

6th February 2026

Our Ref: SWLC.LPC6300

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Dear Sir/Madam

Town and Country Planning Act 1990
Erection of 1No dwelling on land at No 34 Broad Town Road,
Broad Town, Royal Wootton Bassett, Wiltshire, SN4 7RB.

Please find enclosed a duly completed Permission in Principle application that seeks to establish that the land to be separated from the No 34 Broad Town Road to the rear, (as shown on the aerial extract below), is suitable to accommodate a new dwelling.



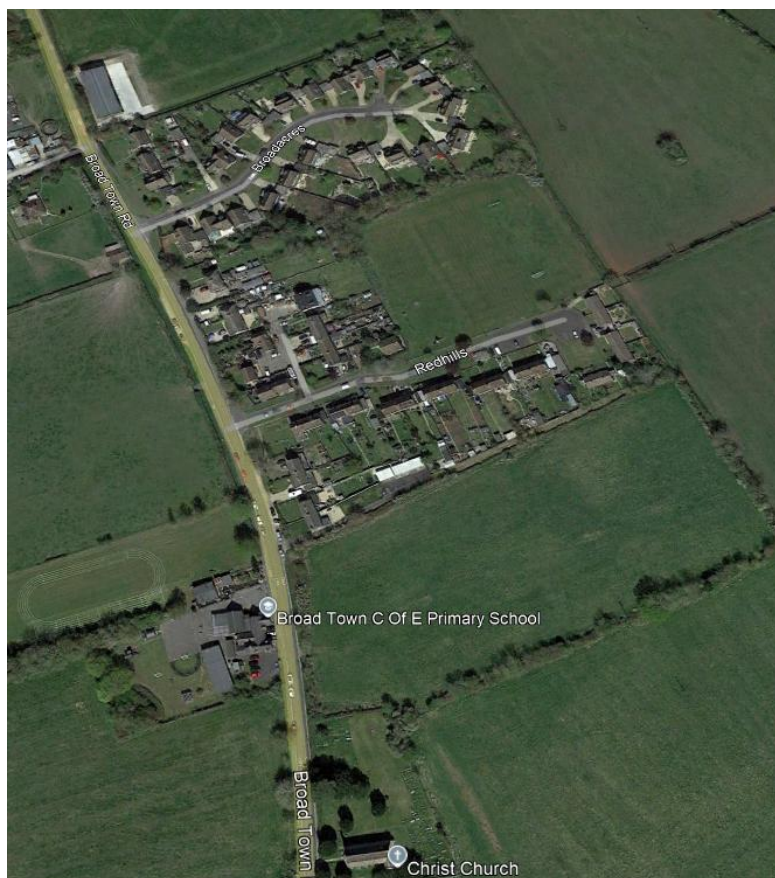
As you will be aware this application is a two staged process, with the first stage solely intended to establish whether the site is suitable in principle and the second stage then considering the detailed development proposals and potential impacts.

The Government's guidance sets out that the scope of the first stage of permission in principle is limited to **location**, **land use** and the **amount** of development. Accordingly, it is the purpose of this supporting correspondence to focus on the principle of development at this location only, all other details in respect of the new

development and its acceptable assimilation will be submitted at the technical details stage.

Location

In terms of the garden land's location, it is clearly part of the area's built up limits and represents a classic form of backland development, with generous separation distances and a wide swathe of land between properties, sufficient to deliver access to the rear. The area is made up of a mixture of terraced and semi-detached houses, as shown by the wider aerial photograph extract inserted below. The housing along Redhills to the south (which was extended by the new house built pursuant to application 18/07517/FUL, on land to the rear of No 36 Broad Town Road) highlights that the pattern of housing contextually supports the continuation of the rear ribbon, as indicated by the enclosed application.



In short, this is an established residential part of the settlement of Broad Town, where sustainable new development as proposed accords with the Wiltshire Core Strategy's settlement strategy (CP1, CP2, CP19).

Broad Town is defined as a Small Village in the Wiltshire Core Strategy, and the application site falls within the scope of the acceptable development parameters at policy CP2 inserted below (as of course exemplified by the house built on former garden land to the rear of No 36 referred to above). The aerial extract above shows the close proximity of the Primary School, Church and playing field bounding the rear garden boundary to the east.

CP2

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 related to the settlement.

The housing need position (substantial shortfall) throughout your Council area is well documented and the site is bounded by residential land uses and simply extrapolates the established pattern of housing, without impact on the countryside beyond the village's built up limits. The erection of a new dwelling is part of the clear recognised cluster of housing and within that context will fully accord with the need and relevant development parameters reproduced above.

