

PLANNING STATEMENT INCLUDING MATTERS OF DESIGN AND ACCESS

Land to the South West of Witt Road Winterslow, (opposite Thyme Cottage) SP5 1PL

For Kents Oak Ltd

BJC Ref: Wilts 20



View from Witt Road

BJC Planning
The Gallery
3 South Street
Titchfield
Hampshire
PO14 4DL

Tel: 01329 842668

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1.0 INTRODUCTION

- 1.1 This planning statement supports an outline application with access and layout to be determined. It proposes two detached dwellings and garages to the south of the recent development on land adjoining N° 1 Witt Road, Winterslow, as shown on the Location Plan.
- 1.2 Access is proposed via the private drive serving the recently constructed three dwellings to the north.
- 1.3 The area of the site within the red line measures 0.13 ha. This includes the existing access to the adopted highway. The site for the new development measures 0.10 ha.
- 14 This statement addresses site location and description, planning history including the recent preapplication enquiry, planning policy and matters of design and access.
- 1.5 The application is submitted on behalf of Kents Oak Ltd who were also the developers of the site to the north. Kents Oak Ltd have an option arrangement with the landowners of the site.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The Winterslow settlement comprises two areas West Winterslow and Middle Winterslow. The latter is the larger of the two settlement areas. The site is located on the south side of Middle Winterslow.
- 2.2 Witt Road is a lane which extends southwards from the main body of the settlement into the countryside. The road is restricted in width and takes the form of a rural lane along which there is significant frontage development. Indeed, the northeast frontage of the road is almost continuously built up. The road extends for some 600m and then terminates. The road is a cul de sac providing no vehicular public access to the land further to the southwest. There are two footpaths providing access into Bentley Woods where the road terminates.
- 2.3 The application site is situated on the southwestern side of the road at the northern end of the road approximately 82m from the junction of Witt Road with The Common/Gunville Road. The site extends to approximately 1.0ha.
- 2.4 The site adjoins the recently permitted development on land to the north adjacent to N° 1 Witt Road which has just been completed. It is situated opposite two properties known as Antilla and Thyme Cottage.

- 2.5 Witt Road is primarily residential along the road frontage with agricultural land beyond. There is also an area of allotments on the southwest frontage of the road. The northeast side of Witt Road has a continuous line of frontage housing with just a couple of gaps. The properties vary in size and character and are predominantly detached although there is one small terrace of three properties. Some dwellings are two storeys; others are single storey or chalet style with rooms in the roof.
- 2.6 The two detached properties, Antilla and Thyme Cottage, situated on the northeast side of Witt Road facing the proposed site are chalet style properties with small front gardens. Antilla faces towards the new access serving the recently constructed development.
- 2.7 The application site is a field laid to grass with a hedge on the boundary adjoining the new development. There are no trees or hedges in the middle of the site. The northeast boundary of the site adjoining Witt Road is marked by a post and wire fence. The boundary to the southwest is also marked by a post and wire fence along which a hedge has recently been planted, which is still immature.
- 2.8 The lawful and only known use of the land is for agricultural purposes. It forms part of a larger holding. Recently there have been some vehicles parked on the northwestern edge of the site involved in the construction of the three new properties.
- 2.9 The landowner has retained a 6m wide tract of land along the southeastern boundary of the field beyond the area outlined in red to provide an agricultural access to adjoining land to the west.
- 2.10 South of the retained 6m tract the adjacent landowners have an access close to the serve their land to the south. A large agricultural barn is sited on the adjoining owners land close to the boundary of the 6m retained tract.
- 2.11 The site slopes downwards from Witt Road in a south westerly direction. It falls by more than 2meters across the site. The two properties on the northeast side of Witt Road are slightly higher than the road.



Photo of agricultural gate and retained access.

- 2.12 The recent development of three dwellings to the north has been cut into the existing ground levels. This has had the effect of reducing the height of the buildings relative to Witt Road.



