

Design & Access Planning Statement

Land at Brakenhill Mews, Upper Seagry, SN15 5EU



Design & Access and Planning Statement

To support a Permission in Principle (PiP) application for residential development consisting of a minimum of 4 no. dwellings and a maximum of 9 no. dwellings.

Land at Brakenhill Mews, Upper Seagry, Chippenham, Wiltshire, SN15 5EU.



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Documents Submitted Alongside This Statement:

Document	Produced By
2025 106-01-P01_Existing Site Location Plan	AGM Planning Consultants Ltd
2025 106-02-P01_Proposed Site Plan for 4 Dwellings	
2025 106-03-P01_Proposed Site Plan for 9 Dwellings	

1. EXECUTIVE SUMMARY

1.1 Introduction

1.1.1 Arena Global Management Limited (AGM Ltd) is an independent and professional town planning consultancy in the Bath region, providing specialist planning services in equestrian, agricultural and rural planning throughout the country. AGM Ltd has prepared this Design & Access and Planning Statement on behalf of the applicant, Mr. & Mrs. Allun and Kate Sutherland.

1.1.2 This Design & Access and Planning Statement forms part of a Permission in Principle (PiP) application for residential development consisting of a minimum of four dwellings and a maximum of nine dwellings, on previously developed (commercial and equestrian) land at the wider property of Brakenhill Mews.

1.1.3 The full site address is as follows:

Land at Brakenhill Mews, Upper Seagry, Chippenham, Wiltshire, SN15 5EU.

1.1.4 The proposed development is set to consist of the following:

- The proposed erection of residential dwellinghouses (Use Class C3).
- For a minimum number of 4 no. dwellings; and
- For a maximum number of 9 no. dwellings.
- Associated infrastructure and improvements incidental to the residential use.

1.1.5 This Statement is set out in the Chapters laid out in the Table of Contents.

1.1.6 This Statement should be read in conjunction with the accompanying documentation submitted alongside this Application. The list of documents associated with this Application can be found within Page ii.

1.1.7 Both Local and National Planning Policy has been carefully considered in developing the Proposal and it is understood that the Proposed Development is in accordance with all relevant planning policy.

1.1.8 Therefore, the development proposals should be found permissible by the Local Planning Authority.

2. SITE BACKGROUND

2.1 Site Location

2.1.1 The application site measures approximately 0.49 Hectares and comprises of an existing commercial and equestrian yard. Given the nature and use of the site, a variety of existing buildings and paraphernalia are already present on the land, and this includes various stable buildings, an outdoor riding arena, a storage building (former Nissen Hut) and fenced off paddocks. Both access and egress to the site is served via an existing arrangement off of Seagry Road which is speed restricted to the National Speed limit of 60-mph.

2.1.2 **Figure 1** demonstrates the application site within its immediate local context.



Figure 1: Site Location Plan with indicative extents (Google Earth, 2025)

2.2 Flood Risk

2.2.1 The application site is considered to be within Flood Zone 1 which is afforded the lowest probability of flooding from rivers and the sea. The site is also considered to be located within a 'Low' risk of flooding from surface water. Core Policy 67 of the adopted Core Strategy document states that development in the plan area will follow a sequential approach to flood risk management, avoiding inappropriate development in areas at risk of flooding and directing development away from areas at highest risk in line with Government policy NPPF). In that respect, it is not considered that a Flood Risk Assessment is required for the purposes of this application, nor would one be required for any future Technical Details Consent (TDC)

application. The policy goes on to state that all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

- 2.2.2 It is considered that the proposed development would look to align with this policy objective and the relevant details could be ironed out as part of any forthcoming TDC application in which a full Drainage Strategy would be submitted in support.

2.3 Local and National Planning Designations

- 2.3.1 The application site is considered to be located within the following local and national planning-based designations:

- Outside of a Housing Development Boundary (HDB)

2.4 Surrounding Development

- 2.4.1 The application site is located within Upper Seagry which is a small village located to the north-east of Chippenham, Wiltshire. Given the nature of the location, the site is bound by agricultural fields to both the north, east and west; however, residential development in this area is not uncommon, with the closest residential dwelling being located approximately 85 metres south. Furthermore, additional dwellings are set out along the Unnamed Road, off of Seagry Road, in a traditional linear / ribbon form.

