



LAND & PROPERTY PLANNING
CHARTERED PLANNING CONSULTANTS

PLANNING, DESIGN & ACCESS STATEMENT

Outline application with all matters reserved for the erection of a single self-build/custom build dwelling.

Land adjacent 17 Windsor Road,
Lower Compton, Calne,
Wiltshire, SN11 8QU

Applicant: Mr Paul Martin

December 2025

1. Introduction

- 1.1 LP Planning Consultants have been instructed by Mr Paul Martin (the applicant) to prepare and submit this Planning, Design and Access Statement in support of an outline planning application with all matters reserved for the erection of a single self-build/custom build dwelling on land adjacent to 17 Windsor Road, Lower Compton, Calne, Wiltshire, SN11 8QU.
- 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), nor does it lie within a ‘designated area’ for the purposes of Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Nevertheless, for completeness this Design and Access Statement sets out the full planning issues in support of the application.
- 1.3 This outline application relates to a specific tenure of residential dwelling, namely self-build/custom build and is supported by a unilateral undertaking to that effect.

2. Description of Site and Context

- 2.1 The application site extends to approximately 0.044 ha and lies on the corner of Windsor Road and Trenchard Avenue within a small estate of former MOD housing. The former MOD housing area is known as Lower Compton and is situated approximately 1.5km east as the crow flies of the market town of Calne. Lower Compton lies to the north of the A4 and roughly equi distant from the smaller settlements of Quemerford to the west and Cherhill to the east.
- 2.2 The application site comprises an area of level grassland to the east of no.17 Windsor Road. A detached single garage currently serving no.17 is located in the north western site corner. No.17 is one of a pair of semi-detached red brick dwellings, which are commonly found at Lower Compton; the area characterised typically by a mixture of semi-detached and detached red brick dwellings, set back from the estate roads within generous plots. In terms of immediate site context, to the north the application site borders no. 18 Trenchard Avenue, with further detached residential development found to the south of the application site, on the opposite side of Windsor Road. To the east of the site, the estate road Trenchard Avenue is separated from the adopted highway (Class C Road C15) by a vegetated belt, with additional former MOD housing located to the east of the adopted highway.
- 2.3 The application site itself is bounded to the south and east by existing estate roads, Windsor Road and Trenchard Avenue, however, does not have an independent vehicular access onto these roads at present. No.17 Windsor Road benefits from vehicle access onto Windsor Road. This is an estate road and not an adopted highway. The estate roads join the adopted highway (Class C Road C15) to the east and the application site benefits from private right of access to the adopted highway. Aerial mapping and photographs of the site are provided at Figures 1 and 2 below.

2.4 The application site is free from any specific ecological, heritage or environmental planning constraints. Government maps for planning record the site falling within Flood Zone 1 (lowest risk).

