

PLANNING STATEMENT



**Novemeber
2025**

**Land at Southfield, Parsons Lane, Crockerton,
Warminster, BA12 8AR**

**Stage 1 Permission in Principle Application for development of
up to 2no. dwellings to the south of Southfield, Parsons Lane.**

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1. INTRODUCTION

- 1.1 Context Planning Ltd have been instructed to prepare this application for Permission in Principle (PiP) for the development of up to 2no. dwellings to the rear of the property known as Southfields. As illustrated in Figure 1 below, the application site is located to the south of the existing large dwelling. The land is proposed to be accessed from Parsons Lane.

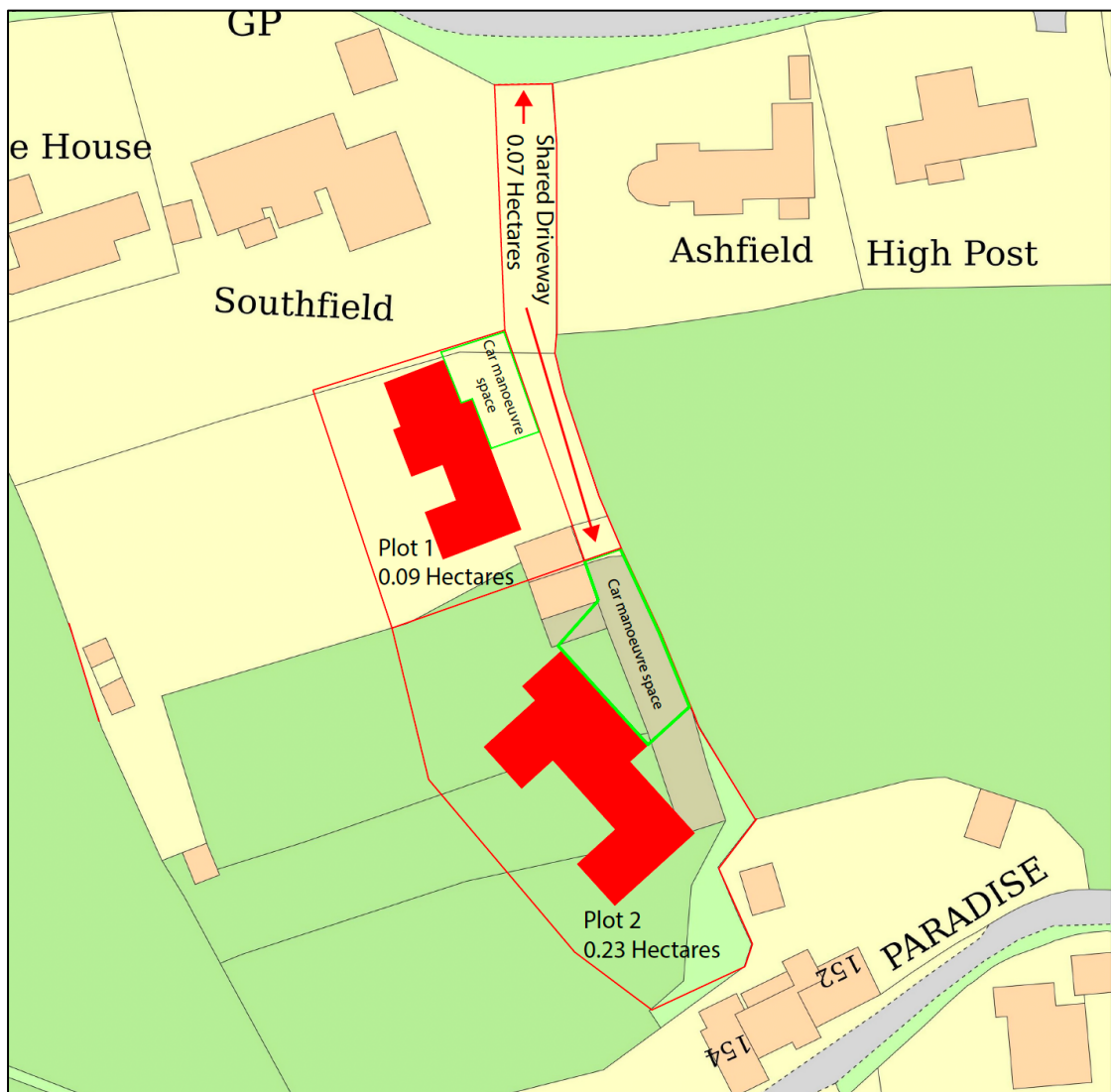


Figure 1 – Indicative Layout

- 1.2 The application site is located within the small village of Crockerton, 250m West of the A350. The site is access from Parsons Lane, which is located to the north. The land is not within the Green Belt, is not subject to any landscape designations, and is within Flood Zone 1. The site is within the River Avon catchment area for nutrient neutrality.



