



STAGE 1 PERMISSION IN PRINCIPLE

SUPPORTING STATEMENT

Application:	Permission in Principle for detached residential dwelling
Property:	Woodland View Farm, Silver Street Lane, Brokerswood, Westbury, BA13 4EY
Client:	Ms T Mulcrone
Date:	11 th February 2026
Agent:	Chris Powell BSc (Hons) MRICS FAAV

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This statement has been set out as suggested in the publication entitled ‘Design and access statements how to write, read and use them’ published by the Commission for Architecture and the Built Environment’. This guidance document has been published to accompany the government.

1. INTRODUCTION

- 1.1. The purpose of this report is to identify and report upon planning considerations in relation to Stage 1 of the Permission in Principle of the development for a single detached residential dwelling. The new residential dwelling will infill the gap between two existing residential properties on Fairwood Road.
- 1.2. The applicant is Ms Mulcrone, the owner of the Woodland View Farm, Silver Street Lane, Brokerswood, Westbury, Wiltshire, BA13 4EY.
- 1.3. This document contained supporting evidence for the approval of permission in principle, along with other documents submitted with this application.

2. LOCATION AND SITE INFORMATION

- 2.1. The site is within the hamlet of Brokerswood, which is located approximately 2.4 miles West of Westbury and 4.96 miles Northeast of Trowbridge. These towns provide local amenity access and public transport including access to the railway network.
- 2.2. The site extends to approximately 0.09ha and is currently used as amenity and garden space for Woodland view.
- 2.3. The site is between two existing residential developments and therefore would be considered an infill development within the hamlet.
- 2.4. The site is not within a flood zone, nor subject to any planning or other designations.

3. PROPOSAL

- 3.1. The proposal seeks Stage 1 permission in principle for a single detached dwelling with associated garden areas. While the detailed design and layout is to be considered at Stage 2 the property will benefit from an existing access onto Fairwood Road using the existing gateway.

4. DESIGN AND VISUAL AMENITY

- 4.1. The proposal will have no detrimental visual impact to the surrounding landscape as it is infilling a gap between two existing residential dwellings.
- 4.2. Visibility of the dwelling from the public highway and the nearby public footpath will be limited by existing, established hedgerows. Longer-distance views are further restricted by the site's position within the surrounding landscape, with Hazel Wood and Round Wood effectively screening views from the north and east.
- 4.3. The proposed dwelling will be of a scale comparable to that of surrounding properties. The detached dwelling will be set comfortably within the plot and will be served by wrap-around gardens, consistent with the established pattern of development in the area. The use of a sensitive design approach will ensure the proposal complements the surrounding landscape and preserves the rural character of the locality.

5. EXISTING USE

- 5.1. The site is currently used as an extended garden for Wood View Farm. It is used purely for amenity purposes as its small size limits the capacity for any grazing or agricultural use.

6. RESIDENTIAL AMENITY

- 6.1. The proposed development does not prejudice residential amenity through overbearing; loss of light; or loss of privacy of the neighbouring properties. The site is visually sheltered from the neighbouring properties which combined with sensitive design is not considered to result in any harmful impact on the residential amenity.

7. HIGHWAY AND TRANSPORT

- 7.1. The development will make use of an existing gateway onto Fairwood Road which is adjacent to the driveway of the neighbouring property. It is not considered that there would be any highway safety issues as the current gateway benefits from good visibility.
- 7.2. The proposal will include a driveway which will allow for adequate space for parking at least two vehicles and facilitate the charging of electric vehicles. Furthermore, there will be sufficient space to allow vehicles to turn within the site and therefore exit the property in a forwards gear.
- 7.3. Once the dwelling is complete it is not anticipated that there will be a significant increase in vehicle movements.
- 7.4. It is acknowledged that the development will have a reliance on private car use; however, this is typical of rural locations and, in itself, does not render the proposal unsustainable, particularly given the modest scale of the development. The carbon impact associated with private car use can be mitigated through the provision of electric vehicle charging points at the new dwelling. Additionally, the site is located a short distance from Westbury, which is accessible within approximately 15 minutes by cycling, and offers a range of public transport services.

