

Wiltshire Local Plan Policy Conflict

Planning Application: PL/2026/00390

16 Budbury Place – Proposed Change of Use to HMO

The proposal conflicts with multiple adopted Core Policies within the Wiltshire Core Strategy.

Core Policy 57 – Ensuring High Quality Design and Place Shaping

Core Policy 57 requires development to:

- Respond positively to the existing townscape and landscape features.
- Be sympathetic to the locality in terms of scale, intensity, and character.
- Contribute to a sense of place.
- Ensure the amenity of neighbouring properties is not adversely affected.
- Incorporate measures to reduce crime and anti-social behaviour.
- Provide appropriate levels of amenity for future occupants.

Conflict:

- Intensification to five separate occupancies materially alters the residential character of this small gated community.
- No evidence demonstrates the scale and intensity of occupation is appropriate.
- No acoustic assessment has been provided.
- No robust HMO Management Plan has been submitted.
- No evidence has been provided that neighbour amenity will be preserved.

The proposal therefore fails to satisfy Core Policy 57.

Core Policy 58 – Ensuring the Conservation of the Historic Environment

Core Policy 58 requires:

- Protection, conservation and, where possible, enhancement of heritage assets.
- Development to be informed by a proportionate assessment of significance.
- Harm to designated heritage assets to be clearly justified.
- Development within conservation areas to preserve or enhance character and appearance.

Conflict:

- No comprehensive Heritage Impact Assessment has been submitted.
- No clear and convincing justification has been provided for intensified occupation.
- No assessment of cumulative impact on the listed structure or wider conservation area.
- No heritage balance exercise has been undertaken.

This is directly contrary to Core Policy 58.

Core Policy 60 – Sustainable Transport

Core Policy 60 requires development to:

- Reduce the need to travel by private car.
- Be supported by appropriate transport assessments.
- Provide safe access for all users.
- Avoid significant impacts on the transport network.

Conflict:

- No transport statement or traffic survey has been submitted.
- No parking stress survey has been provided.
- No assessment of additional trip generation.
- No mitigation measures for the private single-track access.
- The adopted highway and Budbury Place car park are already fully subscribed.

The Local Planning Authority cannot conclude there will be no severe cumulative impact.

Core Policy 61 – Transport and Development

Core Policy 61 requires development to:

- Provide appropriate parking in accordance with local standards.
- Demonstrate that parking provision will not adversely affect highway safety.
- Consider the needs of pedestrians and cyclists.

Conflict:

- Parking intensification has not been robustly assessed.
- The proposal shifts parking pressure onto shared private access and already constrained parking areas.

- Pedestrian safety on the single-track road (with no pavement or lighting) has not been assessed.

The proposal fails to meet the requirements of Core Policy 61.

Core Policy 64 – Demand Management

Core Policy 64 supports demand management measures to reduce traffic impacts and promote sustainable travel behaviour.

No such measures are proposed.

Core Policy 50 – Biodiversity and Geodiversity

Core Policy 50 requires:

- Protection of habitats and species.
- Appropriate ecological surveys where habitat potential exists.
- Mitigation and enhancement measures.

Conflict:

- No ecological survey has been submitted.
- No bat survey has been provided.
- No biodiversity mitigation or enhancement measures are proposed.

The Local Planning Authority cannot lawfully conclude compliance with Core Policy 50.

Core Policy 45 – Meeting Wiltshire’s Housing Needs

Core Policy 45 supports a range of housing types to meet local need.

However:

- No evidence has been submitted demonstrating local need for additional HMO accommodation.
- No evidence has been provided regarding impact on family housing supply.
- No affordability assessment has been provided.

The proposal does not demonstrate a positive contribution to housing objectives.

Overall Development Plan Conflict

Under Section 38(6), decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

This proposal conflicts with:

- Core Policy 57 (Design & Amenity)
- Core Policy 58 (Historic Environment)
- Core Policy 60 & 61 (Transport & Parking)
- Core Policy 50 (Ecology)
- Core Policy 45 (Housing Needs)

When read alongside the requirements of the NPPF and statutory heritage duties, the proposal is clearly contrary to the Development Plan as a whole.