Figure 2 - Existing Site

- 1.2 The site is a 0.39 acre plot on a site that slopes up from south to north. The north of the site forms part of the extensive garden to Southfield, with land to the south forming open paddock land. Existing mature vegetation is found on the western and southern boundaries. Views of the site are not easily achievable due to the topography, however glimpses can be made at the existing entrance point on Parsons Lane.

2. THE PROPOSED DEVELOPMENT

- 2.1 The application seeks permission in Principle (PiP). The Housing and Planning Act 2016 introduced Section 58A into the Town and Country Planning Act 1990, which states that 'permission in principle may be granted for housing-led development of land'.
- 2.2 The Planning Practice Guidance (PPG) advises that this is an alternative way of obtaining planning permission for housing-led development. The PiP consent has two stages: the first ('permission in principle') stage establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals get assessed. This application relates to the first of these stages.
- 2.3 The scope of the consideration for PiP is limited to location, land use and the amount of development permitted. All other matters are to be considered as part of a subsequent Technical Details consent application if permission in principle is granted. There is therefore no requirement for technical reports to accompany this submission.
- 2.4 The application seeks permission in principle for the development of up to 2no. dwellings. An indicative layout has been prepared to demonstrate that the site is of a sufficient scale to accommodate this number of units. The layout proposes 2no. dwellings in a linear formation, both benefitting from garden areas proportionate to the scale of the unit and surrounding properties.
- 2.5 The proposed scheme will use the existing access, which serves Southfield and an existing stable.
- 2.6 This Planning Statement assesses the proposed development against the development plan policies of Wiltshire Council, the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

3. RELEVANT POLICY AND LEGISLATION

- 3.1 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.
- 3.2 In the determination of a PiP application, policies directly related to technical matters will be considered in full as part of a future Technical Approvals application.

Wiltshire Core Strategy

- 3.3 Policy CP1 allows for modest development in small villages to respond to local needs and to contribute to the vitality of rural communities. Crockerton is defined as a small village for the purposes of the Core Strategy.
- 3.4 Policy CP2 allows for residential development within the built up area of Crockerton. Growth within the small villages should only be infilling which is defined, for the purposes of the Core Strategy, as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling. It goes on to advise that developments should i) respect the existing character and form of the settlement, ii) not elongate the village or impose development in sensitive landscape areas, and iii) not consolidate an existing sporadic loose knit areas of development related to the settlement.
- 3.5 Policy CP31 relates specifically to the Warminster community area which includes Crockerton as one of its small villages. The Warminster Community Area is identified as requiring at least 2060 dwellings from 2006-2026. The majority of these will be

delivered in Warminster itself, however 140 dwellings are earmarked to be provided in the wider community areas and villages.

- 3.6 CP51 (Landscapes) advises that developments should protect, conserve and where possible enhance landscape character. Within National Landscapes great weight will be afforded to conserving and enhancing landscapes and scenic beauty.
- 3.7 Core Policy 57 relates to design and advises that new development should enhance local distinctiveness relating positively to its setting. Green Infrastructure should be safeguarded and development should make an efficient use of land. Development should have regard to its impact on adjoining uses and buildings ensuring an appropriate level of amenity. Buildings should take account of diversity and adaptability, considering how buildings and space will be used in the immediate and long term future.

National Planning Policy Framework

- 3.8 The National Planning Policy Framework 2024 guides at paragraph 39 that 'Local Planning Authorities (LPA) should approach decision-making on proposed development in a positive and creative way...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'
- 3.9 Paragraph 10 advises 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development'. Paragraph 11 outlines how the presumption in favour of sustainable development is engaged. For decision taking this means 'approving development proposals which accord with an up-to-date Development plan without delay'.
- 3.10 Paragraph 61 makes clear that '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'. The overall aim should be to meet an areas identified housing need.