Land Use

As identified above the location determines that the proposed land use will be entirely in keeping with the dominant use of the land in this residential area. This is an established residential area of the village, just north of the Primary School, comprising two 'estate' parcels along Broadacres to the north and Redhills to the south. Accordingly, the addition to the existing housing is clearly acceptable in principle.

The village is defined as a Small Village in the Core Strategy where Core Policy 2 effectively indicates there is a presumption in favour of sustainable development within the village's built up limits.

Amount of Development



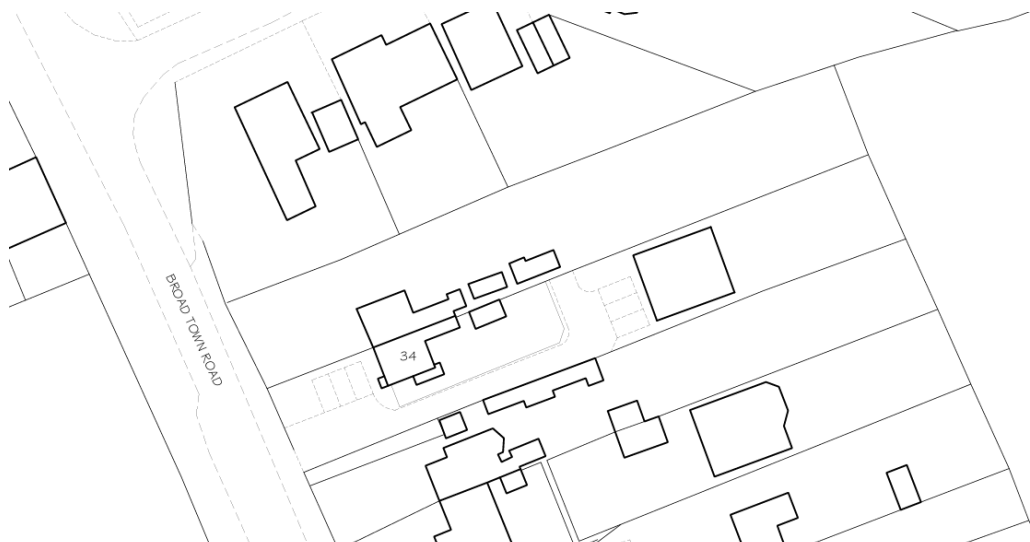
For the avoidance of doubt the application seeks to establish the acceptable principle of erecting 1 No dwelling only.

The application site measures approximately 12.6m in width (and 798m² in area) and assuming the ribbon pattern of housing is effectively extended from the south there is therefore ample space to comfortably accommodate a mirroring of the plot layout to the rear of No 36 Broad Town Road and along Redhills.

The point of access to Broad Town Road would be shared with parking for No 34, provided off street using the current generous front garden. The space is to all intents and purposes already hardsurfaced and subdivided for such purposes. There are no side windows serving No34 and the small side porch evident in the photograph on the previous page is unaffected by the shared access.



Purely for illustrative purpose the site's potential layout is inserted below to help demonstrate the site's ability to accommodate the new dwelling and ensure there is adequate parking and manoeuvring space for each property. The fencing in the photograph on the previous page will be removed so that the access to the rear will run alongside the southern boundary fence. in a straight line The two images above show the hardsurfacing and the siting of an outbuilding removed in connection with the recent house sale, and which of course facilitates access beyond the previous building. The illustrative plan also demonstrates the separation distance available from the rear of No34 and its neighbours and is believed to reinforce the fact that the application site is suitable in principle to accommodate the new dwelling proposed. It is of course not prescriptive, and the house details will be determined at the technical detailed stage.



As you will see the development proposal satisfies the three relevant, in principle considerations.

To complete the planning balance though it should also be stressed that over and above satisfaction of your Council's settlement strategy and the local need for housing, the tilted balance at paragraph 11 d) to the NPPF requires planning permission to be granted in light of your Council's failure to provide sufficient new homes, saying amongst other matters that consent should only be withheld in principle if 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 for directing development to sustainable locations, and making effective use of land.

The current housing supply position is understood to be just over 2 years and therefore represents a substantial shortfall, meaning there is great weight to be given to the grant of permission in this case. The economic and social benefits of providing sustainable housing per se outweigh any concerns about the changed built pattern.

Paragraph 61 to the NPPF confirms the Government's desire to significantly boost the supply of housing. Paragraph 129, in these regards, supports making the most efficient use of land which in the following paragraph identifies the needs to raise local densities, 'making the optimal potential of each site'.

Overall, I hope it is common ground that there are no in principle reasons why the application site could not be acceptably developed to increase the supply of houses in this location, making the optimal use of the currently undeveloped residential area of land. However, if you have any questions to ensure your support at this stage, please do not hesitate to contact me direct.

Yours faithfully

Simon Chambers
Director

Enc.

Cc: Ms F Bendall