- 2.4.2 The village of Upper Seagry contains a number of local facilities and services which help serve its population. This includes a Church of England Primary School, a Village Hall, a Public House, and a Recreation Ground. The large market town of Chippenham is located approximately 5.4 miles south of the application site. This contains a much wider range of facilities and amenities to sustain daily life practices, including national supermarkets, employment areas, a dedicated town centre, as well as a number of leisure opportunities and medical centres (including a community hospital).

2.5 Previous Site Planning History

- 2.5.1 The Wiltshire Council's online mapping service has been interrogated for previous planning applications on the land spanning a period of 'All Time' to the present day. The following applications have been returned and are replicated below for ease:

Application	Description
N/06/01774/COU	Change of Use of Land to Menege. Submitted: July 2006. Decision Date: September 2006. Decision: Approve with Conditions.
18/01585/PNCOU	Prior Approval for a Change of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3) - Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 3, Class P. Submitted: February 2018. Decision: Application Withdrawn.

3. THE PROPOSED DEVELOPMENT

3.1 Proposal Summary

3.1.1 The proposed development is set to consist of the following:

- The proposed erection of residential dwellinghouses (Use Class C3).
- For a minimum number of 4 no. dwellings; and
- For a maximum number of 9 no. dwellings.
- Associated infrastructure and improvements incidental to the residential use.

3.2 The Erection of Residential Dwellings

3.2.1 The scope of the Permission in Principle (PiP) application is limited to location, land use and amount of development. Other matters outside the scope of the PiP will be considered at a subsequent 'Technical Details' consent stage. There is, therefore, no requirement for the submission of technical reports to accompany this planning application.

3.2.2 An illustrative Proposed Site Plan has been provided to demonstrate that a minimum of 4 no. dwellings and a maximum of 9 no. dwellings can be satisfactorily accommodated on the site.

3.2.3 **Figure 2** demonstrates an indicative layout for the 4 no. dwelling scheme and **Figure 3** demonstrates an indicative layout for the 9 no. dwelling scheme.



Figure 2: Proposed Site Plan for 4 no. Dwellings (Ref: Drawing 2025 106-02-P01).



Figure 3: Proposed Site Plan for 9 no. Dwellings (Ref: Drawing 2025 106-03-P01).

- 3.2.4 The re-use of brownfield land is heavily supported through the National Planning Policy Framework (NPPF). Paragraph 125(c) of the Framework gives "substantial weight to the value of using suitable brownfield land within settlements for homes" with the previous Paragraph 124 stating that "strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land".
- 3.2.5 The proposed development of between four to nine new build dwellinghouses will allow for the redevelopment of a brownfield site to provide essential houses in the village of Upper Seagry. It is proposed that any existing structure within the red-line boundary would be demolished to facilitate the development. However, the proposed development would be wholly contained and situated within the extent of existing structures on site which should be considered as previously developed land. Because of this, it is not considered that the development would elongate the village beyond that what is already there.
- 3.2.6 The proposed housing mix will be considered at a subsequent 'Technical Details' consent stage. However, it is considered that a suitable mix of dwellings could be achieved through the development proposal.

3.3 Access and Parking

- 3.3.1 As stated previously, both access and egress to the site is served via an existing arrangement off of Seagry Road which is speed restricted to the National Speed limit of 60-mph. As has been demonstrated on the Proposed Site Plan, the development could suitably serve and accommodate the level of vehicular parking that would be required for a development of this

kind. In addition, each dwelling would benefit from sufficient space to incorporate a dedicated, secure cycle store and pedestrian footpaths would be provided throughout the site to improve legibility and accessibility.

- 3.3.2 Again, formal arrangements for these matters will be considered and addressed at a subsequent 'Technical Details' consent stage.

