



PLANNING STATEMENT

On behalf of: Messrs. H & P Birch

Site: Petroil Engineering Ltd, The Coach House, Common Platt, Purton, Swindon, Wiltshire, SN5 5JZ

Proposal: Application for Permission in Principle for residential development of a minimum of 3 no. and a maximum 4 no. dwellings (Use Class C3)

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1. Introduction

- 1.1 This Statement has been prepared by Fowler Architecture & Planning Ltd in support of an application for Permission in Principle (PiP) for the erection of between 3 and 4 no. dwellings on land at Petroil Engineering Ltd, The Coach House, Common Platt. It follows the recent refusal of Application No. PL/2025/06148.
- 1.2 The scope of the PiP application is limited to location, land use and amount of development¹. Other matters should be considered at the 'Technical Details' consent stage².
- 1.3 The PiP comprises the following:
- Completed Application Form;
 - Drawing No. 250326-02: Location Plan at 1:1250 (A3);
 - Drawing No. 250326-21: Indicative Site Plan at 1:200 (A1);
 - Drawing Ref. ENC/071123/3016S1: Topographical Survey at 1:200 (A0); and,
 - Planning Statement (Fowlers).
- 1.4 The site, surroundings and its context are summarised in Section 2. Section 3 describes the application proposal. Section 4 sets out the relevant planning history, while planning policy and material considerations are reviewed in Section 5. A planning assessment of the proposal is then given in Section 6.

¹ National Planning Practice Guidance Paragraph 012 Reference ID: 58-012-20180615

² National Planning Practice Guidance Paragraph 003 Reference ID: 58-003-20190615

2. Site Description

- 2.1 The Application Site falls within the small settlement of Common Platt, which immediately adjoins the north western side of Swindon. It falls partly within the Civil Parish of Purton, and partly within Lydiard Millicent Parish.
- 2.2 The site is an irregular shaped plot of land that extends to approximately 0.22 hectares. It is the home of 'Petroil Engineering Ltd', which has been operating from this location for a number of years. The southern part of the site is occupied by the main offices/workshop building and a standalone store. There is a large area of hardstanding that is used for parking/turning, and outdoor storage purposes. The central and northern parts of the site are laid to grass.
- 2.3 The site is positioned on the western side of a road known as Washpool. Positioned between the two existing buildings is the main vehicular access point onto the site from the said road.
- 2.4 The site is sandwiched between residential development to the north and south. The western-most boundary is contained by a 1.2m high post and rail fence, beyond which is a large tract of open agricultural land. In terms of topography, there is very slight rise in levels across the site, generally from north to south.
- 2.5 From a planning point of view, the site sits in 'open countryside', but it is not in an isolated location and is very much read as part of the built-up area.
- 2.6 There are no public rights of way in close proximity of the site.
- 2.7 As with the rest of Swindon, the site is not washed over by the North Wessex National Landscape (formerly AONB). The site does not fall within a Conservation Area designation, and is a generous distance away from one.
- 2.8 The nearest listed building is The Milk House, which is Grade II listed. This is positioned some 830m away from the Application Site. The site is not in an area that is known to be at risk of flooding and is not the subject of any tree preservation orders.
- 2.9 The site stands in a sustainable residential area, and the site is within walking/cycling distance of a number of local services/facilities; including Ridgway Farm CE Academy (Primary School), Peatmoor Community Primary School, Eaton Wood Play Park, Swindon Judo Club, and Hong Xin Oriental Buffet. There are a number of bus services within easy reach of the site.

3. Relevant Planning History

- 3.1 The Council's website confirms that the site has been the subject of a handful of planning applications in the past:

Application No. PL/2025/06148

Application for permission in principle for residential development of a minimum of 3 and maximum of 5 no. dwellings (Use class C3)

Refused on the 26th August 2025

Application No. N/94/00446/FUL

Change of use of pipework contractor's depot – erection of offices/garage/store and flat

Approved on the 27th July 1994

Application No. N/93/00679/FUL

Change of use of land to tarmac contractors yard

Withdrawn on the 04th June 1993

Application No. N/92/00842/OUT

Outline – Erection of 2 No. Dwellings

Approved on the 20th July 1992

- 3.2 It is noteworthy that the Council have previously supported a residential use in this location, both in 1992 and 1994. It is not clear whether the 1992 permission was ever implemented.
- 3.3 More recently, the Applicants submitted a pre-application enquiry to the Council in July 2024 (Ref. ENQ/2024/01093) seeking advice in respect of the redevelopment of the Application Site for 7 no. dwellings. Below is an extract of the submitted Site Plan.



