

Planning & Heritage Statement

LAND OFF BLIND LANE, SOUTHWICK

Prepared on behalf of
WAIN HOMES

February 2026

BLACKBOXPLANNING.CO.UK

Contents

1	Introduction	1
2	Site and Surrounding Area	3
3	Proposed Development	5
4	Planning Policy	8
5	Heritage Statement	12
6	Assessment of the Proposed Development	15
7	Conclusion	24

1 Introduction

- 1.1 This Planning Statement has been prepared by Black Box Planning Ltd on behalf of Wain Homes ('the Applicant'), in support of a full planning application for the development of Land off Blind Lane, Southwick, Wiltshire ('the Site').
- 1.2 The description of development comprises the following:

'The development of 90 dwellings with new access from Blind Lane internal roads and footpaths, areas of open space (including play space), drainage, landscaping and associated plant and works.'

- 1.3 The proposal seeks to provide a high-quality development of 90 new homes within a thriving and sustainable community of Southwick, located a short distance southwest of Trowbridge. The new homes are proposed with associated access, public open space, landscaping and drainage infrastructure.
- 1.4 This Planning Statement is accompanied by the following plans and supporting documents:

Plans

- Location Plan (ref: 2056_1000)
- Proposed Layout (ref: 2056_1100)
- Materials Plan (ref: 2056_1111)
- Enclosures Plan (ref: 2056_1114)
- Land Ownership Plan (ref: 2056_1115)
- External Works (ref: 2056_1118)
- PROW Diversion Plan (ref: 2056_1119)
- Sections (ref: 2056_1150)
- Street Scenes (ref: 2056_1170)
- House Types Coloured (ref: 2056_1200)
- House Types Coloured (ref: 2056_1200)
- Enclosure Details (ref: 2056_1600)
- Soft Landscape Layout (ref: WAIN24897-10C)
- Soft Landscape Plan Sheet 1 (ref: WAIN24897-11C)
- Soft Landscape Plan Sheet 2 (ref: WAIN24897-11C)
- Soft Landscape Plan Sheet 3 (ref: WAIN24897-11C)
- Soft Landscape Plan Sheet 4 (ref: WAIN24897-11C)
- Soft Landscape Plan Sheet 5 (ref: WAIN24897-11C)
- Soft Landscape Plan Sheet 6 (ref: WAIN24897-11C)
- Hard Landscape Plan Sheet 1 (ref: WAIN24897-12B)
- Hard Landscape Plan Sheet 2 (ref: WAIN24897-12B)
- Hard Landscape Plan Sheet 3 (ref: WAIN24897-12B)
- Hard Landscape Plan Sheet 4 (ref: WAIN24897-12B)
- Hard Landscape Plan Sheet 5 (ref: WAIN24897-12B)
- Hard Landscape Plan Sheet 6 (ref: WAIN24897-12B)
- Management Plan (ref: WAIN24897 –50A)
- FFLs for Planning. Overall Plan (ref: CLFA137-CLFA-00-XX-DR-C-0511.0-S2-P03)
- FFLs for Planning. Sheet 1 (ref: CLFA137-CLFA-00-XX-DR-C-0511.1-S2-P03)
- FFLs for Planning. Sheet 2 (ref: CLFA137-CLFA-00-XX-DR-C-0511.2-S2-P03)

- FFLs for Planning. Sheet 3 (ref: CLFA137-CLFA-00-XX-DR-C-0511.3-S2-P03)
- FFLs for Planning. Sheet 4 (ref: CLFA137-CLFA-00-XX-DR-C-0511.4-S2-P03)
- FFLs for Planning. Sheet 5 (ref: CLFA137-CLFA-00-XX-DR-C-0511.5-S2-P03)
- Drainage Strategy (ref: CLFA137-CLFA-00-XX-DR-C-0512-S2-P03)
- Visibility Planning (ref: CLFA137-CLFA-00-XX-DR-C-0513-S2-P03)
- Swept-Path Analysis. Refuse (ref: CLFA137-CLFA-00-XX-DR-C-0514-S2-P03)
- Swept-Path Analysis. Fire (ref: CLFA137-CLFA-00-XX-DR-C-0515-S2-P03)
- S278 General Arrangement (ref: CLFA137-CLFA-00-XX-DR-C-0554-S2-P01)
- Impermeable Areas (ref: CLFA137-CLFA-00-XX-DR-C-0681-S2-P03)
- Drainage Exceedance Plan (ref: CLFA137-CLFA-00-XX-DR-C-0695-S2-P02)
- Private Lighting Plan (ref: WLC1461-1300-001)
- Private Lighting Design Considerations (ref: WLC1461-DRC-001)
- Private Lighting Area Calculations (ref: WLC1461-LC-AC-001)
- Private Lighting Risk Assessment (ref: WLC1461-RA)
- Adoptable Lighting Plan (ref: WLC1460-1300-001)
- Adoptable Lighting Design Considerations (ref: WLC1460-DRC-001)
- Adoptable Lighting Area Calculations (ref: WLC1460-LC-AC-001)
- Adoptable Lighting Risk Assessment (ref: WLC1460-RA)

Documents:

- Affordable Housing Statement by Black Box Planning
- Statement of Community Involvement by JBP Associates
- Drainage Technical Note by CLFA
- Design and Access Statement by Places by Design
- Landscape and Visual Appraisal by ACD Environmental
- Soft Landscape Management and Maintenance Plan by ACD Environmental
- Arboricultural Impact Assessment by GE Consulting
- Flood Risk Assessment by Condon Drew Associates
- Residential Travel Plan by Condon Drew Associates
- Transport Assessment by Condon Drew Associates
- BNG Assessment by GE Consulting
- Ecological Impact Assessment by GE Consulting
- Biodiversity Net Gain Metric by GE Consulting
- Shadow Habitats Regulations Assessment by GE Consulting

- 1.5 This Planning Statement will provide an overview of the Site, surrounding area, and the proposed development, then go on to consider it in the context of relevant policy guidance and other material considerations. It will be demonstrated that the proposal constitutes sustainable development having regard to all relevant local and national planning policy considerations, and that on balance, there are no adverse impacts arising from the development which would significantly and demonstrably outweigh the benefits associated with housing delivery.