3.4 Ecology

- 3.4.1 As stated previously, there is no requirement for the submission of technical reports to accompany this planning application. However, in England, Biodiversity Net Gain (or BNG) is a mandatory requirement under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver an associated BNG of +10%.
- 3.4.2 This means a development will result in more or better-quality natural habitat than there was before development.
- 3.4.3 Whilst such matters will be considered and addressed at a subsequent 'Technical Details' consent stage, both Proposed Site Plans have incorporated specific areas within the development for the proposed planting and mitigation measures.
- 3.4.4 It is understood that a full Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment will be submitted in support of any subsequent 'Technical Details' planning application.

4. LOCAL PLANNING POLICY

4.1 The Wiltshire Core Strategy 2015

- 4.1.1 The Wiltshire Core Strategy Development Plan Document ('the plan') was formally adopted on 20 January 2015. The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026.
- 4.1.2 The following policies have been taken from this document and are considered to be relevant in the determination of this application:
- Core Policy 1: Settlement Strategy
 - Core Policy 2: Delivery Strategy
 - Core Policy 10: Spatial Strategy for the Chippenham Community Area
 - Core Policy 45: Meeting Wiltshire's Housing Needs
 - Core Policy 60: Sustainable Transport
 - Core Policy 61: Transport and Development
 - Core Policy 62: Development Impacts on the Transport Network
 - Core Policy 67: Flood Risk
- 4.1.3 **Core Policy 1: Settlement Strategy** – this policy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Wiltshire's Principal Settlements are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres; they will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self-containment.
- 4.1.4 Upper Seagry is identified as being a 'Small Village'. The policy states that development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.
- 4.1.5 **Core Policy 2: Delivery Strategy** – this policy states that In line with Core Policy 1, the delivery strategy seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178 Ha of new employment land and at least 42,000 homes.
- 4.1.6 At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that 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
 - iv) related to the settlement.

- 4.1.7 **Core Policy 10: Spatial Strategy for the Chippenham Community Area** – this policy states that Development in the Chippenham Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1. Approximately 580 homes will be provided in the rest of the Community Area over the plan period. Within Table 5.4 of the Core Strategy, it details that 2,835 homes are to be identified within the Community Area.
- 4.1.8 **Core Policy 45: Meeting Wiltshire’s Housing Needs** – this policy states that new housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities. Housing size and type, including any distinction between flats and houses, will be expected to reflect that of the demonstrable need for the community within which a site is located.
- 4.1.9 **Core Policy 60: Sustainable Transport** – this policy states that the council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire.
- 4.1.10 **Core Policy 61: Transport and Development** – this policy states that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. Where appropriate, contributions will be sought towards sustainable transport improvements, and travel plans will be required to encourage the use of sustainable transport alternatives and more sustainable freight movements.
- 4.1.11 **Core Policy 62: Development Impacts on the Transport Network** – this policy states that Developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. Proposals for new development should not be accessed directly from the national primary route network outside built-up areas, unless an over-riding need can be demonstrated.
- 4.1.12 **Core Policy 67: Flood Risk** – this policy states that Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice.
- 4.1.13 All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

5. NATIONAL PLANNING POLICY

5.1 The National Planning Policy Framework (NPPF)

5.1.1 Legislation and the National Planning Policy Framework (NPPF) require that planning applications are to be decided in accordance with the statutory development plan for an area unless other material planning considerations indicate otherwise. As a matter of policy, the Government has stated in the NPPF (Paragraph 11) that this means approving development proposals that accord with the Development Plan without delay.

5.1.2 The National Planning Policy Framework (NPPF) (updated in December 2024) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of Local Plans and is a material consideration in planning decisions. The following have been taken into consideration when assessing the development:

- Part 2: Achieving Sustainable Development
- Part 5: Delivering a Sufficient Supply of Homes
- Part 11: Making Efficient Use of Land

5.1.3 **Part 2: Achieving Sustainable Development** – Paragraph 7 states that The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Paragraph 8 later states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.
- b) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.1.4 Paragraph 11 concludes that so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. With regards to decision-taking, Paragraph 11(c) states that development proposals should be approved where they accord with an up-to-date development plan without delay.