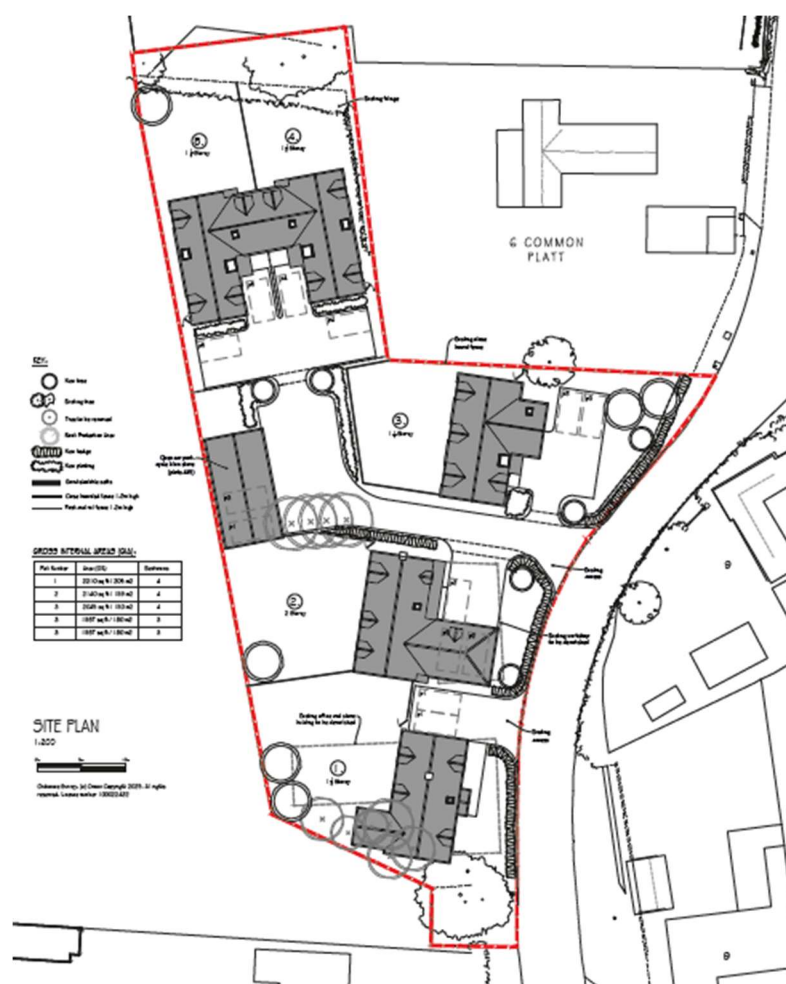
Site Layout Plan (extract) submitted under 2024 Pre-Application Enquiry

3.4 The Applicants received a response from the Planning Officer in January 2025. The following is a summary of the response that was received:

- The southern part of the site is considered to meet the definition of brownfield land;
- The site is well located in relation to the built form of Swindon;
- The Council cannot demonstrate a 5 years supply of housing land – only 2.03 years;
- The principle of housing in this location can be supported in this instance;
- Any development of this site would be viewed in the built form of Swindon and it is further acknowledged that a part of the site is already built upon. As such, it is considered that the requirements of Purton Policy 6 and Policy LM3 (of the Lydiard Millicent Neighbourhood Plan) would not be significantly impacted on;
- Plots 4 – 7 would appear cramped;
- The scale, height, form and general massing of all the houses of chalet form would be appropriate to their local context and setting;
- The articulation of the building form and variety and disposition of facing materials would lend the development an individual distinctiveness emblematic of its village context and setting;
- It is recommended that a reduction in the number of dwellings should be strongly considered;
- Concern is raised at the potential for impact on the property to the north of the site through, overlooking, loss light, and overbearing impacts through the proposed scheme;
- There are no requirements to provide affordable housing;