8. ECOLOGY AND BNG

- 8.1. The site is currently classed as acid, calcareous, neutral grassland on the Living England Habitat Map, but is not considered a priority habitat. While an ecology survey would be carried out before the submission of the detailed and technical designs in Stage 2, however it is not anticipated that significant mitigation works would be required.
- 8.2. It is noted that the site benefits from mature hedges and trees. The site layout would ensure the protection of tree root zones and the hedges would be retained and managed as part of the development
- 8.3. If applicable Biodiversity Net Gain requirements would be provided within the site.

9. FLOOD RISK

- 9.1. The governments Flood Risk Summary indicated the following flood risk levels:
 - Surface Water – Very Low. Shown in Figure 1.
 - Rivers and Sea – Very Low. Shown in Figure 2.

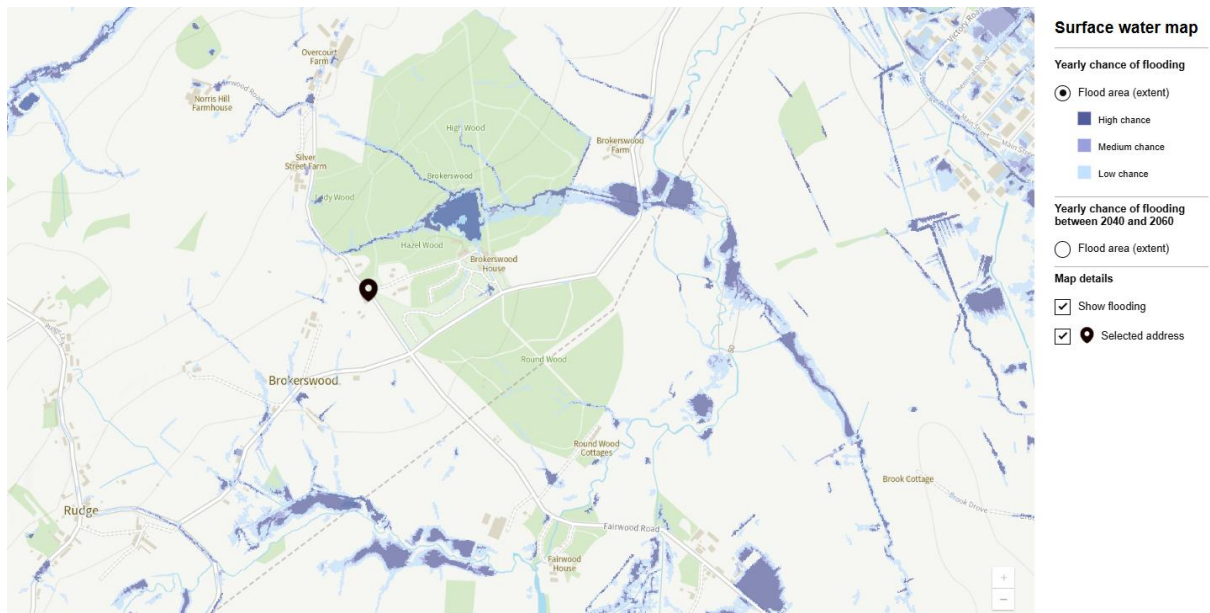


Figure 1 Surface Flood Risk Map

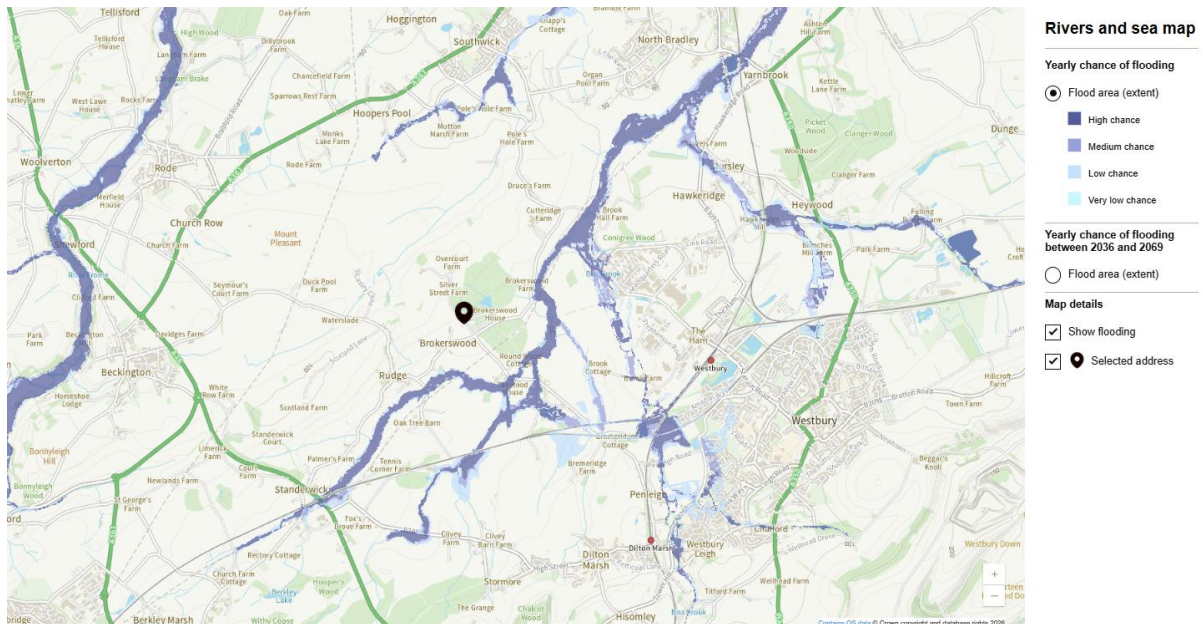


Figure 2 Rivers and Sea Flood Risk Map

10. PLANNING HISTORY

10.1. The development site is subject to the following planning history:

Application Number	Application Details	Decision Date	Decision
W/04/00059/FUL	Erection of steel framed building for use as hay barn	25/05/2004	Approved with conditions
W/07/00090/FUL	Adaptation of extension to provide accommodation for severely disabled child and live in carers	07/03/2007	Approved with Conditions
W/08/00528/FUL	Install new gates and rendered piers	04/04/2008	Approved

11. PLANNING POLICY

11.1. National Planning Policy

11.1.1. The National Planning Policy Framework (NPPF) December 2024 is the considered a material consideration for determining a planning application. Decision makers should therefore give weight to this document. The relevant policies include:

Paragraph 11:

'Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area ; or*
 - 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.*

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason 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 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.'*

Paragraph 84

'Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential building; or*

- e) *the design is of exceptional quality, in that it:*
 - i. *is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - ii. *would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.'*

Paragraph 124

'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.'

Paragraph 125

- a) *'encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;*
- b) *recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;*
- c) *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;*