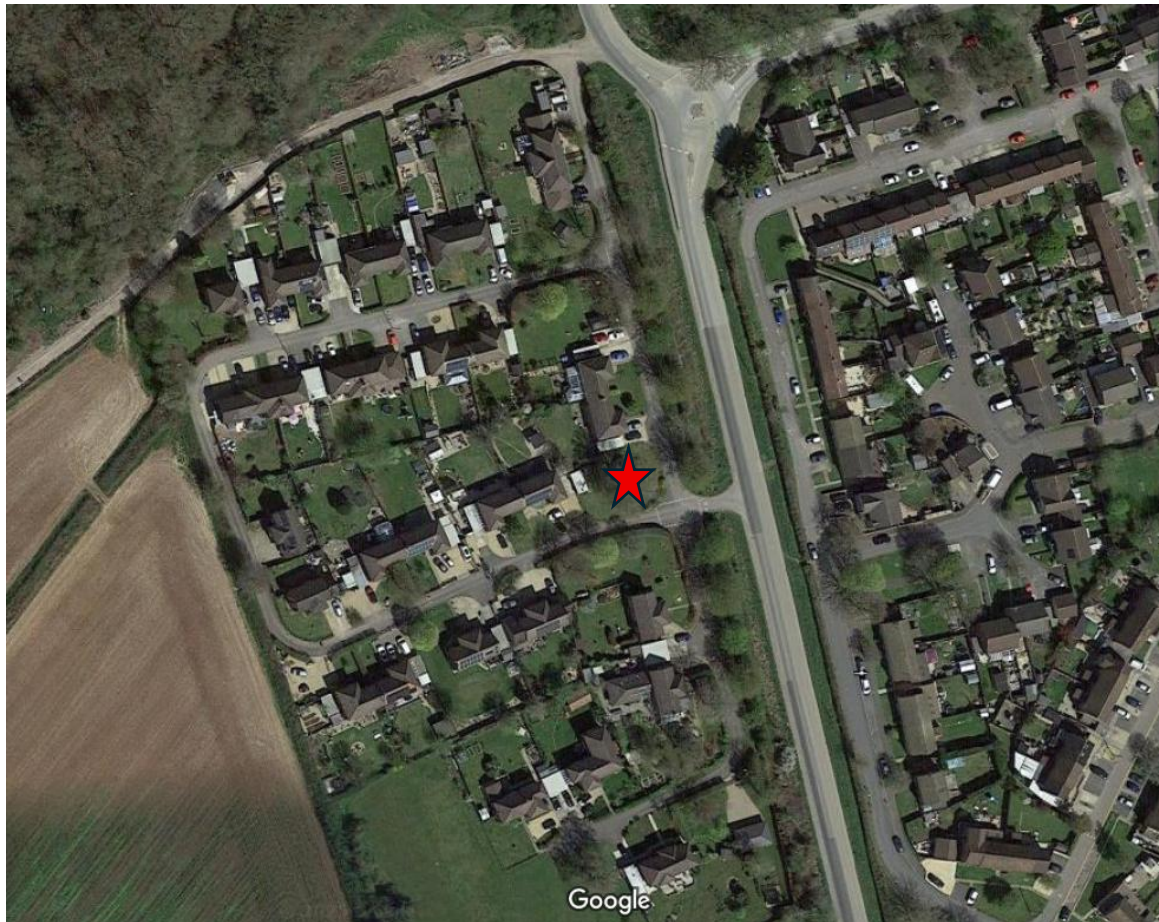


Figure 1: Aerial illustration of Application Site (denoted by red star) and immediate surroundings (source google maps, not to scale)



Figure 2: Photographs looking west toward site taken from Trenchard Avenue (top image) and looking north toward site from Windsor Road (lower image)

3. Planning History

- 3.1 The Council's website does not record any planning history pertaining to the application site itself. However, permission was granted for a similar proposal in very close proximity to the site in 2023. The application is considered of relevance to the current proposals and as such is recorded at Figure 3 below:

Application Reference	Description of Development	Decision
PL/2022/04580	Outline permission with some matters reserved for erection of single self-build dwelling and associated works (access only).	Approved 14/09/23

Figure 3: Planning history recording nearby planning history of relevance

- 3.2 The applicant has engaged in pre-application correspondence with the Council prior to the submission of this proposal. The response received from Council Officers dated 13th December 2024 highlighted that the site fell outside any designated settlement boundary, but that the moderate benefit of providing a self-build unit for which there is an unmet need, in combination with other minor benefits were considered to outweigh any harm in this circumstance. The Council response concluded that *'There are no other locational site restrictions or concerns that can-not be addressed...As such planning permission should a self-build application be submitted would likely be granted'*.

4. Description of Development

- 4.1 The description of this application can be summarised as follows:

'Outline application with all matters reserved for the erection of a single self-build/custom build dwelling.'

- 4.2 This application is in outline form with all matters reserved, however a proposed site plan has been produced for illustrative purposes in order to demonstrate how a 4 bed detached self-build/custom built dwelling could fit onto the site. The illustrative site plan shows the demolition of the existing detached flat roof garage serving no.17 and the subdivision of the plot. The plans show that a 4 bed detached dwelling with a GIA of 160sq m could be located roughly centrally on the plot. It is envisaged that the dwelling would have its principal elevation facing Trenchard Avenue, with vehicular access gained from Windsor Road. Off street parking facilities are shown to the south of the dwelling at levels to meet the Council's adopted parking standards (which require 3 spaces for a 4 bed dwelling).