- Highways - provided the access arrangements can demonstrate the required visibility splay and surfacing, and the vehicle and cycle parking requirements can be achieved and satisfied, then I would not consider that the principle of the proposal would be a significant or severe impact on the surrounding highway network, subject to further information within any full application;
- Ecology – comments in respect of BNG, North Meadow SAC, Protected Habitats and Species; and,
- Drainage - The Wiltshire Council Strategic Flood Risk Assessment, SFRA Data Explorer, has indicated that the site is located within Flood Zone 1, and is likely to be at low risk from pluvial flooding and no risk of flooding from ground water.

3.5 Following this, a PiP application for between 3 and 5 houses, was submitted to the Council in July 2024 and considered under **Application No. PL/2025/06148**. Below is an extract of the submitted Site Plan (Indicative).



3.6 The application attracted an objection from Lydiard Millicent Parish Council, and a several members of the public. Archaeology had no comments, whilst Purton Parish Council raised no objection.

3.7 The Council refused the application on the 26th August 2025, for the following reasons:

- 1 The proposed access arrangements fail to demonstrate safe egress for Plot 1 and do not provide adequate visibility splays for Plots 2-5, resulting in unacceptable highway safety risks. The site is located on a narrow, fast-moving road near a busy junction, and the lack of safe pedestrian infrastructure further exacerbates these concerns, contrary to Core Policy CP61 and the principles of safe and sustainable transport set out in the NPPF.

Refusal Reason

- 2 The indicative scheme fails to demonstrate a form of development that responds positively to the established character and landscape setting of the area., introducing large-scale frontage dwellings and in-depth development that conflicts with the prevailing linear pattern which is inconsistent with the prevailing pattern of linear frontage plots observed along Wahpool. This results in a form of development that is would result in a visually intrusive and discordant addition local streetscape and landscape setting. The proposal is therefore contrary to Core

Policies 57 and 51 of the Wiltshire Core Strategy, and Paragraphs 135 and 187(b) of the NPPF,

Refusal Reason

- 3 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). No such agreement has been entered into for this application, and as such, the Council is unable to conclude that the protected site will be adequately safeguarded. The development would, therefore, conflict with Core Policy 50 of the WCS and the legal duties under the Habitat Regulations 2017. This conflict would represent a strong reason to refuse planning permission.

4. Proposed Development

- 4.1 This application is for Permission in Principle.
- 4.2 The scope of the PiP application is limited to **location, use and the amount of development**. Other matters would need to be considered at the 'Technical Details' consent stage.
- 4.3 The proposal is for the residential development consisting of the land use for between 3 and 4 no. dwellings, on the 0.22Ha site.
- 4.4 The proposal could make a small but worthwhile contribution to the stock of smaller dwellings in this part of the District, at a time when the Council's Spatial Strategy is considered out of date.

5. Planning Policy and other Material Considerations

The Development Plan

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.3 Planning applications should be determined in accordance with the relevant policies in the Development Plan unless there are material considerations, such as those in the National Planning Policy Framework, that indicate that the plan should not be followed.
- 5.4 The Development Plan for the purposes of considering this application comprises the Wiltshire Core Strategy, the Wiltshire Housing Site Allocations Plan, the Lydiard Millicent Neighbourhood Plan and the Purton Neighbourhood Plan.