2 Site and Surrounding Area

- 2.1 The Site comprises a 4.31ha agricultural field that adjoins the settlement boundary¹ of Southwick Village. Located to the immediate south of Blind Lane and to the east of Wesley Lane the site benefits from good connectivity to the village and its amenities, including the recreation ground, children's play area and Southwick CoE Primary School within a short walking distance via Hollis Way. The site is easily distinguished and self-contained by mature boundary hedgerows including dispersed trees. There are no identified Tree Preservation Orders within or in close proximity to the Site.
- 2.2 Existing residential development served off Blind Lane surrounds the site to northwest, north and northeast. The western side boundary adjoins Wesley Lane with agricultural land beyond. The southern site boundary is further reinforced by a small watercourse with agricultural fields beyond. Two Public Rights of Way (PRoW) cross the site, Specifically PRoW SWCK14 crosses the site from the south off Wesley Lane, the other PRoW SWCK15 forms the western end of a footpath which crosses the northeastern boundary of the Site.
- 2.3 The Site predominately lies within Flood Zone 1, the lowest area of flood risk, whilst a small corner of the site falls within Flood Zones 2 and 3. There are areas of surface water flood risk along the southern boundary related to the Lambrok stream.
- 2.4 The Site is located outside of any conservation area, and is not adjacent to any designated heritage asset, with the closest being the Grade II listed Southwick Baptist Church, approximately 165m east from the Site with intervisibility buffered by existing development and vegetation. As such, the site is considered free from any built heritage constraint.
- 2.5 Public Transport connections are available from 3no. Pairs of bus stops located along the Frome Road, with the regular daily services operating along the routes X34 (Chippenham, Trowbridge, Frome) and 94 (Trowbridge, Wingfield, Westwood, Freshford, Bath).
- 2.6 The nearest railway station is at Trowbridge, accessible by bus from Southwick.

Planning History

- 2.7 The Site has a previous outline application from Redrow Homes (South West) Ltd for the 'Development of up to 100no. residential dwellings, together with open space, sustainable urban drainage, vehicular and pedestrian access, landscaping and related infrastructure and engineering works' (16/12279/OUT).
- 2.8 This application was refused by Wiltshire Council in July 2017 with a single reason for refusal as follows:

'The proposed development is located outside of the identified village policy limits for the large village of Southwick and has not been brought forward through a Site Allocations DPD or a Neighbourhood Plan. In addition, the large scale nature of development is considered to be unacceptable and inappropriate on the outskirts of a large village which has a limited range of facilities. The proposal fails to promote a sustainable pattern of development and results in an unwarranted encroachment of the open countryside contrary to Core Policy 1,

¹ As defined in the adopted Wiltshire Core Strategy (2015)

Core Policy 2 and Core Policy 29 of the Wiltshire Core Strategy and Paragraph 17 of the National Planning Policy Framework.'

- 2.9 It is prudent to note that the refusal identified no technical matters to suggest the site is unsuitable for housing development. Rather, it merely identified that the principle of development on the site was contrary to the adopted development plan at a time when the Council could demonstrate a sufficient housing land supply in accordance with national planning policy. Since this refusal, the policy landscape in England has changed with the housing crisis being brought into sharper focus. In addition, the weight attributed to local plan policy conflict has radically shifted with Wiltshire unable to demonstrate a five year housing land supply. This matter is addressed further in the policy section below, but clearly the historic refusal on the site is largely irrelevant to the consideration of application proposal.

3 Proposed Development

- 3.1 The proposed development for which planning approval is sought comprises the erection of 90 new homes including a range of types and sizes, alongside associated access, public open space, green and blue infrastructure, and landscaping.
- 3.2 A series of detailed plans accompany the application illustrating the precise layout, scale, massing and detailed design of development proposed. This section provides an overview of the scheme with further details regarding the design rationale set out in the accompanying Design and Access Statement.

Housing Mix

- 3.3 The proposal seeks to deliver 90no. homes, across a range of types and sizes, comprising a mix of 1-bed to 5bed homes.
- 3.4 Of the proposed 90no. dwellings proposed, 27no. new homes will be provided as affordable homes, comprising 30% of the total homes on site, in compliance with Wiltshire affordable housing requirements. Of these homes, 16no. will be affordable rented properties, whilst 11no. will be shared ownership. Further detail on the affordable housing provisions on site can be found in the accompanying Affordable Housing Statement.
- 3.5 The proposed housing mix schedule is shown below in Table 1.

UNIT TYPE	Beds	GIA	No. Units
MARKET			
Beckford	2B3P	71.6	8
Briarlea	3B4P	75.9	8
Valeside	3B4P	85.9	6
Coppice	3B4P	85.9	9
Fernmead	3B5P	94.6	5
Meadowvale	3B4P	99.9	7
Alderwood	4B5P	114.1	6
Beechcroft	4B7P	129.7	3
Woodmount	4B6P	141.0	7
Willowcrest	5B7P	162.4	2
Standish	5B8P	177.2	2
Total Market Units			63
AFFORDABLE RENTED			
Mooring GF	1B2P	50.7	3
Mooring FF	1B2P	59.0	3
2BWC	2B4P	71.3	1
Glenside	2B4P	80.5	2
Lakeshore	2B4P	84.5	2
Heatherwood	3B6P	105.1	4
Hollyview	4B7P	118	1
Total Affordable Rented Units			16

SHARED OWNERSHIP			
Glenside	2B4P	80.5	7
Heatherwood	3B6P	105.1	4
Total Shared Ownership Units			11

Table 1: Proposed Housing Mix

- 3.6 As demonstrated within the above table, all of the proposed units meet or exceed 85% Nationally Described Space Standards, and all affordable units meet 100% NDSS requirements.