5. Planning Policies

5.1 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.

5.2 The Development Plan in this case comprises the Wiltshire Core Strategy 2011-2026 (January 2015) (WCS), the Calne Community Area Local Plan 2 (March 2025)(NP) and saved policies of the former North Wiltshire Local Plan 2011 (NWLP). The following policies are particularly relevant to the consideration and determination of the application:

Wiltshire Core Strategy 2011-2016 (2015)

Policy	Title
Core Policy 1	Settlement Strategy
Core Policy 2	Delivery Strategy
Core Policy 8	Spatial Strategy for the Calne Community Area
Core Policy 48	Supporting Rural Life
Core Policy 50	Biodiversity and Geodiversity
Core Policy 51	Landscape
Core Policy 57	Ensuring High Quality Design and Place Shaping
Core Policy 60	Sustainable Transport
Core Policy 61	Transport and New Development
Core Policy 67	Flood Risk

North Wiltshire Local Plan (2011)(saved policies)

Policy	Title
NE14	Trees and the control of new development
H4	Residential development within the open countryside

Calne Community Area Neighbourhood Plan 2 (2025)

Policy	Title
C1	High Quality Sustainable Development within the Calne Community Plan Area
C2	Sustainable Construction and Energy
H1	Housing Within Settlement Boundaries
GA1	Highway Impact
GA2	Public Realm
GA5	Parking Provision
BE1	Design Principles for Local Distinctiveness
NE2	Protecting and Enhancing Biodiversity
NE4	Trees, Woodland and Hedgerows
NE5	Setting of Calne and Calne Without

5.3 Government policy is set out in the National Planning Policy Framework (NPPF) (2024) which is a significant material consideration in the determination of the application, supplemented by advice contained within the Planning Practice Guidance (PPG).

5.4 Wiltshire Council have submitted their draft new local plan for examination, however until formally adopted, limited weight can currently be afforded to its policies.

5.5 The relevance of the above policies in terms of the proposal are set out in the planning assessment below.

6. Planning Considerations

6.1 When assessing the proposed outline development against the relevant planning policies, the key issue to address is whether the principle of the development is acceptable at this site. Other material considerations are listed and covered below, with the detail on these matters (where applicable) to be assessed at future reserved matters stage(s):

- Impact on character and appearance of the area
- Residential amenity;
- Highway matters such as parking and access
- Drainage (surface water and foul disposal) and flood risk
- Ecology and arboriculture
- Pre-application engagement and precedence.

Principle of Development

7.1 This application relates to an outline application with all matters reserved, therefore the principle of whether this scale and nature of development is acceptable in the site location is the key issue for consideration. The application site is located within a residential grouping known as Lower Compton, albeit located approximately 1.5km east of the residential outskirts of the market town of Calne and outside of any defined limits of development as prescribed by CP2 of the WCS. As such in planning policy terms the site falls within the countryside, where new residential development is generally restricted to circumstances allowed for by the exception policies of the Core Strategy (listed at para 4.25 of the WCS). The proposal is not put forward under any of these 'exception circumstances'.

7.2 Saved policy H4 of the NWLP and policy H1 of the Calne NP generally echo the restrictions on locations of new residential development to accord with policy within the WCS. The underlying aim behind these the development plan and NP policies is to prevent homes being built in unsustainable locations, remote from local services, facilities and transport routes. Whilst it is accepted that location of the application site outside of any defined settlement boundary results in a degree of conflict with these

policies, it is relevant to note that the Council opined within their pre-application response dated 13th December 2024 that the application site is located *‘within a relatively sizeable built-up area within the open countryside, which is an unusual occurrence’* and that the site *‘could not be considered isolated for the purposes of the NPPF’*.