Wiltshire Core Strategy

- 5.5 The Wiltshire Core Strategy was adopted in 2015 and forms the overarching planning policy framework for Wiltshire up to 2026.
- 5.6 The policies of most relevance to the consideration of this application as follows:
- Core Policy (CP) 1 – Settlement Strategy;
 - CP2 – Delivery Strategy;
 - CP19 – Royal Wootton Bassett and Cricklade Community Area;
 - CP48 – Supporting Rural Life;
 - CP51 – Landscape; and,
 - CP57 – Ensuring High Quality Design and Place Shaping.
- 5.7 **Policy CP1** identifies the hierarchy of settlements and the level of development expected to take place at the various levels in the Settlement Hierarchy – Principal Settlements, Market Towns, Local Service Centres, Large and Small Villages.
- 5.8 **Policy CP2** sets out the circumstances under which the development envisaged by CP1 will be delivered at each level of the hierarchy. CP2 stipulates that development will not be permitted

outside of the defined limits of development apart from the specified exceptions set out at Paragraph 4.25. The Application Site falls outside any defined limits of development and Common Platt is not defined as a Small Village in the Core Strategy. As such, this application conflicts with CP2.

- 5.9 **Policy CP19** sets out the strategy for the Royal Wootton Bassett and Cricklade Community Area, and identifies a requirement of 1,455 additional housing units to be provided over the plan period to 2026.
- 5.10 **Policy CP48** provides an exception to the presumption against development outside the Limits of Development of the higher tier settlements, and outside the existing built areas of Small Villages, where proposals for residential development *“meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside”*. This application does not seek the form of development allowed by this policy.
- 5.11 **Policy CP51** relates to the landscape, and requires that development proposals protect, conserve and where possible enhance landscape character.
- 5.12 **Policy CP57** relates to matters of design, and sets out a range of criteria for achievement of high-quality design to be incorporated, where relevant, into all new developments across Wiltshire.

Wiltshire Housing Site Allocations Development Plan Document (HSA DPD)

- 5.13 None of the policies in the HSA DPD are considered relevant to the consideration of this application.

Lydiard Millicent Neighbourhood Plan (LMNP)

- 5.14 The LMNP was made in November 2018, and covers the period 2018 – 2036.
- 5.15 The following policies are considered relevant to the determination of this application:

- **Policy LM1 – Managing Design in Lydiard Millicent.**

Purton Neighbourhood Plan (PNP)

- 5.16 The PNP was made in May 2021, and covers the period 2017 – 2026.
- 5.17 The following policies are considered relevant to the determination of this application:
- **Purton Policy 4 - Ecological Enhancements**
 - **Purton Policy 6 - Settlement Identity**

Material Considerations

- 5.18 Section 70(2) of the Town and Country Planning Act 1990 requires that the local planning authority should have regard to any material considerations in dealing with an application for planning permission.

National Planning Policy Framework (the Framework) (2024)

- 5.19 The new National Planning Policy Framework (NPPF) was published in December 2024 and this outlines the purpose and role of the planning system in delivering sustainable development which meets three independent roles – economic, social and environmental. The NPPF is a very important material planning consideration and replaces a raft of former Planning Policy Guidance Notes, Planning Policy Statements and other documents into a consolidated national planning policy framework. The ‘National Planning Practice Guidance’ (NPPG) was published in March 2014 and is also a material consideration.
- 5.20 A ‘presumption in favour of sustainable development’ is at the heart of the Framework, to deliver the economic, social and environmental objectives underpinning the document, outlined in paragraph 8. The policies of the NPPF, taken as a whole, constitute the Government’s view of what sustainable development means in practice for the planning system.
- 5.21 Paragraph 11 confirms that planning policies and decisions should achieve sustainable development and should be approved without delay if in accordance with an up-to-date development plan. Where there are no up-to-date plan policies, Paragraph 11 confirms that permission should be granted unless the policies in the framework provide a strong reason for refusal or the adverse impacts will significantly and demonstrably outweigh the benefits.
- 5.22 Paragraph 39 requires that local planning authorities “*approach decisions... in a positive and creative way*”, and should “*work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible*”.
- 5.23 Paragraph 48 confirms planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.
- 5.24 Paragraph 61 confirms the Government’s objective of significantly boosting the supply of homes.
- 5.25 Paragraph 73 confirms small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