Layout and Height

- 3.7 The Site's layout has evolved as part of an iterative design process, and reflects feedback gained through pre-application discussions and public consultation, whilst responding to the immediate site context, as described in the provided Design and Access Statement. The development's edge-of-settlement location means that great consideration is given to softening the edge between rural and built form.
- 3.8 The natural landscape of the site has been utilised, with existing hedgerows and borders being maintained and enhanced to create green community spaces with pathways, benches and meeting spaces, and play and activity areas. The green edges also support habitat for wildlife. Natural pathways out of the site have been landscaped to ensure a strong green link between the proposed play areas and the larger existing play site at Southwick Playing Field.
- 3.9 The density of development proposed seeks to use land efficiently whilst also providing an appropriate response to local character and context, including reducing density towards the southeast and southwest edges of the Site. The proposed buildings will primarily comprise of 2-storey dwellings, with 1no. bungalow being provided. The flat maisonettes are arranged in pairs and should visually read together as a two-storey dwelling.

Access and Movement

- 3.10 The Site has been designed to provide safe access and movement for all forms of transport including a clear hierarchy of streets and priority for walking and cycling to promote active travel throughout the development.
- 3.11 A network of additional recreational walking routes within the landscaped edges of the site provides pleasant spaces for social, physical and mental well-being. There are four pedestrian access points to the site from Blind Lane, integrating the development with the existing settlement footpath network in the village, whilst an additional pedestrian access point joins Wesley Lane providing connectivity to the public right of way. The pedestrian links to Blind Lane will allow for easy access to the Southwick Playing Field and a safe route to both Southwick CoE Primary School and Busy Bees Pre-school via Hollis Way.
- 3.12 Vehicular access will be from a single priority junction with Blind Lane positioned between Southfield and Hollis Way. The point of access has been selected to optimise highway safety whilst minimising the removal of the existing hedgerow.
- 3.13 A total of 180 dedicated parking spaces are provided within the development site with a further 19 visitor spaces. Each home will benefit from electric vehicle (EV) charging and secure cycle storage, whilst there will also be 16 visitor cycle parking spaces on the Site.

- 3.14 A comprehensive Transport Assessment and Residential Travel Plan have been provided with this application.

Open Space and Landscaping

- 3.15 The proposed development incorporates high quality landscaping proposals, with significant green landscape buffers on the edge of the site which softens the edge of the development. These buffers are also utilised to create attractive recreational walking route, including enhancing access to the existing public right of way
- 3.16 The existing hedgerows around the edge of the site will be retained and protected during construction, whilst new trees will be planted along the landscaped borders. Existing landscape natural assets are used as anchor features in the Site's design. An orchard is proposed for the southern tip of the site, whilst two SUDs ponds will be landscaped to create additional features. Meeting and rest places are included around the site to promote social interaction and offer suitable resting spots for those who may need them.
- 3.17 The open space provision in the site has been designed to provide multiple play options with a LAP and Outdoor gym included at the southern end of the site. The design objective is to provide a variety of play equipment from that available in the existing village play area. This includes provision of 'jungle bars' in direct response to a request from local children who engaged with the public consultation event. Downgraded streets provide opportunities for informal play near homes. The site is located a very short distance from Southwick Playing Field which has a LEAP and sports pitches.

4 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan, unless there are material considerations which indicate otherwise.
- 4.2 The Development Plan in this instance comprises:
- The Wiltshire Core Strategy (adopted 2015)
 - The Wiltshire Housing Site Allocations Plan (adopted 2020)
 - Saved Policies from the West Wiltshire District Plan (adopted 2004); and
 - Southwick Neighbourhood Plan (made October 2021)
- 4.3 Material considerations in this instance comprise:
- The National Planning Policy Framework December 2024 (NPPF)
 - Planning Practice Guidance (PPG)
 - Emerging Wiltshire Local Plan

Wiltshire Core Strategy

- 4.4 CP1 '*Settlement Strategy*' – This policy identifies suitable settlements where sustainable development will take place in Wiltshire, including large villages as settlements with a limited range of employment services and facilities, where development will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.
- 4.5 CP2 '*Delivery Strategy*' – Sets out how the Wiltshire Development strategy seeks to deliver development in a sustainable manner, identifying that within the limits of development, there is a presumption in favour of sustainable development in Large Villages.
- 4.6 CP3 '*Infrastructure Requirements*' – Requires all new developments to provide for the necessary on-site infrastructure requirements, either directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with the new development.
- 4.7 CP29 '*Spatial Strategy for the Trowbridge Community Area*' identifies Southwick as a Large Village.
- 4.8 CP41 '*Sustainable Construction and Low Carbon Energy*' encourages new development to incorporate design measures to reduce energy demands and expects all new homes to achieve at least level 4 of the Code of Sustainable Homes. Major Developments will need to submit a Sustainable Energy Strategy alongside the planning application (since superseded by Building Regulations)
- 4.9 CP43 '*Providing Affordable Homes*' identifies that the application site sits within Wiltshire's 30% affordable housing zone, meaning that for developments of over ten houses, 30% (net) affordable housing provisions will need to be provided, the tenure of which will be negotiated on a site-by-site basis to reflect the nature of the development and local needs as set out in CP45. The affordable housing units will need to be dispersed throughout the development and designed to a high quality, so as to be indistinguishable from other developments.

