



Rectory Barn, Whaddon, Hilperton,
Wiltshire, BA14 6NR

Technical Details Consent
Planning Statement

February 2026

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1 Introduction

- 1.1 Vision Planning is instructed by Ms Sally Evans and Ms Debra Alford to submit an application for Technical Details Consent for a single new dwelling at Rectory Barn, Whaddon. The development description is:

“Erection of a new self build dwelling, associated works and landscaping.”

- 1.2 This follows the approval of a Permission in Principle (“PIP”) reference PL/2025/03764 on 21 May 2025. More details about the PIP are set out in section 3.

- 1.3 This Planning Statement is accompanied by the following drawings and reports:

- Drawings – Richmond Bell Architects:
 - Existing Site Location Plan – ref 25/856/E001/B
 - Existing Site Block Plan – ref 25/856/E002/B
 - Existing Site Plan – ref 25/856/E003/A
 - Proposed Site Block Plan – 25/856/P002/A
 - Proposed Site Plan – ref 25/856/P003/B
 - Proposed Ground Floor Plan – ref 25/856/P100/A
 - Proposed First Floor Plan – ref 25/856/P101/A
 - Proposed Roof Plan – ref 25/856/P102/A
 - Proposed North and South Elevations – ref 25/856/P110/A
 - Proposed East and West Elevations – ref 25/856/P111/A
 - Proposed coloured East elevation – ref 25/856/P112
- Design and Access Statement (February 2026) – Richmond Bell Architects
- Ecological Impact Assessment (February 2026) – Ethos Environmental Planning
- Arboricultural Implications Assessment (January 2026) – Acer Tree Surgeons
- CONFIDENTIAL Personal Statement by the applicant

2 Site Description and Development Proposal

- 2.1 The site location is shown on the accompanying location plan (ref 856/E001/B). It is also shown indicatively on Figures 1 and 2 below, marked with a red star.
- 2.2 The proposed dwelling is described by the drawings listed in paragraph 1.3.
- 2.3 The site is currently in residential use. It forms part of the garden to Rectory Barn and forms part of Rectory Barn's curtilage.
- 2.4 The site is occupied by a residential outbuilding erected under the provisions of Class E of Part 1 of the GPDO.
- 2.5 The site is edged to the north and west by Whaddon Lane, and the proposed building plot within the site is edged by hedgerows.

Figure 1: Site and Context (Smaller Scale)