- 5.1.5 **Part 5: Delivering a Sufficient Supply of Homes** – Paragraph 61 states 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, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community.

- 5.1.6 Subsequent Paragraph 63 mentions that, within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

- 5.1.7 Finally, Paragraph 73 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly.

- 5.1.8 **Part 11: Making Effective Use of Land** – Paragraph 124 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.

- 5.1.9 In addition, Paragraph 125(c) states that planning policies and decisions should “give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.”

6. PLANNING ASSESSMENT

- 6.1.1 The scope of the Permission in Principle (PiP) application is limited to location, land use and amount of development only. This Statement provides the necessary information to enable assessment and determination by the Council.
- 6.1.2 Other matters outside the scope of the PiP will be considered at a subsequent 'Technical Details' consent stage. There is, therefore, no requirement for the submission of technical reports to accompany this planning application. An illustrative masterplan has been provided to demonstrate that a minimum of 4 no. dwellings and a maximum of 9 no. dwellings can be satisfactorily accommodated on the site.

6.2 The Principle of Development

- 6.2.1 The starting point for assessing the principle of the proposed development (as part of this application) is against the requirements and provisions of the adopted Local Development Plan (or LDP). The application site is located within Upper Seagry, which is a "Small Village" located to the north-east of Chippenham but is outside the defined Housing Development Boundary (HDB). Accordingly, it is acknowledged that the proposed development would be in conflict with Core Policy 1 of the LDP which looks to focus strategic development to the identified Principal Settlements.
- 6.2.2 However, Core Policy 1 does state that development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities. This requirement is detailed further in Core Policy 2 which states that at the "Small Villages" development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that 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
 - iv) related to the settlement.
- 6.2.3 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.2.4 As of June 2025, it is understood that Wiltshire Council can currently demonstrate a Housing Land Supply position of just **2.42 years**. This apparent shortfall is significant given that Local Planning Authorities (LPAs) are required to demonstrate a 5-year rolling supply of sites. Because of this shortcoming, the 'tilted balance' is considered to be engaged, as per Paragraph 11 of the NPPF, and permission should be granted unless 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.

- 6.2.5 Paragraph 61 of the NPPF states 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, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

- 6.2.6 Furthermore, Paragraph 73 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly.

- 6.2.7 The proposed development seeks Permission in Principle for residential development consisting of a minimum of 4 no. dwellings and a maximum of 9 no. dwellings on land that is presently being used as an existing commercial and equestrian yard on Land at Brakenhill Mews, Upper Seagry.

- 6.2.8 Paragraph (i) of Core Policy 2 requires development to respect the existing character and form of the settlement. Given the site's rural location, existing development is typically arranged in a traditional linear / ribbon form along the main road of Seagry Road as well as the Unnamed Road that branches off it and serves the majority of the village. Dwellings within the vicinity are typically set within moderately sized plots and are of varying semi-detached and detached dwellings, finished externally in local stone. Despite not being the norm, cul-de-sac development is not uncommon within the immediate locality with both the development of 'Manor Farm Close' and 'Broadleaze' being of such an arrangement. Given that this much is true, it is not believed that the proposed development, as part of this PiP application, would introduce an incongruous feature to the village.

- 6.2.9 Paragraph (ii) requires that development does not elongate the village or impose development in sensitive landscape areas. Firstly, the proposed development would be wholly contained and situated within the extent of existing structures on site which should be considered as previously developed land. Because of this, it is not considered that the development would elongate the village beyond that what is already there. Secondly, the application site is not understood to be located within any sensitive landscape area. Irrespective of this fact, the site is well screened from the road carriageway by a verdant hedgerow which runs along the property's western boundary.

- 6.2.10 In addition to the above, Paragraph (iii) requires that development does not consolidate an existing sporadic loose knit area of development. As stated previously, to the north, the application site is bounded by agricultural fields. Whilst existing residential dwellings are present to the south, it is not considered that the proposed development would consolidate this arrangement and result in a detriment to either of the existing dwellings.