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- 3.11 Paragraph 73 emphasises that ‘small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built out relatively quickly. Local Planning Authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirements on sites no larger than one hectare’. It explains that LPA’s should support the development of windfall sites, giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 3.12 Paragraph 78 explains that where LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing against their housing requirement set out in adopted policies, or against their local housing need where the strategic policies are more than 5 years old. The supply of deliverable sites, should also deliver a buffer as set out in the policy.
- 3.13 In respect of transport, paragraph 115 advises that it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 116 advises 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 would be severe.
- 3.14 Paragraph 124 directs decisions to give substantial weight to the value of using suitable brownfield land within settlements for homes and other uses. Paragraph 129 explains that planning policies and decisions should support development that makes efficient use of land. Paragraph 130 advises that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.
- 3.15 Paragraph 135 guides that planning decisions should ensure that developments will ‘function well and add to the overall quality of the area’; ‘are visually attractive as a result of good architecture, layout and appropriate and effective landscaping’.
- 3.16 Paragraph 139 states that development that is not well designed should be refused,

and, conversely, proposals that help to raise the standard of design more generally in the area, so long as they fit in with the overall form and layout of their surroundings, should be given significant weight.

4. PLANNING HISTORY

- 4.1 W/90/01723/FUL – Single and two storey extension with internal alterations – Approved 22/01/1991
- 4.2 W/83/01011/FUL – Bungalow and double garage – Approved 25/10/1982
- 4.3 W/82/01111/HIS – Outline dwelling and garage -Approved 21/12/1982

5. PLANNING ASSESSMENT – MAIN ISSUES

Location and amount of development

- 5.1 Crockerton is defined within the adopted Development Plan as a “small village” (CP1 and CP32) capable of accommodating “limited infill” (CP2) residential development typically no more than a few dwellings. Proposals for development at the small villages will be supported where they seek to meet the housing needs of settlements or provide employment, services and facilities providing the development:
 - i) Respects the existing character and form of the settlement
 - ii) Does not elongate the village or impose development in sensitive landscape areas
 - iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement

Is the development within the built up area of Crockerton?

5.2 There is no defined boundary to the village and as such proposals are assessed on a case-by-case basis. The site is bordered to the north by dwellings on Parsons Lane, and to the south by Paradise Lane. There appear to be two distinctive developed areas of Crockerton; to the north centered around Parsons Lane and Little Hill, and to the south located on and around Clay Street. These are separated by open and wooded areas. The site under consideration is within the northern part of the village and partly located within the residential curtilage of Southfield.

5.3 In appeal decision APP/Y3940/W/17/3176525 at 74 Clay Street, the Inspector considered that:

‘Given the domestic appearance of the appeal site as a private garden, it has a residential character which I associate with the built-up part of the village, very different from the predominantly woodland character of the countryside beyond. I have as a consequence concluded that the appeal site falls within the built up-area of the village and that the development would not elongate it towards the open countryside’.

5.4 There is no reason why a different approach should be taken here. The southern portion of the site is a paddock area for equestrian use, bordered to the east with an access lane and a stable block. The paddock forms a small, parcel of land bordered by development, and has little of the open or heavily wooded characteristics found in the countryside beyond, or indeed the undeveloped land located between the two identified elements of Crockerton. The stables and equestrian use are considered to fall within the definition of Previously Developed Land and within the built up area of the village.

5.5 Parsons Lane is clearly one of the more developed areas of the village. Although Paradise Lane appears to be a separate area of development when travelling on the road, the rear curtilage of 152 Paradise Lane is in fact only separated from the rear curtilage of Southfield by approximately 40m, and Paradise Lane is easily viewable from Southfield.



Figure 3 – Paradise View

- 5.6 For the above reasons, it is considered that the proposal site is within the built-up area of Crockerton, would not elongate the village or propose development in sensitive landscape areas, and would not consolidate existing sporadic loose knit areas of development related to the settlement.

Is the proposal infill?

- 5.7 Infill is defined within the Core Strategy as being “*the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling*”. In appeal decision APP/Y3940/W/17/3176525 the Inspector states:

“The proposed dwelling would be positioned between Jersey Hill and the existing dwelling (No 74) and would be clearly visible from outside the site on the public highway. Although the Council contend that the scheme would not constitute infill development as it would not be sited between 2 dwellings, Core Policy 2 of the Core Strategy does not explicitly refer to this as a qualifying requirement. Paragraph 4.34 defines infill as the filling of a small gap within the village that is large enough for one

to a few dwellings. As a consequence, I have formed the view that the existence of a gap for infill purposes would depend upon a number of different factors, such as the general character of the area, where the built-up part of a village ends, land uses and physical features such as walls, hedgerows, dwellings, roads and water courses. In the case before me, I have concluded that the Jersey Hill highway and adjacent hedgerow forms a clear edge to the built up part of the village and that the development would as a consequence infill the gap between these features and the existing dwelling at No 74.”

- 5.9 In this case, the proposal is for two dwellings, a number that can be accepted as being “not more than a few”. The site is bordered to both the north and south by other dwellings, by an access road to the east, and hedgerow and tree planting to the west and south west that separate open fields and this clearly more developed area. The development would infill the gap between these features.

