



LAND & PROPERTY PLANNING
CHARTERED PLANNING CONSULTANTS

PLANNING STATEMENT

LP Planning, 31 Market Place,
Chippenham, SN15 3HZ

Erection of 1 dwelling and
associated works.

Land to the rear of Kingfisher
House, off Cricketts Lane,
Industry Park, Chippenham,

Applicant: Kingfisher House
Holdings Ltd

December 2025

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1. Introduction

1.1 LP Planning Consultants have been instructed by Kingfisher House Holdings Ltd (the Applicant) to prepare and submit this Planning; Design and Access Statement in support of a full planning application seeking the erection of x1 residential dwelling at Land to the rear of Kingfisher House, Cricketts Lane, Chippenham, SN15 3EQ.

1.2 The proposed development is not “major” within the terms of Article 2 of the Town and Country Planning [Development Management Procedure (England) Order 2015] but this statement sets out in full the planning issues in support of the application.

2. Description of Site and Context

2.1 The site relates to a parcel of undeveloped hardstanding with no formal use, situated to the rear of Kingfisher House (an existing office block).

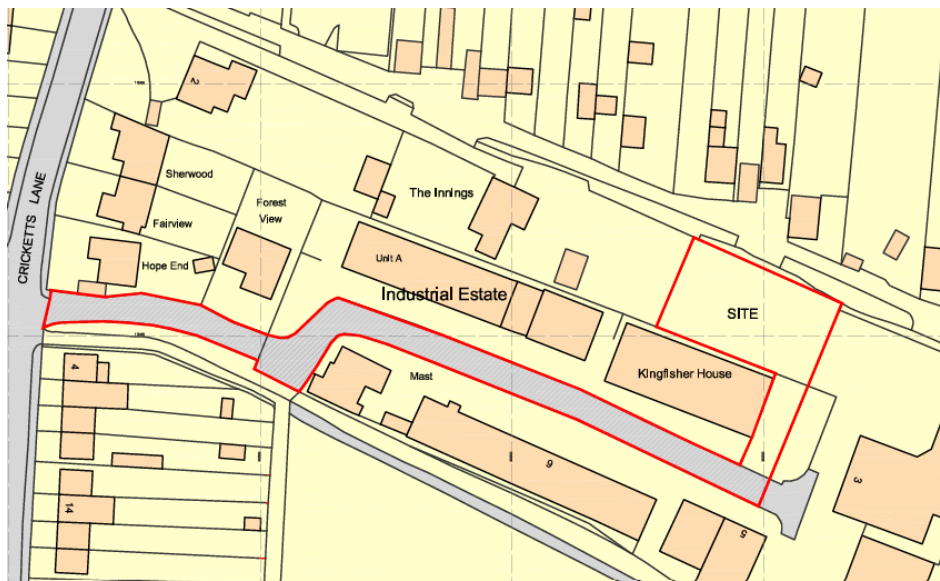


Figure 1: Site Location Plan

2.2 Access to the site is achieved through the business park, where the private road meets the public highway at Cricketts Lane.



Extract 2: Access via Industry Park

- 2.3 The surroundings of the site comprise a mix of both residential and commercial, including a dance studio to the east, offices to the south and other business units at Industry Park to the south. There are existing residential properties to the north and west.
- 2.4 The site is not within a Conservation Area and there are no nearby listed buildings. It is overall a constraint free site within the built-up area that makes it an excellent prospect for residential development.



Extract 3: Application site (Kingfisher House is the building visible to the left)



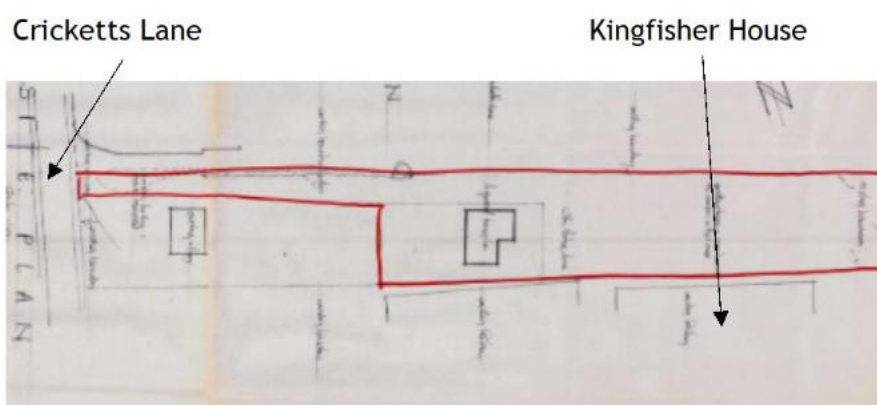
Extract 4: Kingfisher House

3. Planning History

3.1 According to Wiltshire Council's online planning register, the planning history of the site is as summarised in the table below:

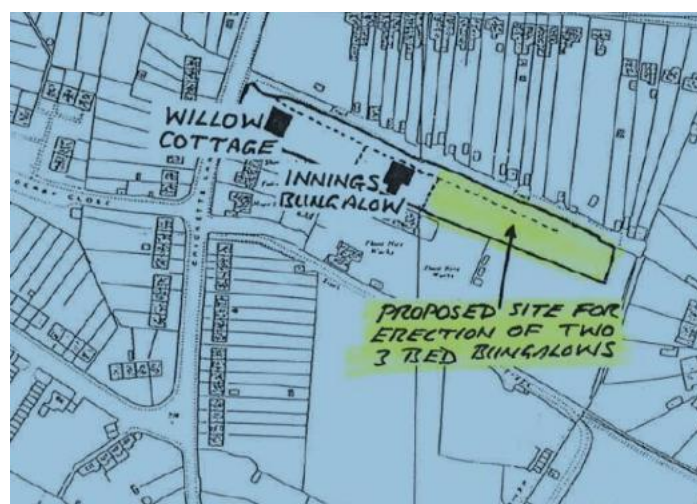
Application No.	Description	Decision
N87/01068/REM	Details of bungalow and alterations to access	Approved
N92/00806/OUT	Outline application for x2 bungalows	Refused

3.2 The land was therefore historically associated with the bungalow, and was garden land as shown below:



Extract 5: Approved site plan from N87/01068/REM

3.3 There was then an application for x2 3 bed bungalows on the site but they were utilising the narrow access track to the north rather than via Industry Park to the south. The application was refused as the backland nature of development, particularly the access arrangement passing very close to the two existing bungalows, would be unacceptable.



Extract 6: 1992 layout which proposed 2 bungalows

3.4 The proposal subject of this application is accessed differently and is to be considered under a different planning policy context than that which existed in 1992. Moreover, the Council's current housing supply crisis means the permission must be forthcoming unless

significant and demonstrable harm can be evidenced. This Statement clearly demonstrates that no such harm exists.

4. Description of Development

4.1 The description of development is as follows:

“Erection of x1 residential dwelling (Use Class C3) and associated works”.

4.2 The dwelling proposed for the site is single storey and comprises 3 bedrooms with a total GIA of 86.34sqm. The area within the red line (including access up to where the site joins the public highway) is 1,648sq.m.

4.3 Two car parking spaces are proposed for the bungalow, along with dedicated UVE charging plus cycle and bin storage in the garden (as labelled on the proposed site plan). The proposal also includes four extra additional parking spaces to be made available for users of the Industrial Estate via formal agreement with the applicants.

4.4 It is proposed to enclose the garden with a 1.8m fence and plant several trees. Solar panels will be installed on the roof of the property and an electric vehicle charging point will also be available and can be secured via planning condition. The dwelling will be served via mains drainage.



Figure 7: Extract of proposed site plan

5. Planning Policies

6.1 Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.

6.2 The Development Plan in this case comprises the Wiltshire Core Strategy 2011-2026 (January 2015) (the WCS). The following policies are relevant to this application:

Core Policy 1: Settlement Strategy
Core Policy 2: Delivery Strategy
Core Policy 10: Chippenham Area Strategy
Core Policy 41: Sustainable Construction
Core Policy 45: Meeting Wiltshire's Housing Needs
Core Policy 57: Ensuring High Quality Design & Place Shaping
Core Policies 60- 64: Transport & traffic

6.3 The Development Plan also comprises saved policies of the former North Wiltshire Local Plan (2011) which have been 'saved' and continue to form part of the Development Plan.

6.4 In addition, the Chippenham Neighbourhood Plan (2024) is also part of the development plan and is referred to throughout this Planning Statement.

6.5 The National Planning Policy Framework (NPPF) (2024) is a significant material consideration in the determination of the application, and the Planning Practice Guidance (PPG) also provides relevant advice. In particular, it promotes sustainable development, delivering much needed new homes and making effective use of land and buildings (particularly those that are in sustainable locations).

6.6 Wiltshire Council's new local plan is currently submitted for examination and in accordance with paragraph 49a) of the NPPF, the more advanced a plan's preparation, the greater the weight that may be given to its relevant policies.