- 5.26 Paragraphs 78 to 81 confirms the obligations on LPAs to ensure a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing, including buffer, against their housing requirement set out in adopted strategic policies. In addition, LPAs should maintain the supply of housing through the Housing Delivery Test. The LPA cannot demonstrate a 5-year supply of deliverable housing land, consequently, the presumption in favour of sustainable development as set out within the paragraph 11 is therefore firmly engaged.
- 5.27 Paragraph 83 of the NPPF states that *"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services"*.
- 5.28 Paragraph 110 seeks to focus significant development on locations which are or can be made sustainable, however it recognises opportunities to maximise sustainable transport solutions will vary between urban and rural areas.
- 5.29 Paragraph 124 of the Framework notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. The same document goes on to note that planning policies and decisions should encourage multiple benefits from both urban and rural land, through taking opportunities to achieve net environmental gains.
- 5.30 In support of this application, paragraph 125 of the Framework notes that planning decisions should *"**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 spoiled, degraded, derelict, contaminated or unstable land"* (Our Emphasis).
- 5.31 Paragraphs 129 and 130 require the planning system to support development that makes efficient use of land. In particular, it advises that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.
- 5.32 Paragraph 131 calls the *"creation of high quality, beautiful and sustainable buildings... fundamental to what the planning and development process should achieve"*.
- 5.33 Paragraph 135 updates national policy guiding principles of design. Decisions should ensure that developments, *inter alia*, *"will function well and add to the overall quality of the area"*, *"are visually attractive as a result of good architecture, layout and appropriate and effective landscaping"*, *"are sympathetic to local character and history... while not preventing or discouraging appropriate innovation or change (such as increased densities)"*, *"optimise the*

potential of the site to accommodate and sustain an appropriate amount and mix of development...”, and ensure “a high standard of amenity for existing and future users”.

5.34 Paragraph 139 of the same document encourages LPAs to give great weight to raising the standard of design generally in an area.

5.35 Paragraph 193 confirms the four principles to conserve and enhance biodiversity.

Planning Practice Guidance

5.36 The Planning Practice Guidance is to be read in conjunction with the policies set out in the Framework, and expands upon the policies set out therein. The Guidance clarifies how national policy is expect to be fulfilled by local planning authorities.

6. Planning Assessment

- 6.1 The proposed development is eligible for consideration for PiP because it is not major development, habitats development, householder development or Environmental Impact Assessment development.
- 6.2 As clarified above, the scope for PiP is limited to location, land use and amount of development. Only issues relevant to these 'in principle' matters should be considered at the PiP stage.
- 6.3 Following the recent changes to the National Planning Policy Framework, the Council are now required to demonstrate a 5 years supply of housing land, plus a 5% buffer.
- 6.4 With this in mind, the Council's latest housing land supply position has been confirmed as being 2.42 years – so significantly below the 5 year requirement.
- 6.5 In light of this, the Spatial Strategy is not currently delivering the housing requirement that the plan was intended to deliver. As such, the Development Plan policies relating to housing delivery, including Core Policies 1 and 2, are to be considered out of date accordingly.
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- 6.6 Planning applications should therefore be considered in line with paragraph 11 of the NPPF which states that, where relevant policies are considered out of date, permission will be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed, or 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. The only locations where this position would not apply is in locations with recently made Neighbourhood Plans (i.e. became part of the Development Plan within the last 5 years) that allocate sites for housing. This is not the case here.
- 6.7 In this instance the site does not fall within a National Landscape. It also doesn't fall within a Local or Strategic Gap, or any other landscape designation.
- 6.8 The Application Site is not situated in an isolated location, but rather it is read as part of the built-up area of Common Platt, surrounded by residential development to the north, south and east.