- 4.10 CP45 '*Meeting Wiltshire's Housing Needs*' expects new market and affordable housing to be well designed, incorporating a range of different types, tenures and sizes of homes, creating mixed and balanced communities. In assessing local affordable housing needs, developers should utilise Wiltshire Council's housing registry and local needs survey.
- 4.11 CP48 '*Supporting Rural Life*' outlines what is supported when a development is outside of the defined limits of development of the principal settlement, market towns, large villages, and outside existing built areas of small villages. Residential development will be supported where it meets the accommodation needs required to enable workers to live at or in the immediate vicinity of the place of work, essential to the countryside, or where the development helps to reduce social exclusion, isolation and rural deprivation, where it is not to the detriment of the local environment or local residents.
- 4.12 CP50 '*Biodiversity and Geodiversity*' states that developers should demonstrate in submitted development proposals how they protect features of nature conservation and geological value, features should be retained, buffered and managed favourably to maintain their ecological value. Developments must incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.
- 4.13 CP51 '*Landscape*' states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. Developments must mitigate negative impacts as far as possible through sensitive design and landscape measures. Conserving and enhancing wherever possible locally distinctive natural features, settlement character, cultural, historic and heritage landscape features, important views, and landscape tranquillity.
- 4.14 CP52 '*Green Infrastructure*' expects new development in Wiltshire to retain and enhance the local Green Infrastructure Network wherever possible, ensuring that suitable links to the network are provided and maintained.
- 4.15 CP57 '*Ensuring High Quality Design and Place Shaping*' – Developments must make a positive contribution to the character of Wiltshire, creating a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution, adhering to the expectations set out in this policy.
- 4.16 CP58 '*Ensuring the Conservation of the Historic Environment*' – New development should be designed to protect, conserve, and where possible enhance the historic environment, conserving the setting of heritage assets, including non-designated heritage assets in a manner appropriate to their significance.
- 4.17 CP60 '*Sustainable Transport*' encourages development to be located in accessible locations which promote sustainable transport alternatives to the use of private cars.
- 4.18 CP67: Flood Risk – requires all new development to include measures to reduce the rate of rainwater run-off and provide sustainable urban drainage, unless the site or environment make these measures unsuitable.

Southwick Neighbourhood Development Plan

- 4.19 Policy 2 '*Bat Conservation*' identifies that the entirety of the NDP area falls within the Bath and Bradford on Avon Bats SAC. Therefore, all planning applications will need to comply with

guidance on survey and mitigation contained within the Trowbridge Bat Mitigation Strategy SPD.

- 4.20 Policy 5 '*Sites for New Homes*' identifies two sites for new housing providing up to 35 new dwellings in Southwick for the period, with one site on Frome Road, and the other on land off Wesley Lane.
- 4.21 Policy 6 '*Housing Development*' sets out that Windfall developments will be supported within the Southwick Village settlement boundary, where it is of a scale and form in keeping with the surrounding properties, respects residential amenity, can be properly serviced, demonstrate high levels of sustainability, preserves the parish's heritage assets, complies with other policies within the development plan, and will make a financial contribution towards mitigating residual in-combination effects from recreation pressure as set out in the Trowbridge Bat Mitigation Strategy.
- 4.22 Policy 9 '*Rights of Way*' states that proposals should not result in unacceptable harm to a Public Right of Way or the users of it. Developments which affect a Public Right of way will be expected to demonstrate the mitigation measures that will be in place to address any adverse impacts.
- 4.23 Policy 10 '*Infrastructure and Developer Contributions*' expects all new housing development proposals in the area to contribute towards local infrastructure in proportion to the scale, and in accordance with National Policy and the Wiltshire Core Strategy.

National Planning Policy Framework (December 2024) ('the NPPF')

- 4.24 The National Planning Policy Framework (NPPF) provides the strategic national planning policy for England. A presumption in favour of sustainable development is core to the framework. NPPF Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development.
- 4.25 For decision-taking NPPF paragraph 11(c) says that this means approving development proposals that accord with an up-to-date development plan without delay and; NPPF paragraph 11(d) says that where the policies which are most important for determining the application are out of date, granting permission unless (i) the application of policies within the framework that protect areas or assets of particular importance provides a strong reason for refusal, or (ii) 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, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
- 4.26 Paragraph 14 sets out that in situations where paragraph 11(d) is relevant regarding the provision of housing, the adverse impact of development proposals that conflict with the neighbourhood plan are likely to significantly and demonstrably outweigh the benefits, provided that (a) neighbourhood development plan is in date, and (b) that the neighbourhood plan contains policies and allocations to meet its identified housing requirements.
- 4.27 Paragraph 61 identifies the importance of delivering a sufficient amount and variety of land for the needs of specific housing groups.
- 4.28 Paragraph 69 states that policy makers should establish a housing requirement figure for their whole area, included in this should be strategic policies establishing housing requirements for designated neighbourhood areas.

- 4.29 Paragraph 70 identifies that where it is not possible to provide a requirement figure for a neighbourhood area, the LPA should provide an indicative figure if requested, taking into account local housing need, and most recent planning strategy.

Emerging Wiltshire Local Plan (Under Examination)

- 4.30 Wiltshire Council submitted the Wiltshire Local Plan to the Secretary of State for Housing Communities and Local Government for independent examination on the 28th November 2024. Stage 2 Hearings commenced on 11th November 2025 and the Inspector's provided a Post Hearings Letter which was published 31st December 2025. The letter set out a number of concerns with the plan requiring the Council to undertake additional work prior to the resumption of hearings. This included rebasing the plan period from 1st April 2023 and recalculating the local housing need for the plan period accordingly. This will lead to a higher number of homes being required of the plan period. At the time of writing, the Council's response to the Inspectors agreeing with the suggested way forward (or otherwise) had not been published.
- 4.31 In accordance with Paragraph 49 of the NPPF, at the point of submission of the application, very minimal weight can be attributed to the emerging development plan, due to both the stage of examination and the outstanding issues relating to housing in the emerging plan.

5 Heritage Statement

- 5.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to have special regard to heritage significance. Paragraph 207 of the NPPF expects applicants to describe the significance of any heritage assets affected by their proposal, including any contribution made by their setting.
- 5.2 When determining an application, Paragraph 210 states that LPAs should take account of the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.3 The village of Southwick has a number of listed heritage sites within its boundary and in the surrounding rural landscape. None are located within or immediately adjacent to the application site. In addition, there are no scheduled monuments, parks and gardens of heritage interest or protected battlefields near the site.
- 5.4 An Archaeological Evaluation of the site was undertaken under a previous application on the site (16/12279/OUT) by Rubicon Heritage on the 25 August 2016. The evaluation found nothing of archaeological value on the site. There has been no separate Archaeological Evaluation carried out for this application, the red line boundary is the same and the Site's use and condition is unchanged. Further evaluation is therefore considered unnecessary at this stage, and this was confirmed in pre-application dialogue with the Council.
- 5.5 Pre-application advice for this proposal furthermore noted one listed building, and one locally listed building which could potentially be impacted by this development. The section below provides an assessment of these two assets.
- 5.6 The National Planning Policy Framework (2024), at paragraph 207 states:
- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*
- 5.7 The NPPF's glossary defines significance (for heritage policy) as:
- The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*
- 5.8 Planning Practice Guidance confirms that archaeological, architectural and artistic, and historic interest can be interpreted as follows:
- archaeological interest:** *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

architectural and artistic interest: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

historic interest: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity*

- 5.9 The NPPF's glossary also defines the 'setting of a heritage asset' as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral