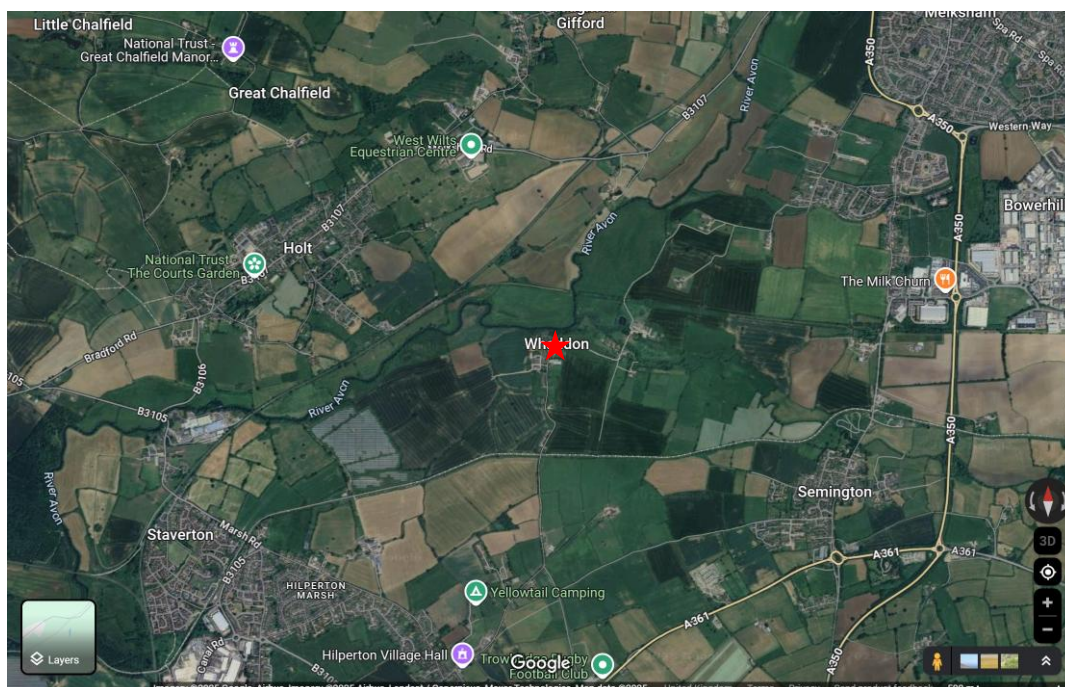
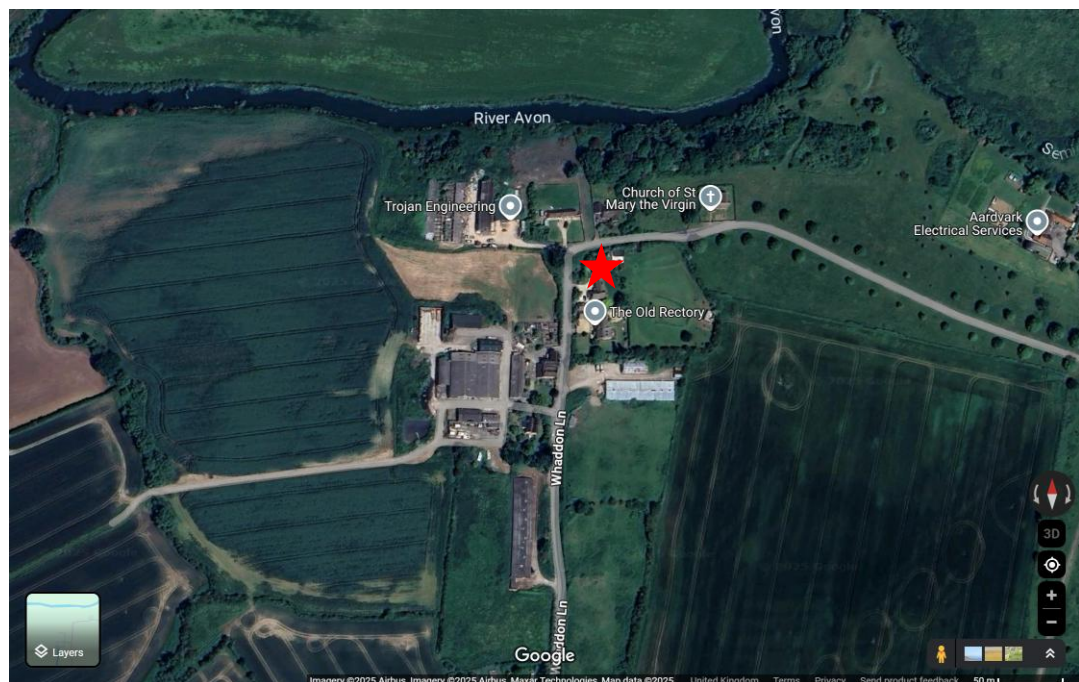
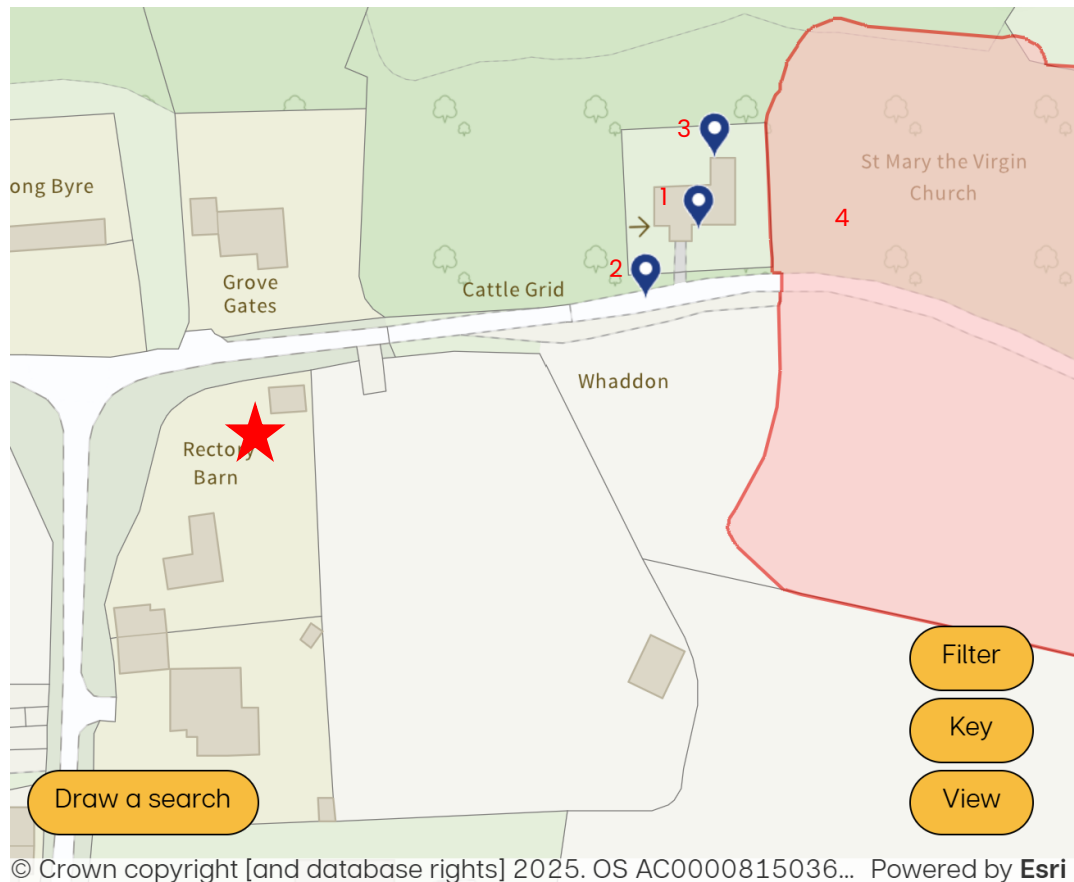