View looking down Witt Road with new dwellings set at lower level

3.0 PLANNING HISTORY

- 3.1 No planning history has been identified from the Council's web site pertaining to this site.

Pre-application Consultation

- 3.2 A pre-application consultation was made in the summer of 2025. The pre-application consultation proposed an outline application with access only for determination. The proposed use was 3 dwellings for market housing. An indicative layout was provided to demonstrate that the site is capable of accommodating three residential units. Please note this has now been reduced to 2 dwellings.
- 3.3 The feedback provided helpful guidance on a number of issues.
- 3.4 In terms of highway access the Highway Consultee referred to the Highway Authority consistently resisting residential development on Witt Road due to its physical characteristics. However, reference was made to the Planning Inspector's decision relating to land to the South of 1 Witt Road which was allowed despite highway objections. It was acknowledged that this application may therefore be deemed acceptable. The consultee concluded that the layout and design of the access was considered suitable to serve the development.
- 3.5 The pre-application advice confirmed that the site is not in the settlement boundary and as it falls within 'open countryside'. The proposal did not meet any of the criteria set out in policy that would justify the development.
- 3.6 The response letter acknowledged that Wiltshire Council does not have a 5-year housing land supply.
- 3.7 The pre-application raised concerns about the possible impact of the proposal on landscape character under Policy 51 of the Wiltshire Core Strategy.
- 3.8 It was not considered that the proposal made a positive contribution to the character of the rural environment of its surroundings.
- 3.9 Attention was also drawn to the requirement to protect important habitats and species for the benefit of biodiversity.
- 3.10 On receipt of the response to the pre-application enquiry it was found that there were several conflicting comments in the letter. A further letter was sent to the relevant Officer on 1st August 2025 seeking an explanation of these apparent conflicting comments. However, no response was received.

4.0 PLANNING POLICY

- 4.1 The Development Plan comprises a suite of plans led by the Wiltshire Core Strategy adopted in 2015. Also of relevance to the pre-application site is the Wiltshire Housing Site Allocations Plan adopted in 2020 and some 'saved policies'.
- 4.2 This Wiltshire Housing Site Allocations Plan extended the settlement boundary of Winterslow to include land to the north adjoining the current site. This new proposal therefore adjoins the settlement boundary and is in a sustainable location.

Core Strategy

- 4.3 Core Strategy Policy CP 23 Spatial Strategy for South Wiltshire Community Area identifies Middle Winterslow as a 'large village'. The policy also makes reference to Policies CP1 and CP2. CP1 identifies large villages as accommodating development limited to meet the housing needs of settlement and to improve employment opportunities, services and facilities. CP2 states that development would not normally be provided outside the existing defined limits of development ie as defined on the existing policies map or when the limits of development are altered through subsequent Site Allocations Development Plan Documents and Neighbourhood Plans.
- 4.4 CP45 encourages the provision of new housing to incorporate a range of type, mix and sizes to create mixed and balanced communities.
- 4.5 CP 50 Biodiversity and Geodiversity requires that all development seeks to avoid and reduce disturbance to sensitive wildlife species and habitats.
- 4.6 CP51 Landscape provides for development to protect, conserve and where possible enhance landscape character. Development must not have a harmful impact, and any negative impacts must be mitigated as far as possible.
- 4.7 CP57 'Ensuring high quality design and place shaping' requires all new development to be of a high standard of design. Proposals for new development should be accompanied by information to demonstrate how a positive contribution to character is to be made.
- 4.8 Policies CP60 and CP61 both address the need to consider a sustainable approach to transport. New development should be in a sustainable location and should look to reduce dependency on the car and to promote other forms of transport.