- 6.9 The development of up to 4 dwellings on the site would therefore not cause unacceptable harm to the landscape and scenic beauty of the surrounding landscape, and there are no related policies in the NPPF that provide a strong reason for refusing permission.
- 6.10 Policy CP58 of the Core Strategy requires development to protect, conserve and where possible enhance the historic environment. Paragraph 207 of the Framework confirms Applicants should describe the significance of any heritage assets affected, including any contribution made by their setting.
- 6.11 As highlighted above, the site does not fall within a Conservation Designation, and it is located a generous distance away from this designation. The nearest listed building is The Milk House, which is Grade II listed. This is positioned some 830m away from the Application Site, with well-established vegetation between the two. As such, the Application Site is not considered to form an important part of the setting of The Milk House, and the proposed development will not compromise any important views towards this heritage asset.
- 6.12 So again, there are no related policies in the NPPF that provide a strong reason for refusing permission on conservation grounds.
- 6.13 Furthermore, the site is not at risk of flooding and is not a habitat site.
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- 6.14 Paragraph 11 of the Framework also states that proposals should only be refused if the adverse impacts 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. Decisions should also apply a presumption in favour of sustainable development, which can be achieved through three dimensions defined in Paragraph 8 as: economic, social and environmental.
- 6.15 The economic role of the NPPF requires proposals to contribute to build a strong, responsive and competitive economy. The proposal would encourage development and associated economic growth with future occupants undoubtedly contributing to the local economy and continued viability of services in the local area and beyond. In addition, the proposed location of the development would contribute towards meeting the housing need in an area where a five-year supply of housing cannot be demonstrated, and as such accords with the Government's objective of significantly boosting the supply of housing.
- 6.16 The social role of the NPPF requires planning to support strong, vibrant and healthy communities and states that it should create a high-quality built environment. The proposal provides an opportunity to deliver a range of 2, 3 and 4 bedroom properties, which would be in accordance with Core Policy 45 which requires a range of house types, tenures and sizes.

- 6.17 In terms of the environmental element, the NPPF requires that the natural, built and historic environment should be protected and enhanced and should mitigate against climate change. The proposal for a residential use on this land within the built-up area of Common Platt is considered to be compatible with the character of the surrounding area, and would make more effective use of previously developed land.
- 6.18 The proposal is therefore not considered to have any adverse effect on the historic environment, natural environment, or built environment. To the contrary, the proposed development will make a positive contribution to the character and appearance of the site and surrounding area, as well as providing notable gains in biodiversity.
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- 6.19 To summarise the above, while the site falls outside defined Limits of Development, it stands on the edge of the sustainable settlement of Swindon. The Council's inability to deliver enough housing over the Plan period, renders CP2 of the Core Strategy out-of-date, insofar as it restricts the location of new housing. The site is not in an isolated location, is part of the built-up area of Common Platt and is well related to existing residential development. It also has good connectivity to a regular bus service and is within walking distance of a number of local services and facilities.
- 6.20 In the planning balance, the public benefits of delivering housing in this context are clear and are not outweighed by the policy conflict. It will make more effective use of previously developed land in a sustainable location. The Applicants are committed to securing well-designed houses and providing a range of open market homes that would be suitable for small families, down sizers and people moving up the housing ladder.
- 6.21 To summarise the above, and in terms of the requirements for PiP, the site is suitable for residential development with the erection of up to 5 no. dwellings for the following reasons:

Location:

- Common Platt is a sustainable location, and the site is very much read as part of its built-up area. It has a range of services and facilities available there, and the site is also within safe/convenient walking distance of a bus stop that provides a regular service to more sustainable locations further afield;
- The proposed dwellings would therefore not be situated in an isolated or unsustainable location having regard to Paragraph 84 of the NPPF;
- The location of the residential development would be situated wholly within Flood Zone 1 (low probability of flooding); and,
- Development in this location would not result in the loss of existing landscape features, such as mature trees, that are of importance to the character of Common Platt.

- 6.22 The development of four dwellings on the site would therefore not cause unacceptable harm to the landscape and countryside setting of the settlement.

Land Use:

- The residential land use would be compatible with the predominant character and land use of the surroundings, and would make more effective use of this brownfield site; and,
- The residential land use is a public benefit and would contribute towards meeting the housing need and accords with the Government's objective of boosting the supply of housing.

Amount of Development:

- Spatially the plot is sufficient in size with enough land to accommodate the erection of up to four dwellings, in keeping with the character and appearance of the surroundings.
- 6.23 A well-designed proposal at the 'technical details' stage, for this minor development, can be achieved to ensure high quality development that enhances or preserves the character in this part of the District.
- 6.24 While the site falls outside of any defined limits of development, the Council's spatial strategy is out of date, which in turn renders CP2 out-of-date insofar as it restricts the location of new housing. The site is not in an isolated location, is part of the built-up area of Common Platt and is well related to existing residential development. It also has good connectivity to a regular bus service.
- 6.25 In the planning balance, the public benefits of delivering housing in this context are clear and are not outweighed by the policy conflict.