Character and Appearance

- 5.10 Policy CP2 requires development to respect the existing character and form of the settlement. Although final design details will be dealt with at the Technical Details Stage, indicative plans show 2no. larger dwellings within generous plots that are entirely in-keeping with the properties on Parsons Lane. Although Parsons Lane itself has a pattern of ribbon development, more clustered properties are found close by at Paradise Lane, Little Hill, Broadmead Lane and Clay Street, and as such the pattern of development is in-keeping and respects the existing character and form of the settlement.
- 5.11 Further, due to the existing topography and mature retained tree cover, views into the site would be extremely limited from public viewpoints, and the site is not within a sensitive landscape area. Access is already provided to the site, and with the exception of a parking area for each dwelling, substantial areas of hardstanding are not anticipated to be required.



Figure 4 – View from site entrance

- 5.12 Final design details, including the use of materials would be informed by the site context and would be development at the Technical Details Stage. Overall, the indicative plans demonstrate that the site can accommodate two dwellings, whilst preserve the character and appearance of the site, and the wider area. The development would therefore fully comply with Policy CP2 of the Core Strategy.

Residential Amenity

- 5.13 Policy CP57 states that development should have regard to its impact on adjoining uses and buildings ensuring an appropriate level of amenity.
- 5.14 With regard to the amenity of neighbouring properties, the indicative site plan shows that Plot 1 will be located with its side elevation located approximately 18m from the rear of Southfields. Plot 2 will be located with its side elevation approximately 20m from the rear elevation of 154 Paradise Lane.

- 5.15 In terms of the dwellings themselves, they are in a linear formation and located approximately 20 from each other and provided with substantial gardens. The submitted plans are of course indicative and there are site level changes that will need to be incorporated into the final design, however they do show that an entirely acceptable level of residential amenity can be provided to both existing and future residents. The proposals are considered to fully comply with Policy CP57.

Arboricultural Matters

- 5.16 The proposal would not result in any significant tree clearance, particularly on the site boundaries where tree planting is an important characteristic of the plot. Any smaller trees to be removed will be replaced. A full Arboricultural Report will be submitted at Technical Detail Stage.

Highway Safety

- 5.17 Paragraph 115 of the NPPF advises that it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 116 advises 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 would be severe.
- 5.18 Within the confines of Crockerton, the speed limit is 30mph. Parsons Lane is single track and generally vehicle speeds are low due to the nature of the road. Crashmap data shows only two incidents recorded between 2019 and 2023. One incident is located at the junction of Parsons Lane and the A350, recorded as slight. The other is located to the west on Parsons Hill past the Dry Hill junction, also recorded as slight. The level of additional traffic (vehicular/cycle and pedestrian) would not be particularly significant given the size of the proposed development and would not have a negative impact upon the local highway network.
- 5.19 The site benefits from an existing access, currently shared between Southfield and a stables. The site access has very good visibility in both directions. There will be space for parking and turning on site, details of which will be provided at Technical Details Stage.

Ecological Implications

- 5.20 If required, full ecological surveys can be submitted at Technical Details Stage. However, there is no reason to believe that the development would result in any ecological harm, and there is ample space within the site to provide any ecological enhancements as required.
- 5.21 The introduction of Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) now requires development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.
- 5.22 However, the grant of permission in principle is not within the scope of biodiversity net gain (as it is not a grant of planning permission), but the subsequent technical details consent (as a grant of planning permission) could be subject to the biodiversity gain condition. However, these dwellings are for self-build and will therefore be exempt from this requirement.
- 5.23 The site is within the River Avon catchment area for nutrient neutrality, and the application is accompanied by a Nutrient Neutrality report which demonstrates that the development will result in a net decrease in phosphorus loading to the SAC. This is based on the removal of an underperforming septic tank at the adjacent property. This mitigation can be secured at the PIP stage through a Unilateral Undertaking. Therefore the Local Planning Authority can be satisfied, after taking account of these mitigation measures in the appropriate assessment that the development will not adversely affects the integrity of the protected site,

Flood Risk

- 5.24 The site is within Flood Zone 1, where there is no risk of flooding occurring that might affect the development. There will be no built development with areas of flood risk, and this will be demonstrated at technical details stage.