- 6.2.11 Finally, Paragraph (iv) requires development to be related to the settlement. It is evident that the application site demarcates the beginning of the village of Upper Seagry and should be read as part of the wider settlement. The core of the village (along the Unnamed Road) can be reached in either a 1-minute drive, 3-minute cycle, or 12-minute walk. Seagry Road does not provide any formal pedestrian infrastructure but PRow Footpath SEAG4 is located approximately 200 metres north of the site access and would provide routing into the village's

centre. Despite there being no formal pedestrian footpath or link from Seagry Road, it should be noted that there is in fact no formal footpath throughout the majority of the village – which includes access to the local primary school.

- 6.2.12 Within a recent appeal decision not too dissimilar to this PiP application (Ref: APP/F2605/W/25/3370598) the Inspector comments that:

“... many dwellings along Fen Street, including those within the settlement boundary, also lack formal pedestrian infrastructure. As such, the absence of pavements would not be uncharacteristic of the local context nor would it be dissimilar to the position that many dwellings in the village are accustomed to.”

- 6.2.13 Within their assessment of the scheme, and as part of the planning balance, the Inspector concludes that:

“Whilst the lack of footpaths leading into the village count against the scheme, noting that this is not unusual, particularly for occupiers of Fen Street, it need not be fatal.”

- 6.2.14 Taking the above into account it should therefore be reasonably considered that the application site forms part of the settlement of Upper Seagry and is in accordance with this policy objective.

- 6.2.15 In addition to the above, Paragraph 124 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.

- 6.2.16 The NPPF defines both ‘brownfield land’ and ‘previously developed land’ as land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

- 6.2.17 Given the use of the site, as an existing commercial and equestrian yard, a variety of existing buildings and paraphernalia are already present on the land, and this includes various stable buildings, an outdoor riding arena, a storage building (former Nissen Hut) and fenced off paddocks. To all reasonable purposes, and having regard to the above definition, the application site should therefore be considered to constitute previously developed land.

- 6.2.18 This stance has been widely agreed previously, with the most recent case being that of Appeal APP/F0114/W/25/3364548 which allowed both PiP and Outline permission for residential development on the former Hartley Wood Equestrian Centre in Clutton, Bath.

6.3 Access and Parking

- 6.3.1 Core Policy 60 of the LDP states that the council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through Wiltshire. In addition, Core Policy 61 states that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.
- 6.3.2 Finally, Core Policy 62 requires proposed development to provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. Proposals for new development should not be accessed directly from the national primary route network outside built-up areas, unless an over-riding need can be demonstrated.
- 6.3.3 As stated previously, both access and egress to the site is served via an existing arrangement off of Seagry Road which is speed restricted to the National Speed limit of 60-mph. As is demonstrated on the Proposed Site Plan, the development could suitably serve and accommodate the level of vehicular parking that would be required for a development of this kind. Furthermore, it is not considered that the associated vehicular trips would be significant or represent a detriment to highway safety. This assumption is based on crash statistics for the previous 10-years in which there have been no recorded incidents (see **Figure 4**).