Addressing the previous reasons for refusal.

Reason for Refusal No. 1

- 6.26 As part of this application, an Indicative Site Plan has been submitted. This demonstrates that four properties can be accommodated on the site, with appropriate parking and turning provided on-site.
- 6.27 Both the existing access point (to the north) and a new access point will each serve two new dwellings. Appropriate visibility splays of 2.4m x 43m in each direction can be provided. Indeed, Washpool is subject to a 30mph speed limit, and the site is positioned close to a bend in the road. The splays achievable are entirely appropriate in this instance.
- 6.28 As such, the first reason for refusal is addressed accordingly.

Reason for Refusal No. 2

- 6.29 As part of this application, the site area has been reduced, so that it doesn't include the square shaped parcel of land in the north, to the rear of No. 6 Common Platt. As such, the Indicative Site Plan that has been submitted shows a linear form of development that respects the pattern of development in this part of Common Platt. Furthermore, the houses have been reduced in size, with some smaller units included, to create a better mix.
- 6.30 As such, the second reason for refusal is addressed accordingly.

Reason for Refusal No. 3

- 6.31 The third reason for refusal is an odd reason for refusal, as it is a matter that can be dealt with at TDC stage. It doesn't go to the heart of whether the principle of development is acceptable, and therefore should not be a reason for refusal
- 6.32 The Permission in Principle Order (as amended) sets out that development that would have a likely significant effect (either alone or in combination with other plans or projects) is exempt from Permission in Principle. Given the site's location, within the outer zone of influence for the North Meadow NNR/SSSI component of the North Meadow and Clattinger Farm SAC an appropriate assessment is necessary to consider effects, and whether Permission in Principle can be granted.
- 6.33 The NPPG notes that if mitigation can be secured, and it is possible to prevent significant effect, it is possible to grant, but subject to compliance with PIP order (e.g. securing technical consent, with necessary conditions/mitigation), in order for both parts of Permission in Principle to be the permission for development of the site. It is set out in the PPG that Local planning authorities may agree planning obligations at the technical details consent stage where the statutory tests have been met.
- 6.34 With this in mind, the Applicants will secure the necessary mitigation by way of a S106 agreement at TDC stage, in the form of a financial contribution. In turn, this addresses the third reason for refusal.

7. Conclusion

- 7.1 This proposal is for minor development (between 3 and 4 dwellings) and therefore qualifies for PiP, subject to consideration against the relevant policies of the Development Plan and other material considerations.
- 7.2 In principle, the site represents an opportunity for a sustainable form of residential development, that accords with the Framework as the site is not 'isolated' and instead is part of the built-up area, where residential development could help to maintain the vitality of local services and facilities within the local area.
- 7.3 Given the failure of the Council to demonstrate a 5 years supply of housing land, the presumption in favour of sustainable development is engaged accordingly. The assessment above demonstrates that the application of policies in the Framework do not provide a strong reason for refusing the development, and the adverse impacts would not significantly and demonstrably outweigh the benefits of delivering new homes in this location.
- 7.4 The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching economic, social and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways. The development represents a sustainable form of development and there is accordingly a presumption in favour.
- 7.5 In addition, the proposed development would make a small but worthwhile contribution towards meeting the housing need in Wiltshire, and as such accords with the Government's objective of boosting the supply of housing. As a small site, it is capable of being built-out quickly, and the Applicants are prepared to accept a shortened period for the submission of TDC matters; thus, the proposal is capable of providing a boost to the housing supply in an efficient manner.
- 7.6 The Applicants would therefore welcome the LPA's support for this proposal to establish permission in principle for up to 5 no. dwellings enabling all technical details to be dealt with in due course. Doing so would accord with the objectives of the Framework that seeks to achieve sustainable development and deliver more homes.