

SUPPORTING STATEMENT

Demolish existing bungalow and replace with 2 new buildings:

The Haven, Webbs Hill, Minety, Wilts, SN16 9QG



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PLANNING STATEMENT

PROPOSAL: Demolition of existing bungalow and erection of 2 no. detached dwellings

SITE: The Haven, Webbs Hill, Minety, Wiltshire, SN16 9QG

DATE: January 2026

1.0 Introduction

1.1 This Planning Statement is submitted in support of a Full Planning Application for the demolition of an existing, substandard bungalow and the erection of 2 no. high-quality, energy-efficient detached family dwellings at **The Haven, Webbs Hill, Minety, SN16 9QG**.

1.2 The proposal represents a net gain of one dwelling (+1). It serves to optimise the use of developed land within an established residential frontage, replacing tired, inefficient housing stock with sustainable, modern family homes.

1.3 This statement assesses the proposal against the adopted Development Plan, specifically the **Wiltshire Core Strategy (WCS)** and the **National Planning Policy Framework (NPPF)**. It demonstrates that, in the context of Wiltshire Council's current housing land supply deficit, the "Tilted Balance" (NPPF Paragraph 11d) is engaged. Consequently, the benefits of the scheme—specifically housing delivery and the enhancement of the built environment—significantly outweigh any limited adverse impacts.

2.0 Site and Surroundings

2.1 The application site, 'The Haven', is located on the western side of Webbs Hill, within the settlement of Minety. The site currently comprises a detached bungalow set within a generous rectangular plot.

2.2 The immediate context of Webbs Hill is characterised by a linear pattern of development, consisting of a mix of detached bungalows and two-storey dwellings of varying architectural styles. The area is residential in nature and forms part of the established fabric of the village.

2.3 The site is not located within a Conservation Area, nor does it contain any statutory listed buildings. The existing bungalow is of low architectural merit and poor thermal performance, offering a significant opportunity for visual and environmental enhancement.

3.0 Planning History

3.1 Relevant planning history for the site is summarised below:

- A previous application (PL/2024/10921) for a single dwelling on land beyond the residential curtilage of the site. It was refused and dismissed at appeal (APP/Y3940/W/25/3360394), primarily due to concerns over countryside encroachment and non-compliance with Core Policy 2. This revised proposal addresses those concerns by:
 - - Staying within the existing residential curtilage for new alternative development.
 - - Removing an inefficient single storey property on a large plot, the current building needs significant work and money spent on it, the building being constructed some 70 years ago with more substandard materials.
 - - Replacing an existing dwelling with 2 energy efficient and modern construction method dwellings with village vernacular style within the existing curtilage.
 - - Maintaining the residential character of the area with enhanced and improved designs.
 - - Enhancing biodiversity and landscape integration.
 - - Providing an additional home and making best use of the land
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4.0 Planning Policy Framework

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.1 National Planning Policy Framework (NPPF) (December 2023)

The NPPF is a significant material consideration, particularly:

- **Paragraph 11(d):** The presumption in favour of sustainable development.
- **Paragraph 60:** The Government's objective of significantly boosting the supply of homes.
- **Paragraph 70:** The support for small and medium-sized sites to make an important contribution to meeting housing requirements.
- **Paragraph 124:** Making efficient use of land.

4.2 Wiltshire Core Strategy (Adopted 2015)

- **Core Policy 1 (Settlement Strategy):** Identifies Minety as a "Small Village".
- **Core Policy 2 (Delivery Strategy):** Sets out the presumption for development within settlement boundaries.
- **Core Policy 13 (Malmesbury Community Area):** Spatial strategy for the local area.
- **Core Policy 57 (Ensuring High Quality Design and Place Shaping):** Standards for design and amenity.

5.0 The Principle of Development & The "Tilted Balance"

5.1 Under Core Policy 1 and 2 of the WCS, development in Small Villages is typically limited to infill within the existing built area. However, these policies must be viewed through the lens of the current housing supply position in Wiltshire.

5.2 Housing Land Supply Position

Wiltshire Council cannot currently demonstrate a 5-year Housing Land Supply (5YHLS). Recent monitoring indicates a supply of approximately **4 years** (variable by Housing Market Area).

NPPF Paragraph 11(d) states that where the policies which are most important for determining the application are out-of-date (which includes situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites), permission should be granted unless:

"ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

As the Council cannot demonstrate a 5-year supply, the settlement boundaries defined by **Core Policy 2** are considered "out-of-date" in their restrictive function. The weight afforded to the conflict with settlement boundary policies must be reduced, and the "Tilted Balance" in favour of sustainable development applies.

5.3 Assessment of Isolation (*Braintree* Case Law)

While the site is within a "Small Village," it is by no means "isolated" in the functional or physical sense.

- Referencing the Court of Appeal judgment in *Braintree DC v SSCLG* [2018], "isolated" homes in the countryside (NPPF Para 84) are defined as being physically remote from other dwellings.
- The Haven is flanked by existing residential development on Webbs Hill. It is functionally linked to the village of Minety, which possesses key services including a primary school, rugby club, and village hall.
- Therefore, the proposal cannot be refused on the grounds of being an "isolated" new home in the countryside.

5.4 The Planning Balance

The proposal provides distinct benefits that weigh heavily in the balance:

1. **Housing Supply:** A net gain of +1 dwelling contributes to the critical housing shortfall in Wiltshire. Every unit counts towards rectifying the deficit.
 2. **Economic Benefit:** Short-term economic generation during construction and long-term support for Minety's local services (school, club, etc.) from new residents.
 3. **Environmental/Visual:** Replacement of an energy-inefficient, visually tired bungalow with two high-performance, aesthetically pleasing homes enhances the street scene.
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6.0 Design and Amenity (Core Policy 57)

6.1 **Character and Appearance:** The proposed dwellings have been designed to respect the linear character of Webbs Hill. The scale and massing are commensurate with the neighbouring properties. The plot at 'The Haven' is of sufficient width to accommodate two detached dwellings without appearing cramped or overdeveloped, maintaining the rhythm of the streetscape.