- 5.10 This Heritage Statement adopts the assessment methodology prescribed in 'Statements of Heritage Significance: Analysing Significance of Heritage Assets – Advice Note 12'. This confirms that an understanding of significance must stem from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these; and that this understanding:

- Must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
- Should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and
- Sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

BAPTIST CHURCH/RAILINGS, GATES AND GATE PIERS ON NORTH WEST AND NORTH EAST SITES OF BAPTIST CHURCH

- 5.11 A Grade II Baptist church, built in 1815, with extensions of the late C19 and late C20. The church is understood to have undergone alterations in the 1840s and 1870s. The walls of the chapel are of red brick, laid in Flemish bond, with stone dressings; the pyramidal roof is clad in Welsh slate, and the SW wall is rendered. The church is square in plan, with the entrance in the NW front, at right-angles to the road; the windows are in two tiers, lighting the main hall and gallery.
- 5.12 The NW front is of three bays, with the doorway placed centrally; three lozenges of burnt headers mark the bays and separate the upper and lower windows. Double, panelled doors are set within a moulded stone architrave with dropped keystone and flat stone hood on moulded brackets. The segmental-headed sash windows have stone frames with keystones and imposts; Nikolaus Pevsner observes that the windows look considerably earlier than 1815, and it is possible that they have been reused from another building. In the front and street elevations, the upper windows sit on a stone sill band. On the SW and NE sides of the building, two bays of windows are set rather close together, towards the centre of the elevation. Attached

to the church to the east is a single-storey building, which provided a vestry and schoolroom; access is via a side porch, and two openings in the SE wall of the church. A structure existed in this position by 1846, but this was substantially re-built in the 1870s. The schoolroom annexe is, like the church, of red brick, with stone dressings; to the NE is a tripartite window of one large arched opening flanked by smaller arched openings. It is now linked with a late C20 extension to the SW; this is not of special interest.

- 5.13 The church has group value with the Grade II listed railings, gates, and gate piers which stand outside it, and the listed external baptistery which lies approximately 100m to the north-west.
- 5.14 The development has considered the setting of this listed building and its surrounding features. It lies 185m to the northeast of the application site and is separated by agricultural fields and associated field boundary vegetation and trees. As a consequence, the development proposed will not directly impact upon the historic significance of the church or its setting. Notwithstanding the substantial separation distance, the provision of landscaped soft edges to the development sites including tree planting has taken account of the location of this listed building into consideration. The northern edge of the site has been designed to incorporate views towards the church to maintain its visibility from the surrounding landscape.
- 5.15 Given the degree of screening between the site, and the listed building, the proposed development will cause no harm to the setting of the listed building and surrounding features.

POLES HOLE FARM

- 5.16 Poles Hole Farm was raised as an example of a non-designated heritage asset by the Case Officer within the pre-application advice. Evidence of buildings at a farm labelled as Pole's Hole can be found on maps published on 'Old Series' Ordinance Survey maps, surveyed between 1807-1814 and published in 1817.
- 5.17 The layout of the development has taken the rural location of the site into account with the southern corner of the site, which is closest to the non-designated heritage asset consisting of a large amount of landscaping, play area, and orchard, creating minimal visual impact on the heritage buildings.
- 5.18 As such, it is considered that the proposed development will cause no harm to the setting of a non-designated heritage asset.

CONCLUSION

- 5.19 This Heritage Statement has set out an assessment of the proposed development and its impact on the significance of relevant heritage assets.
- 5.20 This Statement has concluded no harm would be generated to the setting of the nearby heritage assets by way of the delivery of the Proposed Development, and level of screening provided.
- 5.21 Notwithstanding these conclusions, if Officers identified a degree of less than substantial harm would arise as a result of the Proposed Development, then such harms must be weighed against the public benefits of the proposal in the planning balance, as per NPPF Paragraph 215. In considering this, it is considered that the development of much needed sustainable, housing would outweigh any perceived harm to heritage.

6 Assessment of the Proposed Development

- 6.1 This Section provides an assessment of the Proposed Development as described in Chapter 3 in the context of the adopted Development Plan and relevant material considerations as discussed in Chapter 4.
- 6.2 This Planning Statement conducts this assessment under the following headings:
- Principle of Development;
 - Housing Mix;
 - Design;
 - Landscape and Arboriculture
 - Highways
 - Drainage
 - Ecology and Biodiversity
 - Heritage

PRINCIPLE OF DEVELOPMENT

- 6.3 Wiltshire Council cannot currently demonstrate a supply of specific deliverable sites sufficient to provide a minimum 5-years' worth of housing against their housing requirement set out in adopted strategic policies.
- 6.4 Pre-application advice received established that following the amendments to the NPPF, Wiltshire Council are able to demonstrate a housing land supply of only 2.03 years. It is recognised by the Applicant that the most recent a Housing Land Supply Statement (June 2025) detailed a supply of 2.42 years. Regardless of which figure might provide the most up to date figure, it is clear that Wiltshire demonstrates a significant shortfall in housing. Of a total required five year housing figure of 18,506 houses, the most recent figures suggest a shortfall of between 9,561 and 10,993 units.
- 6.5 Therefore, in accordance with NPPF Paragraph 11(d), Footnote 8, the policies which are most important for determining the application are out of date, meaning the presumption in favour of sustainable development is fully engaged. Therefore, the pertinent planning judgement for this application means, granting permission unless:
- i) The application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or,
 - ii) Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
- 6.6 NPPF Paragraph 11(d)(i), Footnote 7 sets out the policies that protect areas or assets of particular importance. Footnote 7 says that the policies referred to are those in the Framework relating to:
- Habitat Sites (and those listed in NPPF paragraph 187) and/or Sites of Special Scientific Interest;
 - Green Belt,
 - Local Green Space (LGS);
 - Area of Outstanding Natural Beauty (AONB);
 - National Park;