7.3 Wiltshire Council’s latest Housing Land Supply (HLS) Statement confirms that the Council do not have a 5-year HLS. The June 2024 Statement (base date April 2023) indicates 4.20 years of HLS. This was reassessed to be 3.85 years following the ‘Storrige Road’ Appeal¹. However, revisions to HLS need calculations contained in the latest NPPF published 12th December 2024, resulting in significantly higher HLS requirement figures for Wiltshire Council. As confirmed in a briefing note dated 17th December 2024,² the Council can now only demonstrate 2.03 years HLS, demonstrating a significant under delivery of housing supply, the briefing note explaining that *‘the magnitude of shortfall in supply is now substantial and the weight to be given to improving housing supply (in decision taking) greater than when the Council had a more marginal supply’*.

7.4 The consequence of the Council not being able to demonstrate a 5-year HLS is that the relevant development plan policies in respect of housing are considered out of date and the presumption in favour of sustainable development (known as the tilted balance) set out at paragraph 11d of the NPPF applies. Paragraph 11d of the NPPF requires of decision takers that *‘where there are no relevant development plan policies, or the policies which are the most important for determining the application are out of date, granting permission unless ‘i) the application of policies in the Framework that protect areas or assets of particular importance provides a strong reasons for refusing the development proposed or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, having particular regard to key policies directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination’* (paragraph 11d NPPF).

7.5 National policy contained within the NPPF requires that the types of housing for different groups of the community should be assessed and reflected in planning policies which includes people wishing to commission or build their own homes (paragraph 63 of the NPPF). Currently the LPA does not have any adopted development plan policies which focus on self-build or custom build homes. This was acknowledged by the Council within the pre-application response of 13th December 2024 which noted *‘there are no development plan policies which focus on self-build units specifically’*. This application proposes a self-build/custom build dwelling. The development plan is silent on specific policies for this tenure and as such, it is considered that this would also trigger the presumption of sustainable development or tilted balance as the starting point for any decision taking related to this proposal (irrespective of HLS position).

7.6 The application site is not located in an area, nor does it contain assets of particular importance as defined at footnote 7 to paragraph 11 d)i) of the NPPF and therefore this criterion is met. Turning attention now to paragraph d ii), an assessment must be made

¹ APP/Y3940/W/24/3340811 – decision date 30/08/24

² Wiltshire Council Briefing Note No. 24-20 dated 17/12/24

as to whether any adverse impacts from approving the application would significantly and demonstrably outweigh the benefits. If not, policy dictates that the application should be approved. The application proposal offers many benefits. Firstly, there is the contribution made from the addition of a single residential unit towards the substantial shortfall in HLS. The Council have acknowledged that the weight given to improving HLS following the publication of the revised HLS figures within the NPPF must now be greater than when the Council had a marginal supply. The briefing note on the issue published by the Council on the 17th December 2024 post-dates the Council's pre-application response of the 13th December 2024 and therefore the positive weight attributed toward any contribution, (however small) toward the HLS shortfall should now carry greater weight.

7.7 Another key benefit arising from the scheme is the tenure, which is proposed to be self-build/custom build. Footnote 28 of the NPPF states that 'Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this, and to give enough suitable development permissions to meet the identified demand. Self and custom build properties could provide market or affordable housing'. The Council has an unmet need of self-build/custom build dwellings within the county.

7.8 The latest data set available is base period 8 which is between 31st October 2022 - 30th October 2023 where the Council records 68 applicants on the register and 39 plots granted permission. The Council has a responsibility to ensure sufficient permissions to meet demand arising in that base period within 3 years from the end of that base period i.e. 68 applicants on the register from base period 8 ending 30th October 2022 would need to be satisfied by the end of base period 11 ending 30th October 2025. Since base period 6, covering 31st October 2020 - 30th October 2021 the Council has not met its duty to grant sufficient self and custom build permissions to meet this requirement. This application is for a single unit of self-build/custom build residential accommodation. Consequently, the contribution the application would meet toward meeting this persistent shortfall should be attributed positive weight in any decision-making process. This position was confirmed by the Council within their pre-application response on the site dated 13th December 2024 which stated *'Should a self-build application be made it would contribute a (sic) self-build unit, for which there is an unmet need//the provision of the self-build unit is considered to be a benefit of moderate weight. A unilateral undertaking would be a requirement to guarantee that the dwelling would be delivered as a self-build unit'*. This application is accompanied by a Unilateral Agreement to this effect.