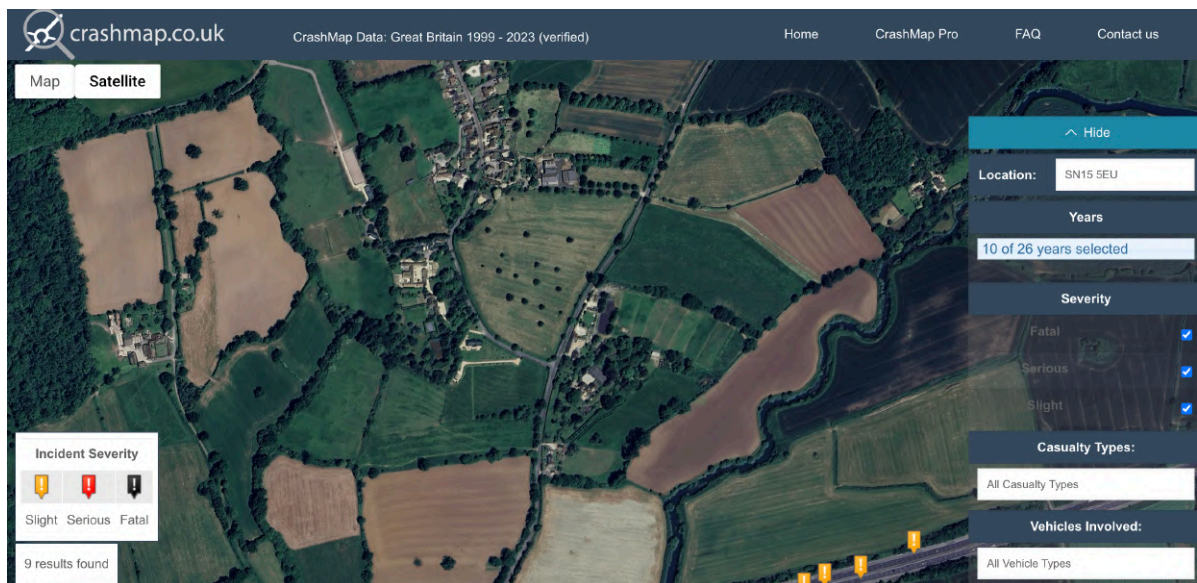


Figure 4: CrashMap Results for SN15 5EU over the Last 10-years

6.4 Conclusion

- 6.4.1 In summary, whilst the proposed development lies outside of the defined Housing Development Boundary and would therefore conflict with Core Policy 1 of the adopted Local Development Plan, it is considered that the proposal represents a sustainable and proportionate form of development that aligns with the underlying objectives of both local and national policy.

- 6.4.2 The site is well-related to the existing settlement of Upper Seagry and should be regarded as previously developed land in nature due to its existing commercial and equestrian use. The proposed redevelopment for a modest number of dwellings would not result in harm to the established character, landscape setting, or highway safety of the village. The associated loss of the commercial and equestrian use on site should be seen as a 'planning gain' by the LPA.

7. CONCLUSION

- 7.1.1 This Design & Access and Planning Statement forms part of a Permission in Principle (PiP) application for residential development consisting of a minimum of four dwellings and a maximum of nine dwellings, on previously developed (commercial and equestrian) land at the wider property of Brakenhill Mews.
- 7.1.2 The full site address is as follows:
- Land at Brakenhill Mews, Upper Seagry, Chippenham, Wiltshire, SN15 5EU.**
- 7.1.3 The proposed development is set to consist of the following:
- The proposed erection of residential dwellinghouses (Use Class C3).
 - For a minimum number of 4 no. dwellings; and
 - For a maximum number of 9 no. dwellings.
 - Associated infrastructure and improvements incidental to the residential use.
- 7.1.4 The scope of the Permission in Principle (PiP) application is limited to location, land use and amount of development. Other matters outside the scope of the PiP will be considered at a subsequent 'Technical Details' consent stage.
- 7.1.5 Given Wiltshire Council's current inability to demonstrate a sufficient five-year housing land supply, the presumption in favour of sustainable development as set out within Paragraph 11 of the NPPF is engaged. In this context, the limited conflict with the spatial strategy is not considered to significantly and demonstrably outweigh the benefits of the scheme, which include the efficient reuse of brownfield land, a contribution towards local housing supply, and the enhancement of the village's long-term vitality and sustainability.
- 7.1.6 Accordingly, when assessed against the development plan as a whole and the provisions of the National Planning Policy Framework, it is considered that the proposed development represents a suitable and sustainable opportunity for residential growth within Upper Seagry, and that Permission in Principle should therefore be granted.
- 7.1.7 Considering that Paragraph 11 of the NPPF states that at the heart of the Framework is a presumption in favour of sustainable development, it is respectfully requested by the Applicant that the proposed development is approved by the Local Planning Authority without any unnecessary delay as the proposed development is in accordance with all of the relevant policies set out in the Local Development Plan.