Wiltshire Housing Site Allocations Plan

- 4.9 The Wiltshire Housing Site Allocations Plan was adopted in February 2020.
- 4.10 This plan has been prepared in accordance with the provisions of CP1 and CP2 of the Wiltshire Core Strategy.
- 4.11 The preparation of the Wiltshire Core Strategy relied on the boundaries of the former District Local Plans with the intention that boundaries would be reviewed in the preparation of the Wiltshire Housing Site Allocations Plan. Consequently, a comprehensive review of boundaries has taken place to ensure that they are up to date and relevant.
- 4.12 The Council prepared a Settlement Boundary Review Methodology to assist in the determination of appropriate changes to settlement boundaries.
- 4.13 The adopted Plan now defines the settlement boundary for Middle Winterslow. The pre-application adjoins the southside of that boundary.

Saved Policies

- 4.14 Policy C6 of the Salisbury Local Plan was listed as saved in the Wiltshire Core Strategy (Appendix D). This notes that the policy is saved but 'will be subject to a forthcoming review'.
- 4.15 The emerging Local Plan is discussed in paragraph 4.21 below. It records that Policy C6 is to be deleted. It states:

Special Landscape Areas are superseded and replaced by the new Landscape Character Assessments and the Wiltshire Landscape Strategy that provide planning guidance for decision making in each landscape character area. This is in line with the approach in the National Planning Policy Framework.

Wiltshire Local Plan 2038

- 4.16 Wiltshire Council has prepared a new Local Plan which was the subject of a Regulation 19 Consultation and has now been submitted to the Inspectorate. Work in respect of the Examination has been taking place throughout 2025 with the Examination opening in June. Currently the Local Plan website advises that in November planned hearing sessions were cancelled, and a further update is awaited.
- 4.17 It is appropriate to record some weight now to the policies of the emerging Local Plan as the document is with the Secretary of State and is under Examination.

- 4.18 The Plan identifies the key challenges which face Wiltshire. Among these are the need to provide homes and the issue of climate change.
- 4.19 The Plan identifies Winterslow and Middle Winterslow as ‘large villages’. The application site adjoins the settlement boundary of Winterslow. Policy 4 addresses climate change and sets out matters to be considered when seeking to minimise the impact of development.
- 4.20 Policy 78 sets out the Council’s requirements for meeting the County’s housing needs. It draws attention to providing a range of types, tenure and sizes of dwelling. It also seeks to ensure that consideration is given to older and vulnerable people. The policy also covers the need to meet the Nationally Described Space Standards.
- 4.21 Policy 82 Housing in the Countryside addresses the justification of housing provided outside the settlement boundary. Such housing is not supported unless essential for a rural business, for protecting a heritage asset, for use of a disused building, or for replacement or subdivision of an existing dwelling.
- 4.22 Policy 85 Sustainable Construction and Low Carbon Energy is supportive of measures to address climate change. It requires new build residential to achieve zero-carbon in operation standard and the use of renewable energy for remaining energy demand.
- 4.23 Policy 88 Biodiversity and Geodiversity seeks to protect the natural environment by ensuring that development avoids impacting the natural environment and mitigating impacts where appropriate.
- 4.24 Policy 89 Biodiversity Net Gain sets out the requirement to meet a minimum of 20% biodiversity net gain. It sets out how this biodiversity must be delivered and adhered to.
- 4.25 Policy 91 Conserving and Enhancing Wiltshire’s Landscapes seeks to conserve and enhance the Wiltshire landscapes having regard to the provisions of the Wiltshire Landscape Character Assessment.
- 4.26 It is noted that on page 301 of the emerging Local Plan it makes clear that Policy 91 will update and replace Core Policy 51 Landscape referred to above. It also states that

The revised landscape character areas, supplemented by the guidelines within the Landscape Strategy will also replace the existing Special Landscape Areas and associated policies.

