granted.
- 5.6 The Council is therefore requested to approve this application.