6.7 The relevance of the above policies is set out in the detailed planning assessment below.

6. Planning Considerations

7.1 When assessing the proposed development against the relevant planning policies, the key issues in this case are as follows:

- The acceptability of the principle of a residential development;
- The impact upon the character and appearance of the area;
- Residential amenity;
- Drainage;
- Highways; and
- Sustainable construction

Principle of Residential Units

7.2 The site is within the designated settlement boundary of Chippenham, which is defined as a Principal Settlement within the Core Strategy. Principal Settlements are strategically important centres and the primary focus for development. As stated in the WCS, these settlements will provide significant levels of homes.

7.3 The Chippenham Neighbourhood Plan supports sustainable housing growth and includes a recommended housing mix as set out in the Chippenham Housing Needs Assessment, the highest demand is 3-bedroom properties (40% of total expected delivery).

7.4 Although the proposal is fully supported in locational terms by Core Policies 1 and 2, it should be noted that Wiltshire Council have recently confirmed they have a severe shortage of housing supply. Their December 2024 briefing note states they can only demonstrate 2.03 years. In accordance with paragraph 11D of the NPPF, the tilted

balance is engaged and permission must be granted unless the adverse impacts of doing so both significantly and demonstrably outweigh the benefits associated with the proposed development.

7.5 In conclusion, the principle of the development in this location is directly supported by the Core Strategy and the Neighbourhood Plan. There are no adverse impacts that weigh against the application in terms of the principle of development and significant weight should be given to the housing being provided, particularly in light of the acute shortage across Wiltshire Council's administrative area.

Impact upon the Character and Appearance of the Area

7.6 Policy H2 (Housing Design) of the Chippenham Neighbourhood Plan requires regard to be given to the Chippenham Design Guide when proposing new residential development. The Design Guide includes various chapters, including one relating specifically to architecture and building materials.

7.7 The surroundings of the site include a wide variety of building styles and materials. Industry Park includes brick with grey cladding, whereas Cricketts Lane includes rendered properties. London Road has a range of styles, including brick and stone houses. Similarly, Harden Close (to the east of the site) also includes many brick and stone houses.



Extract 8: Existing buildings in Industry Park (brick with grey cladding above)



Figure 9: Cricketts Lane (reconstituted stone)



Extract 10: Red brick properties at the junction of Cricketts Lane and London Road



Extract 11: Modern brick Properties at Harden Close



Figure 12: Red brick bungalows at Derby Close

7.8 The proposed materials are appropriate for the site and its varied surroundings:

- Brick walls
- Concrete double roman roof tiles
- Powder coated aluminium windows and doors
- Black plastic rainwater goods
- 1.8m close boarded timber fence

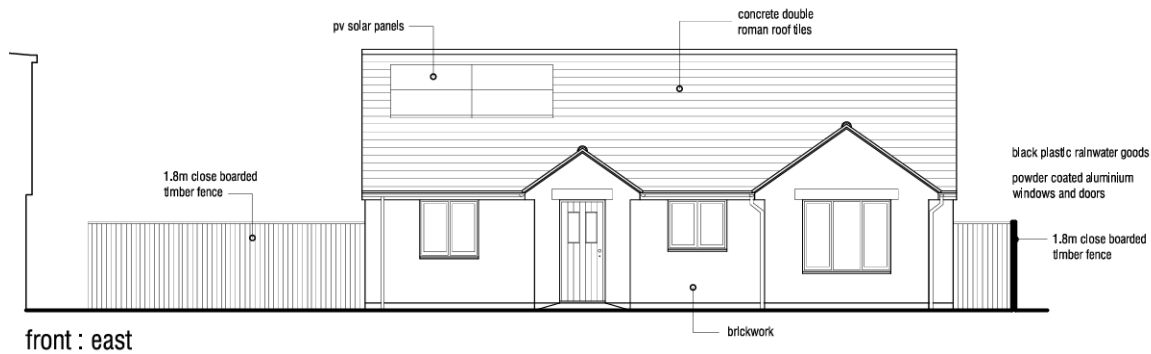


Figure 13: Proposed bungalow (front elevation)

7.9 The red brick choice will tie in well with the existing built form at Industry Park but also with other properties found in the area (as shown in figures 10 and 11 above). Samples of materials can be provided and secured via planning condition to give the Council full control over the final specification.

7.10 Overall, by virtue of the chosen design (traditional brickwork), siting (centrally within the plot away from the nearest neighbours) and height (kept to a single storey) the property will not have an adverse impact upon the character of the area and will make excellent use of land within the built-up area of a Principal Settlement. In the absence of harm, the planning balance continues to strongly be in favour of granting permission.

Residential Amenity

7.11 Core Policy 57 sets out the general principles for the design of development, including impacts on neighbours:

“vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration and pollution”.