Figure 2: Site and Context (Larger Scale)



- 2.6 Rectory Barn lies within the hamlet of Whaddon, which includes a number of residential dwellings and agricultural buildings.
- 2.7 About 100 metres north east of the site is the Church of St Mary the Virgin – a grade II* listed building. The walls enclosing the churchyard are separately listed – grade II, as is the Redman Monument in the churchyard – also grade II. These are numbered 1, 2 and 3 respectively on Figure 3 overleaf, with the site again shown approximately by a red star.
- 2.8 The red shading on figure 3, denoted with a “4”, shows the medieval settlement of Whaddon scheduled monument.
- 2.9 The proposed dwelling would be a self-build property, which the applicants/current owners of Rectory Barn would move into to enable the sale of Rectory Barn.
- 2.10 The applicants anticipate the new dwelling being a 1.5 storey building, with a bedroom on the ground floor for one of the applicants who has a hereditary condition that affects her mobility (see Personal Statement).

Figure 3: Extract from Historic England's listed building map search



- 2.11 The existing outbuilding is proposed to be retained as an outbuilding for the new dwelling.
- 2.12 The proposed dwelling would be accessed via an existing access onto Whaddon Lane to the north, as shown on the Proposed Site Plan (ref 25/856/P003/B).

3 Relevant Planning History

- 3.1 An application for Permission in Principle (“PIP”) for a single new dwelling, referenced PL/2025/03764, was approved by Wiltshire Council on 21 May 2025.
- 3.2 The PIP approval included a number of informatives relating to the information to be submitted with this Technical Details Consent (“TDC”) application. Below, we explain how these requirements are met:
- Full plans and elevations – drawings submitted as part of this TDC application
 - A Design and Access Statement – DAS submitted as part of this TDC application
 - Ecological Assessment meeting Trowbridge Bat Mitigation Strategy SPD and BNG assessment – Ecological Impact Assessment submitted; application exempt from statutory BNG requirement as proposed dwelling would be self build
 - Tree survey/Arboricultural Impact Assessment – AIA submitted as part of this TDC application
 - Site/block plan, to include details of on site parking, access and achievable visibility splays – see drawing ref 25/856/P003/B.
 - Landscaping plan showing new planting, landscaping and boundary treatments. Sufficient detail shown on 25/856/P003/B, with further detail to be resolved via condition.
- 3.3 The most relevant other application on the site was 18/07199/FUL, for the “erection of a holiday cabin” to the east of the proposed dwelling.
- 3.4 This was refused by Wiltshire Council on 26 September 2018 and then dismissed at appeal on 13 May 2019.
- 3.5 The appeal was dismissed primarily because the design of the building was out of keeping with the character and appearance of the area.
- 3.6 In relation to accessibility, the appeal Inspector concluded that:
- “The proposed holiday cabin ... would be some 1.5 miles from a variety of services and facilities in ... Hilperton. Although there is no footway on*

Whaddon Lane, the direct route and relatively short distance means that there is a reasonable likelihood that occupants ... would choose to cycle, and so this would present a realistic alternative to use of the private car.