- 4.27 This removes the concern expressed in the pre-application response regarding the Special Landscape Area designation which was questioned in the letter dated 1st August 2025 (Appendix 1)

- 4.28 Policy 95 Flood Risk requires new development to follow national policy and guidance. It encourages the use of measures to reduce rainwater runoff and to incorporate sustainable drainage solutions.
- 4.29 Policy 96 Water Resources notes that Wiltshire is a water stressed area, and measures should be employed to protect water supplies. New residential development should have a predicted mains water consumption of no more than 85 litres per person per day.
- 4.30 Policy 98 Ensuring High Quality Design and Place Shaping seeks a high standard in all new developments. The policy sets out the measures to be considered.

National Policy

- 4.31 The National Planning Policy Framework was revised, and the latest version is 12th December 2024. A consultation is due shortly on another iteration of the NPPF with possible adoption in mid-2026.
- 4.32 The NPPF provides that where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites the presumption in favour of sustainable development as set out in paragraph 11d should apply.
- 4.33 Wiltshire Council's housing land supply figure has been described in an appeal decision letter of 26th November (Ref: 3369892). It states at paragraph 42

It is undisputed between parties that the Council cannot demonstrate a 5 year housing land supply, with a provision of 2.42 years, causing a substantial shortfall.

- 4.34 Accordingly, there is a presumption in favour of the development of sustainable sites in Wiltshire District and the Tilted Balance should be applied. This is addressed further in Section 7.
- 4.35 Paragraph 73 of the NPPF promotes the use of small sites. It states:

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. To promote the development of a good mix of sites local planning authorities should:

d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

- 4.36 The revised NPPF also continues to champion well designed places at Chapter 12. It states at paragraph 131

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities....

5.0 THE PROPOSED DEVELOPMENT

- 5.1 The scheme proposes the erection two detached dwellings and garages on the site. These are proposed as 2 x four bedroom houses. The outline application seeks approval of access and layout.
- 5.2 Parking will be provided in accordance with standard: 3 spaces for a 4 bedroom property.
- 5.3 The detailed design of the dwellings is not part of this application. However, as guidance it is considered that the principal outlook of Plot 1 will be to the northwest and southeast. There may be some windows at ground floor level facing Witt Road provided mutual privacy with the neighbours is not compromised.
- 5.4 Plot 2 will also present principal elevations to the northwest and southeast.
- 5.5 The site for the proposed development adjoins the recent development by Kents Oak of the three dwellings to the north. It is proposed that the new dwellings share the use of the access serving the new development, which is a private drive. This avoids the need for another access onto Witt Road.
- 5.6 It is proposed to face the two dwellings towards the private drive with their rear gardens facing to the southeast.
- 5.7 It is probable that the new dwellings will be set at a lower ground level than Witt Road in the same way at the buildings to the north. This matter could be covered in a planning condition.

6.0 PLANNING CONSIDERATIONS INCLUDING MATTERS OF DESIGN AND ACCESS

Flood risk

- 6.1 The proposal has had regard to the recently revised maps for flood risk. Although the site falls within Flood Zone 1 it is noted that for the purposes of surface water flooding the site is impacted at 1:1000 years.

- 6.2 The site to the north was also subject to consideration of surface water flooding. This issue was addressed by a flood risk and drainage consultant, Aquacallidus, who designed a drainage facility on the west side of that site. It is proposed that this facility will be replicated on this site to address surface water flows.
- 6.3 It has therefore been appropriate to leave a margin on the western side of the site.
- 6.4 The site is not at risk from flooding from rivers or the sea.
- 6.5 A Drainage Strategy has been prepared by consultants, Aquacallidus, and is provided with the planning application.

Foul Drainage

- 6.6 It is proposed to connect to the foul sewer in the road outside the site.

Access

- 6.7 Access to the proposed development will be via the access serving the existing 3 dwellings to the north. There will be on site turning to enable vehicles to leave in a forward gear. This matter was addressed in the pre-application consultation and the highway consultee considered in the light of the Inspector's decision on land to the north that an objection would not be sustainable.