7.9 With regards to the locational sustainability of the site the NPPF recognises that development sites will need to be found in rural areas which, by definition, will not be well served by public transport. Paragraph 89 of the NPPF states: *'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or*

by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'. The application site is physically well related to existing residential development and offers opportunities for future residents to access local facilities and services by sustainable modes of transport. The scale of additional traffic generation associated with the proposal for a single unit would not have any adverse impacts on local roads. Provision for secure cycle storage could be conditioned to be provided within the detail of any later RM proposals. The indicative site plan illustrates that there is sufficient space to accommodate a modest dwelling on the site whilst remaining sensitive to its surroundings, and we therefore submit that the application fully accords with the government policy in this regard. Within the pre-application response, the Council made observations that the location of the site is 'within a relatively sizeable built up area in the open countryside, which is unusual occurrence' and 'is not completely isolated for the purposes of the NPPF', before concluding that it 'does not consider that a single dwelling in this location would be adversely harmful, should an alternative approach to open market housing be considered'.

- 7.10 The development of the site would also bring about other minor economic and social benefits, through contribution towards the local economy through the build stage and potential for future residents to contribute toward community life.
- 7.11 Any adverse impacts arising from the site location outside of a designated settlement boundary are further mitigated by the unusual circumstances of the location within a sizeable residential area that is not isolated or inherently unsustainable, with options to access nearby services and facilities by modes other than private motor vehicle. The above assessment has illustrated that the application offers many benefits, principally the addition of a unit of accommodation toward the Council's substantial HLS shortage. Of further specific benefit is the contribution of a self build/custom build unit, for which the Council has a current and persistent unmet need. As such, it is evident that in accordance with policy at paragraph 11d of the NPPF any adverse impacts of approving this outline application for a single self-build/custom build dwelling would not '*significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework as taken as a whole*' and it follows that the application should be approved.
- 7.12 This application is in outline form, with all matters reserved and as such the detail of the proposal would be sought under later RM application(s). Thereafter follows a short assessment of the proposal against other key areas of consideration, in order to demonstrate that in principle, a single dwelling of 160 sq m GIA could be accommodated on the site without adverse impact on the following issues of acknowledged importance.

Impact upon the Character and Appearance of the Area

- 7.13 The application site is located outside any settlement boundaries and in policy terms occupies a countryside location. However, the site location is unusual in that it forms part of a modestly sized built up area of former MOD housing development, with limited

intervisibility to the surrounding countryside, therefore the site characteristics are neither isolated nor remote.

7.14 Core Policy 51 '*Landscape*' requires development to protect, conserve and where possible enhance landscape character. The policy requires that proposals must not have a harmful impact upon landscape character while any negative impacts must be mitigated through sensitive design and landscaping.

7.15 The application site is not covered by any landscape designations nor is it visible from the public RoW network. Occupying a corner plot, the application site is relatively visible in short distance views obtained from the unadopted estate roads, however any built form on the site would be seen within the context of the surrounding existing residential development, therefore in principle, a singular residential unit of 160sq m GIA would not appear out of character in this setting. The indicative proposed site plan shows a dwelling located centrally on the plot, respecting the existing building line along Trenchard Avenue. Plot sizes for the proposed and retained dwelling and GIA size for the new unit would be commensurate to others within the site vicinity, therefore in principle would not be out of keeping with the site surroundings.

7.16 Presently, aside a short section of roadside boundary hedging the application site does not benefit from any mature vegetation. The canopy of the mature trees on the opposite side of Trenchard Avenue do not encroach into the application site and would be unaffected by the proposed scheme. Landscaping proposals would be fully detailed as part of the relevant reserved matters application(s), however, the illustrative proposed site plan indicates that a detached 4 bed dwelling could be accommodated on the site whilst retaining the existing section of roadside boundary hedge, with sufficient space retained to strengthen this boundary planting to further assimilate any development on the site within its landscaped setting.