- Heritage Coast;
 - Irreplaceable habitats
 - Designated heritage assets
 - Areas at risk of flooding or coastal change.
- 6.7 As established, the site is not located within Green Belt, LGS, AONB, and no development is proposed in areas at risk of flooding. The site is also not located within a National Park, Heritage Coast or an area at risk from coastal change.
- 6.8 With regards to Habitat Site, these are defined in the NPPF as any site included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017. These extend to Special Areas of Conservation (SAC), Sites of Community Importance, candidate SACs, Special Protection Areas (SPAs) and any relevant Marine Sites. NPPF Paragraph 187 also refers to potential SPAs and possible SACs, listed or proposed Ramsar sites and sites identified, or required, as compensatory measures for adverse effects on habitat sites. The site lies within the 10km of the Salsbury Plan SPA/SAC, the Bath and Bradford-on-Avon SAC, and Mells Valley SAC, however as confirmed within the sHRA Assessment submitted as part of this application, the proposed development will not give rise to any adverse effects on the integrity of the Habitat Sites.

NPPF Paragraph 14

- 6.9 Southwick has an adopted neighbourhood plan that was made in October 2021. With regard to Neighbourhood Plans, the NPPF states at Paragraph 14 that ‘in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
- A) The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
 - B) The neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70)
- 6.10 NPPF 69 to 70 identify that strategic policies should set out a housing requirement for a neighbourhood area. If this is not available, the Council can provide an indicative figure to the neighbourhood area if requested to do so. Any indicative figure should take into account factors such as evidence of local housing need, the population of the neighbourhood area, and the planning strategy of the LPA.
- 6.11 The NPPF does not set out guidance as to a housing requirement figure in the event one is not available either in a strategic policy or as an indicative figure. However guidance is provided in the Neighbourhood Planning PPG, which confirms that if a local planning authority is unable to provide an indicative figure, the neighbourhood planning body may undertake it themselves, taking into account relevant policies, existing/emerging spatial strategy and the characteristics of the area. The toolkit prepared by Locality is suggested as a tool to undertake this activity. The Locality toolkit suggests a series of data inputs to inform any housing requirement figure, including population data, house prices, rental prices, incomes, and affordability ratios, among others. This would need to be tested at examination.

- 6.12 To summarise therefore, to meet the requirements of 14b an NDP must contain policies and allocations to meet the housing requirement for the neighbourhood area set either in a strategic policy, based on an indicative figure provided by the LPA, or prepared by the neighbourhood area including consideration to those market/affordability factors set out above. If not set out in a strategic policy, the matter must be tested at examination
- 6.13 The Southwick NDP clearly only planned to allocate land to meet some of the identified affordable housing needs, as identified in the Local Housing Needs Assessment prepared by Wiltshire Council. It did not / does not make provision for an overall housing requirement as anticipated by the Paragraph 69 of the NPPF.
- 6.14 Consequentially, the Southwick NDP therefore does not provide policies and allocations to meet its identified housing requirement as set out in NPPF 14, NPPF 69-70 and the PPG. Whilst the plan is currently less than 5 years old (albeit only until November 2026), 14b is not engaged and therefore the provisions of Paragraph 14 do not apply within the neighbourhood area.
- 6.15 This position was confirmed with Officers as part of the pre-application advice received as well as in recent decisions made.
- 6.16 As such, in consideration of this planning application, the 'tilted balance' is engaged, meaning that unless the adverse impacts of granting planning permission significantly and demonstrably outweigh the benefits of the proposal, then planning permission should be granted. As such, this Planning Statement conducts its assessment in the context of the tilted balance being engaged.

DELIVERY OF HOUSING

- 6.17 With regard to the delivery of housing, and proposed housing mix the relevant policies are CP43 and CP45 of the Wiltshire Core Strategy and Section 5 of the NPPF.
- 6.18 Paragraph 73 of the NPPF notes the important contribution to be made by small and medium sized sites to meeting the housing requirement of an area, as they can be built-out relatively quickly. The application is submitted in full and made by a regional house builder with the intent to deliver the site in a single phase, and a firm with strong track record of delivering homes. The proposal is a windfall site and to promote the development of a good mix of sites, NPPF Paragraph 75 recommends that local planning authorities should support windfall sites through their decisions.
- 6.19 The Proposal will secure the delivery of 90no. new homes ranging between 1 and 5-bedrooms, a mix reflective of the latest evidenced need, and within this 27no. affordable homes, comprising a mix of Affordable Rent and Shared Ownership Homes, in accordance with Policies CP43 and CP45 of the Wiltshire Core Strategy. The majority of homes delivered comply with NDSS, and are compliant with M4(2) standards. In addition to this, one home is provided in accordance with M4(3) provision.
- 6.20 As set out within the pre-application advice received, the affordable housing units have been distributed as two clusters within the site and represent a mix that reflects pre-application advice received. Full detail of the affordable housing mix is set out in the Affordable Housing Statement (Black Box Planning) submitted as part of this application.

- 6.21 In the context of the housing land supply shortfall and severe lack of supply in affordable housing against identified needs, the proposal should be afforded significant and pre-eminent weight in favour.