Design

- 6.8 It is proposed that the two dwellings will reflect the character of the existing properties to the north in terms of their layout and design. Materials will be determined at a later date, but it is envisaged that these will be compatible with existing surrounding developments.
- 6.9 Regard will be taken of the inter relationship of the new dwellings with existing dwellings in the vicinity to avoid loss of privacy and loss of outlook.

Ecology

- 6.10 The application is supported by an Ecological Impact Assessment prepared by LCES

Habitat Regulation Considerations

- 6.11 It is recognised that nitrate mitigation will need to be addressed. A nitrate budget has been prepared and is submitted with this application.

- 6.12 It is understood that the site falls within the New Forest SPA, SAC and Ramsar site. As such a financial contribution will be required to address the Recreation Impact of the development.

Biodiversity Net Gain

- 6.13 The application is supported by a Biodiversity Statutory Metric. Biodiversity is addressed within section 7 of the EclA and summarised at Appendix VII.

7.0 THE TILTED BALANCE

- 7.1 The Council currently has a serious housing land supply deficiency, and it is contended that paragraph 11d of the NPPF should be engaged. The Tilted Balance should therefore be applied.
- 7.4 The NPPF paragraph 11d requires that permission is granted unless the protection of areas or assets of particular importance provide a string reason for refusing development.

- 7.5 The conclusion of the Pre-application response stated that

From the above response, it can be ascertained that the site would be subject to ecological risk, and therefore it is likely that the tilted balance due to Wiltshire's shortfall in achieving a 5 Year Housing Land Supply would not apply to this proposal.

- 7.6 The provision of the Ecological Impact Assessment, the Biodiversity Metric and intention to provide mitigation for BNG, together with the intention to pay for the recreational impact on the New Forest protected areas removes the 'ecological risk' referred to in the preapplication response. Accordingly, the Titled Balance should be applied in favour of this proposal.

8.0 CONCLUSION

- 8.1 This application proposes 2 dwellings adjoining the settlement boundary in Witt Road, Middle Winterslow. The pre-application proposal proposed 3 dwellings.
- 8.2 It is acknowledged that the site is within the designated countryside, but it is in a sustainable location being adjacent to the settlement boundary.
- 8.3 The application is supported by an Ecological Impact Assessment and a Biodiversity Metric prepared by Consultants LCES. Surface water flooding issues identified with the development of the site to the north have been

addressed through the provision of a report by drainage consultants Aquacallidus.

- 8.4 It is contended that in the light of the Council's 5 year housing land deficiency that the Titled Balance should apply and that permission should be granted as the proposal will not result in any adverse impact when weighed against the policies of the NPPF.
- 8.5 There are no overriding reasons why outline planning permission should not be granted.

Appendix 1 Letter to Wiltshire Council dated 1st August 2025



BJC PLANNING
PLANNING AND DEVELOPMENT CONSULTANTS
THE GALLERY 3 SOUTH STREET TITCHFIELD HAMPSHIRE PO14 4DL
E: mail@bjcplanning.co.uk T: 01329 842668 W: www.bjcplanning.co.uk

Our Ref: WILTS/20/CJJ

Head of Development Management
Development Services
Wiltshire Council

1st August 2025

By email

For the attention of Sarah Hill
Senior Planning Officer

Dear Sarah Hill

ENQ/2025/00646

Land to the South West of Witt Road, (Opposite Antilla, & Thyme Cottage), Witt Road,
Winterslow, Salisbury, SP5 1PL

Thank you for your pre-application response letter dated 7th July in respect of the above site. I have now had the opportunity to discuss your response with my client. There are a couple of points arising from your letter on which I would be pleased to receive some further clarification.

Landscape Character

It is noted that the site is subject to saved policy C6 of the Salisbury District Local Plan 2011 (adopted 2003). It designates a Special Landscape Area. The policy states:

'Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria;

- (i) the siting and scale of development to be sympathetic with the landscape; and
- (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.'