7.17 Taking the above into consideration, the proposal is considered compliant with Core Policy 51, NP Policy NE5 and landscape policy contained within chapter 15 of the NPPF in that a detached dwelling with a GIA of 160 sq m could be accommodated on the site with no adverse impact on the character and appearance of the surrounding area.

Residential Amenity

7.18 Core Policy 57 of the WCS requires development to ensure amenity of existing occupants is acceptable and ensure that appropriate levels of amenity are achievable within the development itself.

7.19 In this case, the proposal relates to an outline application for a single unit of self-build residential accommodation with all matters reserved. The illustrative proposed site plan shows that a detached residential dwelling with a GIA of 160sq m could be accommodated on this corner plot, whilst ensuring adequate separation distances to neighbouring properties and that existing levels of residential amenity are preserved. The resulting plot size is commensurate with those within the immediate site vicinity

and therefore occupiers of the new dwelling would also benefit from adequate private amenity space, in compliance with requirements of CP57.

Highways

7.20 Paragraph 116 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, following mitigation, would be **severe**.’(our emphasis added)

7.21 Core Policies 60 ‘Sustainable Transport’ and 61 ‘Transport and New Development’ require 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. Given the site location, outside of any settlement boundary, it is relevant to cite policy at paragraph 110 of the NPPF, which highlights that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and requires that this should be taken into account in decision taking.

7.22 The application site is located within Lower Compton, which although located in a countryside location outside of any settlement boundary, comprises a sizeable built-up area of former MOD housing. The estate has a footpath link via the A4 to Calne and Cherhill whereby a variety of services can be accessed, albeit at a distance of just over a mile. Whilst this walking distance may not be achievable for all future residents, on bicycle the distance would be a more feasible option. Bus routes run between Calne and Marlborough with regular services (42 and X76) stopping at the junction between Atcherly Road/Dowding Drive and the C15, approximately 170m from the application site. As such the application site could not reasonably be regarded as being locationally ‘isolated’ for the purposes of the NPPF as is surrounded by existing residential development and the site benefits from options to access local services and facilities by modes other than private motor vehicle. The Council concurred with this conclusion within their pre-application response to this proposal dated 13th December 2024 which stated ‘*there are no locational site restrictions or concerns that can-not be addressed...As such planning permission for a self-build application...would likely be granted*’. Recent precedent has also been set for a comparable singular self-build infill plot in the site vicinity through the permission at land adjacent to no.19 Trenchard Avenue under outline application ref: PL/2022/04580 (application linked in Figure 3 of this report).

7.23 This application is in outline with all matters reserved, nevertheless an indicative site plan shows how a 4 bed unit could be accommodated, with a new access shown onto Windsor Road. The access point is set away from the junction with Trenchard Avenue and would have good visibility in both directions. The estate roads are not adopted, therefore the application red site line extends to the adopted highway C15 running to the east. The site benefits from private right of access from the estate roads onto the adopted highway which is long established and has good visibility at the junction. The access point at the junction of Windsor Road to the adopted highway could safely and suitably accommodate any additional vehicular movements associated with a singular

additional unit of residential accommodation without adverse impact on the local highway network.

7.24 Wiltshire's Local Transport Plan 2011-2026 sets out minimum residential parking standards and requires a minimum of 2 spaces for a 3-4 bed dwelling. As shown on the indicative site plan, the site can accommodate off street parking facilities of sufficient size to meet this standard. Secure cycle storage could also be provided within the detail of a future RM proposal. The application proposes the demolition of an existing single garage which is currently used for storage in connection with no.17 Windsor Road. Confirmation is provided that sufficient off street parking spaces remain for the retained dwelling at levels to meet the Council's adopted parking standards.

7.25 In summary, the application site is neither 'isolated or remote' having regard to the NPPF and offers realistic options for travel into the nearby towns of Calne and Marlborough by means other than by private car. The proposed development, for a single self/custom dwelling, can be accommodated on the site with access and parking facilities achievable at levels to meet adopted standards. Consequently, this application will not result in a severe impact on the operation of the local highway network or result in any unacceptable highway safety issue that could warrant refusal of the application.