DESIGN

- 6.22 With regard to design, the key policies to consider are CP45, CP51, CP52 and CP57 of the Wiltshire Core Strategy, as well as Paragraphs 131 and 135 of the NPPF.
- 6.23 The Application is supported by a Design and Access Statement (Places by Design), detailing the relevant merits of the Site's design.
- 6.24 The Layout has evolved as part of an iterative design process, centred around 5 key objectives;
- Rural edges being a place of ecology and amenity
 - Spaces for people to gather, engage support and celebrate
 - Safe and enjoyable streets
 - Delivering high quality views to surrounding landscape and features;
 - Integrate a strong blue network
- 6.25 The Site is divided into 2 distinct character areas, with individual material palette and detail strategy reflective of the local context; Wesley Walk Character Area, and Lambrok Lane character area. Proposed Street Scenes and Cross Sections are submitted as part of the application, demonstrating how the proposed housing development will appear.
- 6.26 The Wesley Lane area comprises the entrance to the site, primary street and surrounding secondary streets. The proposals seeks the delivery of wide-fronted units, semi detached pairs and terraced units, with up-and-over pitched roofs.
- 6.27 The material palette within the Wesley Lane Character Area comprises warm natural stone, and red multibrick walls, with red/orange pantiles and grey effect slate tiles. Details include recon stone heads & sills & recon stone quoining, and recon stone façade quoining, as well as traditional GRP flat top canopy and dual pitch canopy. Front doors are proposed as anthracite grey cottage style doors.
- 6.28 The Lambrok Lanes Character Area comprises of the remaining secondary and tertiary streets the area presents a wider range of house types and a more diverse material palette. The primary materials comprise red multibrick and white/off white render, with red/orange pantiles and grey effect slate tiles. The window style comprises traditional white casement windows, with comprises bell mouth heads and soldier course heads and cills. Buff brick banding and plinth are provided to deliver additional elevational detailing, as well as traditional GRP flat top canopy and dual pitch canopy. Front doors are proposed as anthracite grey cottage style doors.
- 6.29 It is considered that the proposed development complies with the relevant policies contained within the NPPF and Local Planning Policy.
- 6.30 It is considered that this can be afforded moderate weight in favour of the proposed development in the planning balance.

LANDSCAPE AND ARBORICULTURE

- 6.31 The key policies to consider are Core Policies 51 and 57 of the Wiltshire Core Strategy.
- 6.32 The Site sits within the Trowbridge Rolling Clay Lowland (11C) County landscape character area, which is considered in 'Good' condition, has a 'moderate' strength of character and has a management strategy to conserve and strengthen.
- 6.33 An LVA (ACD Environmental) is submitted as part of this application. The assessment provides an evaluation of the potential effects of the proposals on landscape fabric, character and visual amenity.
- 6.34 The Proposed Development has sought to incorporate high quality landscaping as an integral part of the layout, delivering a strong green link connecting Southwick Children's Park and proposed anchor green space, with play area and orchard, and wider connections, comprising a series of community greens create hyper local places for amenity and play on the way features.
- 6.35 Furthermore, the proposal will retain the existing hedgerows and trees on the site, delivering a green frame, and significant landscape buffer, which, as set out within the LVA results in a minor landscape character effect, once planting is established, providing effective screening from most directions, with visual receptors confined to near-distance receptors immediately adjacent to the site.
- 6.36 It is therefore concluded that with regard to any visual impact of the proposed development will be minor, a matter which is considered to be an adverse impact of very limited weight in the consideration of the planning balance.

HIGHWAYS

- 6.37 The NPPF is clear that the planning system should actively manage patterns of growth on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- 6.38 A Transport Statement (Condon Drew Associates) confirms that the site has excellent accessibility by sustainable modes of travel, and that the site is within walking distance of many key services and facilities, including a primary school and convenience shopping. Furthermore, additional services and employment opportunities are within a short cycling distance of the site.
- 6.39 Vehicular and pedestrian access will be provided from Blind Lane, which forms an adopted road with a 30mph speed limit. Visibility splays of 2.4 m x 43 m are achievable in both directions, consistent with recorded traffic speeds.
- 6.40 Furthermore, a Travel Plan is submitted which sets out a package of appropriate measures and monitoring technique to promote sustainable modes of transport and to help reduce reliance on single occupancy private car usage.
- 6.41 Two Public Right of Ways (SWCK14 and SWCK15) currently cross the site; it is proposed to divert SWCK14 as demonstrated within the submitted Public Right of Way Diversion Plan (ref: 2056-1119).
- 6.42 It is therefore concluded that the Site is sustainably located, a matter which can be afforded significant weight in favour of the proposed development in the planning balance.

DRAINAGE

- 6.43 The key policies to consider regarding drainage are Core Policy 67, and 68 of the Wiltshire Core Strategy, and Paragraphs 170 and 181 of the NPPF.
- 6.44 The majority of the Site is within Flood Zone 1. Although small extents of Flood Zones 2 and 3 are present along the southern boundary of the Site, all built development, access routes, and other potentially vulnerable elements are proposed wholly within Flood Zone 1. There are areas of surface water flood risk along the southern boundary related to the Lambrok stream. A site-specific Flood Risk Assessment has therefore been prepared to demonstrate that the development will be safe for its lifetime and will not increase flood risk elsewhere.
- 6.45 The provided Drainage Strategy demonstrates how careful consideration has been given to the existing topography of the site and preexisting infrastructure in informing the positioning of surface water and foul water drainage. Two attenuation ponds are positioned along the eastern edge of the site allowing the natural collection of excess water, which will then be released at a rate that places no additional strain on the water network.
- 6.46 It is concluded that the Proposed Development complies with the relevant drainage policies of the Development Plan. It is considered that this is a matter which can be afforded neutral weight in the planning balance.

ECOLOGY AND BIODIVERSITY

- 6.47 The key policies of relevance to consider are Core Policy 50 and 52 of the Wiltshire Core Strategy, Policy 2 of the Southwick Neighbourhood Development Plan.
- 6.48 With regard to the Biodiversity Net Gain Report and accompanying metric, it is demonstrated that the proposed development will result in no on site net loss of Biodiversity on site, with off-site biodiversity credits proposed in order to meet the 10% biodiversity net gain.
- 6.49 An Ecological Impact Assessment (GE Consulting) is submitted with this application, which confirms that the site is of low to moderate ecological interest, comprising arable cropland and modified grassland, which is separated by native species-poor and species rich hedgerows. Mitigation and compensation have been incorporated into the design to ensure that the proposal and work programme is designed to minimise adverse impacts on ecological features. Enhancement features have also been described with the aim of providing an increase in wildlife opportunities on Site post-development.
- 6.50 The development site sits within the Yellow Zone of the Trowbridge BAT Mitigation Zone, the means that development proposals within this zone must provide an appropriate survey of bats, and mitigate for all impact on target bat species on site. The submitted bat survey has undertaken a detailed examination of bats on site, and the Proposal has provided suitable mitigation for bat species, with a new bat habitat proposed along the eastern boundary, and residential development positioned away from hedgerows.
- 6.51 The proposed development is therefore compliant with Policies CP50 and CP52 of the Wiltshire Core Strategy. It is considered that this is a matter which can be afforded limited weight in support of the proposed development.