You assess the proposal against this policy on page 4 of your letter and conclude that: 'The proposal submission is not considered to conform with the place shaping and landscape area policy that would promote approval of a formal application.'

However slightly earlier in the letter on page 3 you examine the Core Policy 51 Landscape of the Wiltshire Core Strategy. As you will be aware this is a very detailed policy which addresses the

Directors: Eryan S Jereph BA DipTP MRTPI FRICS FRSA Caroline J Jereph BA BTP MRTPI
Christopher I Ward BA LLM MRTPI Alexandra L Jereph MA (Oxon) MSc PGDip FRSA MRTPI MRICS
Principal Planner: Michael D Knappett BSc BTP MRTPI Office Manager: Kirstin N Geary



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possible impact of development on landscape quality more comprehensively than Policy C6 Landscape.

You address this policy in some detail on page 3 and conclude with the comment:

It is likely this would be considered acceptable, given it would integrate suitably with the adjacent development, and would not be of measurable harm on the landscape character.

I have some difficulty in reconciling the conclusions reached in respect of the application of these two policies. It appears that the statements contradict each other.

Emerging Local Plan

Whilst on the subject of Landscape I have noted that the emerging Local Plan proposes to abandon the Special Landscape Area designation. This emerging Local Plan is now at Examination and as such its emerging policies may be considered to have some weight. Please can you comment on the proposal in the Plan that Policy C6 is to be deleted.

Layout

It would be helpful to receive some further comments on the proposed layout.

You comment on page 3 that the dwellings face to the northwest and appear to create an insular development. You find this contrasts with the linear layout development of the remainder of Witt Road and other roads in the locality.

May I draw your attention to the 3 new dwellings to the north which take precisely this form. Also this form is repeated in the development at Bentley Way further to the south which has been developed for many years.

The reasoning behind this layout is driven by several considerations

- 1) The site does not offer much frontage to Witt Road; the site being narrow on the road frontage and deeper into the site.
- 2) Development facing onto Witt Road would most probably produce a front to front relationship with Antilla and Thyme which would be unacceptably close.
- 3) The positioning of plot 1 seeks to place the bulk of the dwelling between the two dwellings opposite and in front of their garages.

At page 5 you give further consideration to the residential amenity of the properties on the opposite side of Witt Road noting that the absence of elevational proposals makes assessment impossible. This is appreciated.

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Directors: Bryan S Jezeph BA DipTP MRTPI FRICS FRSA Caroline J Jezeph BA BTP MRTPI
Christopher I Ward BA LLM MRTPI, Alexandra L Jezeph MA (Oxon) MSc PGDip FRSA MRTPI MRICS
Principal Planner: Michael D Knappett BSc BTP MRTPI Office Manager: Kirstin N Geary



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You have noted that the benefits of the lower level of the land and that the proposal to cut into the ground. This will be helpful in maintaining residential amenity and assisting its integration into the wider landscape setting.

It is noted that fenestration to plot 1 is an important consideration. Currently it is not proposed that there would be a principal window in this elevation due to requirements of mutual privacy. However neither do I envisage a blank wall, as this may detract from the streetscene.

With regard to the consideration of light pollution the insular nature of the layout offers the opportunity to more easily contain any spillage.

I would be grateful for your further thoughts on these matters raised in your response letter.

Yours sincerely



Caroline Jezeff BA BTP MRTPI
Director

Page 3

Directors: Bryan S. Jezeff BA DipTP MRTPI FRICS FRSA Caroline J. Jezeff BA BTP MRTPI
Christopher I. Ward BA LL.M MRTPI Alexandra L. Jezeff MA (Oxon) MSc PGDip FRSA MRTPI MRICS
Principal Planner: Michael D. Knappett BSc BTP MRTPI Office Manager: Kirstin N. Geary



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Registered Office: The Gallery, 3 South Street, Titchfield, Hampshire, PO14 4DL