Drainage & Flood Risk

7.26 The site is fully within Flood Zone 1 where there is the lowest risk of flooding. It is intended that the new dwelling would connect to the existing public mains foul sewage system operated by Wessex Water. Surface water disposal would use SUDS in order to reduce the rate of rainwater run-off and improve rainwater infiltration to ground. Conditions could be attached to any outline approval in respect of these matters, ensuring that the development would comply with local and national policies in respect of flood risk and drainage, the building on the site would be flood safe and the proposal would not increase flood risk elsewhere.

Ecology & Arboriculture

7.27 Core Policy 50 requires developments to seek opportunities to provide biodiversity enhancements and ensure there will be no impacts on protected species. This is also reflected in NP policy NE2.

7.28 In this case, the application relates to an area of managed land which is laid to lawn, forming part of an existing residential plot and within a built-up residential enclave. There are no trees on the application site and the canopy of the nearest mature trees on the opposite side of Trenchard Avenue do not encroach upon the site. There are no records of protected species within the immediate site vicinity and the site is not considered to hold potential for protected species or their habitats. The existing site vegetation, which comprises a small section of boundary hedging is shown to be retained

and extended, in compliance with NP policy NE4. For these reasons, no further ecological or arboricultural investigations are considered necessary in connection with this outline application.

- 7.29 The application is not within the scope of Biodiversity Net Gain (BNG) conditions as relates to a self/custom build unit of accommodation. Notwithstanding this, the applicant would be willing to provide ecological enhancements commensurate with the scale of development proposed on the site, which could include bat/bird boxes along with further planting of native shrubs to bolster the existing habitat if considered necessary by the Council. Such details, if considered necessary could be agreed by means of planning condition at a later reserved matters stage.

Pre-application Engagement and Precedence

- 7.30 The applicant engaged with the Council's pre-application service in relation to this proposal and in their response, the Council stated that *'the moderate benefit of providing a self-build unit for which there is an unmet need, in combination with other minor benefits are considered to outweigh the harm (from location outside of settlement boundary) in this circumstance. As such planning permission should a self-build application be submitted would likely be approved'*. Subsequent to the pre-application advice letter, following the publication of the revised NPPF in December 2024, the Council have acknowledged in a briefing note that weight given to boosting housing supply in decision taking must now be greater than when the HLS position was marginal. It follows that the benefits attributed to this application must now be greater than when the pre-application advice was written.
- 7.31 Moreover, when considering this application, regard must be given to the precedent set by the approval of a similar outline application for a self-build dwelling within close proximity to the site under application reference: PL/2022/04580. Again, since the time this application was approved in 2023, the Council's HLS position has fallen considerably further behind its 5-year targets and the unmet need for self-build units has become more persistent, therefore the benefits offered by this application towards reducing these deficits must now be attributed more weight in decision making than in 2023.

8. Conclusions

- 8.1 This application seeks outline permission with all matters reserved for a detached self build/custom build unit on land adjacent no.17 Windsor Road, Lower Compton, Calne. The development plan is silent on specific policies covering self-build and the Council's HLS position demonstrates a significant shortfall. As such the tilted balance is engaged and in accordance with paragraph 11d) of the NPPF the application should be approved unless any adverse impacts of doing so, significantly and demonstrably outweigh the benefits.
- 8.2 This statement has outlined the two main benefits offered by the proposal, namely the contribution toward the considerable HLS shortfall, which the Council have

acknowledged must now be given more weight (post December 2024) than when the Council had a marginal supply. Secondly is that the tenure of the proposed unit is self-build/custom build, for which the Council has a persistent unmet need.

- 8.3 The specific locational attributes of the application site, which is set within an area of existing housing development with options for travel by modes other than by private vehicle are considered to mitigate against any conflict arising from the site location outside of any settlement boundary. As such the proposal is considered to represent a sustainable form of development, with no associated adverse impacts which could conceivably significantly or demonstrably outweigh the benefits offered and we respectfully request that the Council approves the application accordingly.