HERITAGE

- 6.52 Chapter 16 of the NPPF pertains to conserving and enhancing the historic environment. Paragraph 203 expects Local Plans to set out a positive strategy for the conservation and enjoyment of the historic environment, stating that the strategy should take into account the desirability of new development making a positive contribution to local character and distinctiveness. Policy CP58 of the Wiltshire Core Strategy emphasises the need for new development to protect, conserve and where possible enhance the historic environment and its setting.
- 6.53 The pre-application response set out that there are no designated heritage assets or sites in the immediate proximity of this development, however highlighted that a proportionate heritage statement should be provided discussing the impact of the proposal on the Grade II listed Southwick Baptist Church and the Poles Hole Farm non-designated heritage asset.
- 6.54 A heritage statement has been provided as part of this statement, and highlights that this development will create minimal impact for these assets, resulting in no harm. Landscaped areas have been located on the eastern and southern edges of the site, creating a soft edge between the development and its rural borders. These edges will also create a natural visual obstruction between the development and the assets, whilst planned footpaths will provide views across the landscape towards the Grade II listed Southwick Baptist Church.
- 6.55 The proposed development is therefore compliant with Policy CP58 of the Wiltshire Core Strategy, and Chapter 16 of the NPPF. It is considered that this is a matter which can be afforded moderate weight in favour of the proposed development in the planning balance.

OVERALL PLANNING BALANCE

- 6.56 This planning application and this planning statement has demonstrated that the delivery of 90no. new homes including 27no. new affordable homes (30%) in this sustainable location makes an important contribution to helping make up the identified shortfall in the supply of housing lane within Wiltshire and also makes an important contribution to meet the immediate needs on the housing register. The provision of 27no. new affordable homes is considered a significant contribution to local housing needs. Further weight can also be afforded to fact that the proposed development comprises a full planning application by housebuilder, and as such can be built out relatively quickly. These are matters which should be afforded significant and pre-eminent weight in favour of the proposed development.
- 6.57 Further material considerations in favour of the development include the delivery of a well designed and high-quality scheme, the delivery of on-site Biodiversity Net Gain, the protection of heritage assets, as well as economic benefits associated with both the construction and operational phases of the development, which in accordance with the HBF Calculator will support the employment of 312 people, as well as 3 apprentices.
- 6.58 Although there are potential marginal effects of the proposal on local landscape character and visual impact by virtue of the greenfield nature of the development site, these are mitigated by the established site boundaries and the proposed landscape and planting strategy. It is clear therefore, that the benefits of the proposal substantially outweigh any perceived negative impacts – and the harms certainly do not significantly and demonstrably outweigh the significant benefits of the proposal.

- 6.59 The proposal accords with the majority of the policies within the Development Plan albeit, although these are largely silenced in the decision-making process by virtue of being considered to be out-of-date in accordance with the NPPF.
- 6.60 In conclusion, there are significant and demonstrable benefits arising from the proposed development, most obviously being the delivery of much needed new homes including affordable homes in an inherently sustainable location. Against this, there are no substantive adverse impacts which significantly and demonstrably outweigh the benefits. Therefore the planning balance suggests that planning permission should be granted in accordance with the presumption in favour of sustainable development for decision taking as set out by NPPF Paragraph 11(d).

Adverse Impacts of Development	Weight Attributed	Benefits of Development	Weight Attributed
Conflict with the adopted development plan	Limited	Delivery of Housing	Substantial
Potential landscape and visual harm	Limited	Delivery of Affordable Housing	Substantial
Loss of Green Field	Limited	Sustainability of Location	Substantial
		High Quality Design	Moderate
		Provision of on site BNG	Limited
		Energy and Sustainability Provision	Moderate
		Protection of the setting of designated and non-designated heritage assets	Moderate
		Economic benefits and employment opportunities	Moderate

Table 2: Assessment of the Planning Balance

- 6.61 In arriving at the above assessment of adverse impact weighing against the proposal, the following matters have been considered:
- The limited degree of departure of the adopted spatial strategy provided by the Wiltshire Core Strategy, owing to the delivery of housing outside of settlement boundaries, as well as relative weight to the development plan by virtue of it being considered out of date in accordance with the NPPF;
 - The relative low landscape value of the site, as well as the minor landscape character effect of the site once the proposed planting establishes.
- 6.62 In arriving at the above assessment of benefits weighing in favour of the development, the following matters have been considered.
- The current shortfall of housing in Wiltshire,
 - The acute and urgent need for affordable housing,

- The significant economic benefits associated with the development of 90no. dwellings. Using the HBF Calculator to assess the economic impact of housing development, the proposal has the ability to result in supporting the employment of 312 people and provide 3 apprentices, graduates or trainees.
- The improvement of site drainage from existing greenfield run off rates.

7 Conclusion

- 7.1 This Planning Statement has been prepared by Black Box Planning and is submitted in support of a full planning application made by Wain Homes (the Applicant) to Wiltshire Council in respect of residential development at Blind Lane, Southwick:

‘The development of 90 dwellings with new access from Blind Lane internal roads and footpaths, areas of open space (including play space), drainage, landscaping and associated plant and works.’

- 7.2 This Planning Statement has set out the site context for the proposal and fully examined the relevant legislative and planning policy considerations to the proposal. It has summarised the proposed development and comprehensively assessed the planning application in the context of the relevant planning policy and in the overall planning balance
- 7.3 Overall, it is concluded that the proposal represents sustainable, high-quality development and is consistent with the relevant policies of the NPPF. In the context of the NPPF, the application should be approved without delay.