7.12 Although the adjacent Industry Park includes commercial units, their uses are all compatible with a residential area, which is reflected by the fact that the area (aside from Industry Park) is predominantly residential. Kingfisher House is the nearest building and this is an office building that does not give rise to possible noise disturbance.

7.13 It is also noted from the nearby dance studio’s appeal decision related to planning application N.97.0779.F that their hours of use are already restricted and so there is no risk of early morning or noise during the night from this use.

- 7.14 Further to the south, beyond Kingfisher House the small business park includes a gym, Martial arts centre, therapy rooms, a music school and a car paint workshop and a vehicle repair garage, offices. Given the abundance of residential uses directly backing on to and adjoining the business park, the proposed property is considered to be wholly compatible with the variety of uses in the immediate area.
- 7.15 If considered necessary, a planning condition requiring the submission of glazing details can be agreed to give Wiltshire Council comfort that there will be no adverse impacts to occupiers as a result of noise in the area.
- 7.16 The proposal has been designed to meet and exceed the NDSS for a 3 bedroom 5 person dwelling and overall there is no significant or demonstrable harm to residential amenity.

Highways Considerations

- 7.17 Core Policy 61 ‘Transport and New Development’ requires new development to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.
- 7.18 The application site is sustainably located within the boundaries of Chippenham, a Principal Settlement. Nevertheless, an Electric Vehicle Charging Point is proposed, as is bicycle storage facilities.
- 7.19 An appeal decision, included at Appendix 3 (reference 3345598) recognised the direct benefits associated with electric car charging. Paragraph 16 of the decision is worded:
- “...Additionally, each dwelling would be fitted with an electrical vehicle charging point, along with a public charging point which would be required via condition. This means that future owners would be encouraged to own ultra and low zero emission vehicles, **which represents a sustainable transport mode in the Framework**”.*
- 7.20 Paragraph 17 then goes on to say, *“Overall, the location of development is likely to result in future residents relying on a private car for some journeys. However, there are realistic means of accessing services and facilities using sustainable travel modes. Thus, the proposal would be in a suitable location”.*
- 7.21 Taking the above appeal decision into account, the proposed dwelling can be served by an electric charging point and occupiers will also have the opportunity to walk or cycle safely into the town centre or to the many nearby facilities and services that are available within the settlement.
- 7.22 The development will utilise an existing access through Industry Park and the vehicle movements associated with one 3 bed dwelling are not considered to reasonably represent a significant uplift that could warrant refusal of the application. Paragraph 115 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe.
- 7.23 Given the sustainable location of the site, together with the sustainable initiatives proposed (EVCP and cycle storage), there are no adverse impacts arising from a highways perspective and the tilted balance remains strongly in favour of granting permission,

Ecology

- 7.24 As the site is currently all hardstanding the development does not meet the threshold that would require the provision of biodiversity net gain requirements.

Flood Risk & Drainage

- 7.25 The site is fully within Flood Zone 1 where there is a low risk of flooding from river and/or sea sources. The EA's flood map also confirms the site is at low risk of flooding from surface water. Given the small-scale of the development proposed, if necessary, a surface water drainage strategy can be secured via condition.
- 7.26 The development will connect to the mains sewer system.

Sustainable Construction

- 7.27 The Local Plan review, currently submitted for examination also includes draft policy 85 which focuses on helping to ensure the new Plan will contribute to the UK's legally binding target of net zero carbon by 2050, by, inter alia, including a preference for roof mounted solar PV panels.
- 7.28 Renewable energy has been incorporated into the design of the dwelling by including the provision of solar panels on the roof of the property. Additionally, an electric vehicle charging point will be provided to further contribute to reducing the carbon footprint of the property.
- 7.29 Such initiatives weigh in favour of the proposal in the overall tilted balance, particularly in the context of the ongoing 'climate crisis'.

7. Conclusions

- 8.1 The application seeks full planning permission for the erection of 1 dwelling and associated works at land to the rear of Kingfisher House, Cricketts Lane, Chippenham, SN15 3EQ.
- 8.2 There are an array of benefits associated with the proposal:
- Contribution towards housing supply, helping to address the substantial shortfall across Wiltshire;
 - Utilising undeveloped land within a very sustainable location, in this case, within a Principal Settlement;
 - Wiltshire Council will benefit from Council Tax payments; and
 - Local businesses, shops and services will benefit from expenditure in the local area.
- 8.3 This Planning, Design and Access Statement has demonstrated how the proposed development complies with all relevant planning policies and it is clear there are no adverse impacts arising from the development that would be capable of significantly and demonstrably outweighing the benefits of providing a new home in Chippenham.