6.2 **Materials:** High-quality materials are proposed that reflect the local vernacular, ensuring the development integrates seamlessly with the surroundings.

6.3 **Residential Amenity:** Careful consideration has been given to the layout to ensure no significant adverse impact on neighbours.

- **Overlooking:** Window placement has been designed to avoid direct overlooking of adjacent private amenity spaces.
- **Overshadowing:** The separation distances and orientation ensure that no significant loss of light will occur to neighbouring properties.
- **Future Occupiers:** Both new dwellings benefit from good sized private gardens and adequate internal living space, meeting modern standards.

7.0 Access and Highways

7.1 Access retains the 2 existing access point onto the private track (public footpath MINE 44) onto Webbs Hill. The applicant has checked the legal position and has established that he a private right of vehicular access

7.2 The site frontage offers good visibility in both directions. The proposal includes sufficient on-site turning and parking facilities to prevent displacement of parking onto the highway, in full accordance with Wiltshire Council's parking standards.

7.3 The road used to access the plots is a private road until it reaches the junction onto Silver Street. The deeds have been checked and confirmed that the private road can be used for access, please refer to comments in the Design and Access Statement (section 4.0 Access – 4.1. Vehicular access).

8.0 Ecology and Biodiversity

8.1 The existing site comprises overgrown garden with poor grassland of low ecological value, The main dwelling as well as some outbuildings have little or no Ecological interest.

Ellendale Ecology Has been commissioned to undertake a Preliminary Ecological Assessment as well as a BNG Assessment with BNG metric to justify the proposal. Overall, the site is assessed as providing low to moderate potential for protected species, namely nesting birds and potential for reptiles, amphibians and small mammals to be present. An area of the existing habitat will be retained and enhanced from the existing poor semi-improved grassland to an area of neutral grassland through additional seeding and management.

Based on this, the Statutory Biodiversity Metric calculation tool indicates that the proposed development will result in a net gain of 13.63 % for non-linear habitats.

The defunct hedgerow on the boundary of the site is being retained, and it is understood that this is under the management of the adjacent residential properties to the south and Wiltshire Council to the north. Therefore, these hedgerows have not been included within the metric.

8.2 The proposal seeks to deliver a Biodiversity Net Gain (BNG) through:

- The installation of bird nesting boxes (small hole and open fronted) within the site boundaries bat boxes to provide suitable nesting and roosting habitat placed on or around the site boundaries;
- The retention of boundary hedgerow gapping up with additional species added with native shrubs planted. Healthy existing native trees, shrubs and fruit trees retained where practical to provide important resources, especially for early season pollinators, other insects and birds;
- The plantation of wildflower areas to benefit a large number of species including pollinators, small mammals, birds and other invertebrates; and
- The use of wildlife-friendly lighting to reduce the light disturbance for the local wildlife, including bats.

8.3 **North Meadow & Clattinger Farm Special Area of Conservation (SAC)** The site lies within the outer zone of influence (4.2 – 9.4km) for the North Meadow National Nature Reserve (NNR)/Site of Special

Scientific Interest (SSSI) component of North Meadow and Clattinger Farm SAC, notified as an exceptional example of lowland meadow with a very high proportion of the surviving UK population of snake's head fritillary. Within this area, there is evidence that housing development contributes to the deterioration of the SAC.

An interim Recreational Mitigation Strategy (RMS) has been agreed upon with Natural England, involving contributions secured under Section 111 of the Town and Country Planning Act, 1990 (as amended). In this instance the applicant is willing to enter into an agreement in order that the protected site will be adequately safeguarded. The development would, therefore, follow Core Policy 50 of the WCS and the legal duties under the Habitat Regulations 2017.

An Interim Recreation Mitigation Strategy as mentioned above, is applicable with all residential development of under 50 units in the Inner Zone, Strategic Access Management and Monitoring (SAMM) contribution is understood to be £331.61 per new dwelling, this is acceptable and can be undertaken during the planning process with planning being granted upon the legal agreement and payment being made.

This would negate any reason to refuse planning permission regarding this aspect.

9.0 Conclusion

9.1 This application seeks Full Planning Permission for the replacement of one dwelling with two at The Haven, Webbs Hill.

9.2 The proposal represents sustainable development. The site is not isolated but forms part of the existing community of Minety.

9.3 Crucially, **Wiltshire Council cannot demonstrate a 5-Year Housing Land Supply**. Therefore, the "Tilted Balance" under NPPF Paragraph 11(d) is engaged. The provision of an additional market dwelling, the economic benefits to the village, and the visual enhancement of the site are significant material benefits.

9.4 There are no adverse impacts that "significantly and demonstrably" outweigh these benefits. The proposal complies with the design aspirations of Core Policy 57 and, when weighed against the NPPF's presumption in favour of sustainable development, warrants approval.

9.5 With the submitted information, assessments and proposal as well as a clear improved vernacular style design providing an addition dwelling with the existing established residential curtilage it is therefore respectfully requested that planning permission be granted.

Photographs:



Existing frontage and side elevation facing north of The Haven, large gravel forecourt



West facing side of barn of existing property.



Rear elevation of existing property.



Side/frontage (east facing side) of The Haven with gravel forecourt to front.



Existing rear elevation to eastern side, attached garage to side gable



Google ariel picture of site

END OF STATEMENT