- d) *promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁵⁰; and*
- e) *support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is an exceptional justification.'*

Paragraph 135

- a) *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

11.2. Local Planning Policy

11.2.1. The site is located within the designation of Wiltshire Council. The Wiltshire Core Strategy Development Document was formally adapted in 2015. The relevant policies include:

Core Policy 2 – Delivery Strategy

'Outside the defined limits of development

Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans. 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'*

Core Policy 48 – Supporting Rural Life

'Conversion and re-use of rural buildings Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- i. *The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.*
- ii. *The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*
- iii. *The building can be served by adequate access and infrastructure.*
- iv. *The site has reasonable access to local services.*
- v. *The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.*

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy'

- 11.3. In summary, the proposal is considered to be supported by both national and local planning policy. The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development. Furthermore, as a proposal for a new residential dwelling, it contributes towards meeting housing needs, particularly in the context of Wiltshire's current shortfall, with only a 2.42-year housing land supply. As such, the '*tilted balance*' set out in the NPPF is engaged in favour of sustainable development
- 11.4. Although the site lies outside a defined settlement boundary, the development is considered compliant as an infill proposal that makes efficient use of land in a rural area. The dwelling will also incorporate a high-quality design that reflects and respects the character of the surrounding rural landscape

12. CONCLUSION

- 12.1. Overall, it is evident that the site is suitable for accommodating a single detached dwelling on this infill plot and that the proposal represents sustainable development.
- 12.2. The development is not expected to result in any significant adverse impacts on the landscape, environment, or highway safety. These matters will be further addressed and refined through the subsequent Stage 2 Technical Details Consent, ensuring a high-quality and sensitive design.
- 12.3. On this basis, it is respectfully requested that the application for Permission in Principle is approved.

SIGNED:

Chris Powell BSc (Hons) MRICS FAAV
Partner | RICS Registered Valuer

DATE: **February 2026**