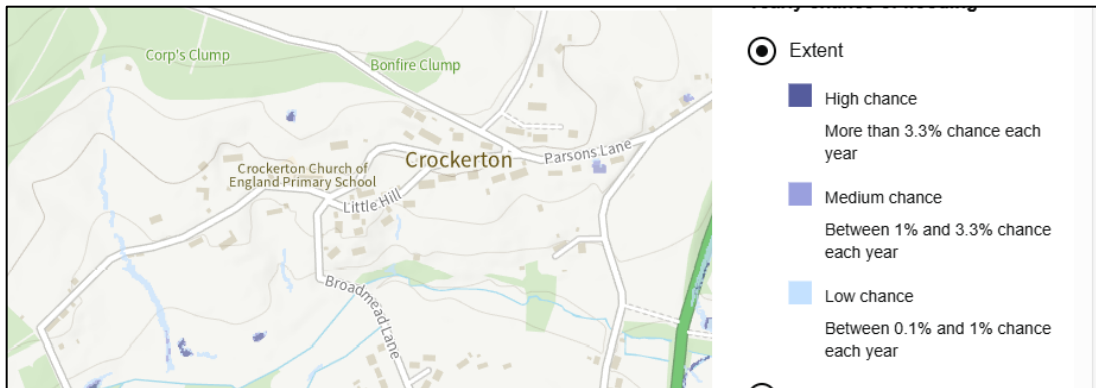


Figure 5 – Environment Agency Flood Map

Housing Land Supply

- 5.25 Significant changes were made to the NPPF in December 2024. This, amongst other things, changed the methodology for calculating the required housing land supply. The National Planning Practice Guidance has also been updated to provide an explanation of the changes to the policy position in the amended Framework.
- 5.26 Paragraph 78 of the NPPF requires all Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. NPPF Paragraph 78 requires that the supply of specific deliverable sites should also include a buffer to ensure choice and competition in the market for land.
- 5.27 Wiltshire can only demonstrate 2.03 years' worth of deliverable housing supply against its local housing need. This is a significant under delivery.
- 5.28 As a 5-year land supply cannot be established within the Local Plan area, paragraph 11d) of the NPPF is engaged. In this case, there are no areas or assets of particular importance under footnote 7 which provide a strong reason to disapply the tilted balance.
- 5.29 Paragraph 11)ii of the NPPF states:

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

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

- 5.30 In terms of sustainability, it has been established that this is one of the small villages that can accommodate modest expansion and has clearly been considered by the Council to have an acceptable degree of sustainability. As already mentioned, the proposed plots are commensurate with the immediately adjacent dwellings and surrounding village.

Planning Benefits

- 5.31 The application proposals will deliver simultaneously, economic, social and environmental benefits.
- 5.32 The provision of additional housing will deliver economic benefits, the development will aid in supporting local businesses and services. Jobs will be delivered in construction with associated economic multiplier effects. This is in line with the advice of the Framework which explains that housing should be located where it will enhance or maintain the vitality of rural communities. The development would contribute to this aim. The Council will also receive a New Homes Bonus payment along with CIL receipts which represents further economic benefits of the proposals.
- 5.33 The provision of additional housing, in this case 2no. dwellings would be a social benefit of the proposal attracting substantial planning weight. In the context of the most important policies for determining the application being out-of-date, the weight to attribute to this benefit is significant.

- 5.34 In relation to environmental benefits the proposal can secure environmental improvements, including increased planting and Biodiversity Net Gain. Further, the development makes an efficient use of land.

6. 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 Development Plan recognises that some limited opportunities for the provision of Housing will exist with small villages. These can both allow places like Crockerton to remain a vibrant mixed community supporting existing and new and improved community facilities whilst providing much needed additional local housing stock. This factor is particularly pertinent in light of the significant shortfall of housing.
- 6.3. The development can be achieved by making efficient use of land, whilst preserving the character of the area and deliver a scheme that complies with the overall objectives of the Development Plan. No harms would result from the development.
- 6.4. As highlighted above, the Council cannot demonstrate the required housing land supply. NPPF Paragraph 11d(ii) presumption in favour of sustainable development is engaged in this case. This explains that planning permission should be granted unless, the adverse impacts of approving the development would significantly and demonstrably outweigh the benefits, when assessed against the Framework policies as a whole.

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- 6.5. The NPPF offers clear support for the development of brownfield sites within settlements, for homes and other identified needs. Proposals for which should be approved unless substantial harm would be caused.
- 6.6. No harm results from this proposal and there are clear benefits associated with the development particularly in light of the shortage of housing land supply. The development therefore represents sustainable development. If the Council maintain that any harm arises from the current proposals, any harm can not be considered to be significant. This harm would not significantly and demonstrably outweigh the benefits. The tilted balance therefore would indicate that the application should be supported and the Council are respectfully encouraged to approve the application.

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