The site would therefore be relatively accessible..."

4 Planning Policy Context

- 4.1 The most relevant current adopted development plan document for the application site comprises the Wiltshire Core Strategy, adopted January 2015, and the Hilperton Neighbourhood Development Plan, made November 2018.
- 4.2 The emerging Wiltshire Local Plan has now been submitted for examination, so has some limited weight in planning decisions.
- 4.3 Other material considerations include the National Planning Policy Framework.

Development Plan

Wiltshire Core Strategy

- 4.4 The Wiltshire Core Strategy Interactive Policies Map shows that the site lies outside any identified settlement, and so in the open countryside, and that the site does not lie within any areas designated for their landscape, ecology or heritage importance.
- 4.5 Core Policy 2: Delivery Strategy, sets out the circumstances in which development in the open countryside is restricted, and ways in which it might be acceptable.

Outside the defined limits of development

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

- 4.6 Paragraph 4.25 reads as follows:

- 4.25 The Core Strategy also includes 'exception policies' which seek to respond to local circumstance and national policy. In doing so these represent additional sources of supply to those detailed at paragraphs 4.22 and 4.24. These policies are listed overleaf:
- Additional employment land (Core Policy 34)

- Military establishments (Core Policy 37)
- Development related to tourism (Core Policies 39 and 40)
- Rural exception sites (Core Policy 44)
- Specialist accommodation provision (Core Policies 46 and 47)
- Supporting rural life (Core Policy 48)

4.7 The proposal does not meet any of these exceptions, so we would accept that it does not comply with the development plan in principle. However, in our view, technical details consent should be granted on the basis of other material considerations, as we explain in section 4.

4.8 The most relevant other Core Strategy policies to the determination of the application are:

- Core Policy 50 – Biodiversity and Geodiversity
- Core Policy 51 – Landscape
- Core Policy 57 – Ensuring high quality design and place shaping.
- Core Policy 58 – Ensuring the conservation of the historic environment

4.9 The Hilperton Neighbourhood Development Plan includes the following relevant policies.

4.10 Policy 2 – Housing:

Policy 2 – Housing

New housing development to meet local market and affordable housing needs will be encouraged within the settlement boundary of Hilperton and exceptionally in the countryside where it satisfies national and strategic policies and delivers:

- a) Self build homes;
- b) 'Eco-homes' with innovative designs that incorporate renewable energy and/or sustainable construction methods;
- c) Retirement homes, extra care housing or other homes designed for the over 55s

4.11 It is notable that the proposed dwelling would deliver all of the three types of dwelling supported by policy 2.

4.12 Policy 5 – Infrastructure and Developer Contributions:

Infrastructure and Developer Contributions

Developer contributions from Community Infrastructure Levy and Section 106 agreements will be used, where appropriate, to deliver local infrastructure identified in the Community Actions.

- 4.13 We would note that the applicants have expressed a willingness to make any necessary contributions, to be determined at Technical Details Consent stage.

Other Materials Considerations

- 4.14 The current National Planning Policy Framework (“NPPF”), published in December 2024, includes a number of relevant considerations.

- 4.15 Wiltshire Council cannot currently demonstrate a 5 year supply of housing land. The Council’s *Briefing Note 25-04* concludes that, following the Government’s publication of revised housing requirements in December 2024, it could only demonstrate 2.42 years of housing supply.

We have now completed the update to Wiltshire’s housing land supply position. The current position is a 2.42 years supply using a base date of 1 April 2024. This will be used to inform decision-taking of planning applications and appeals.

- 4.16 NPPF paragraph 11d, repeated below along with relevant footnotes, explains that where a local planning cannot demonstrate a 5 year housing land supply then the “tilted balance” set out in 11.d)ii. applies, as long as it is not disapplied by anything in footnote 7. 11.d)ii. explains that planning permission should be granted unless the adverse impacts of the development significantly and demonstrably outweigh the benefits.

11. Plans and decisions should apply a presumption in favour of sustainable development.
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For plan-making this means that:

[...]

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.

⁶ As established through statements of common ground (see paragraph 28).

⁷ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

⁸ This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 232.

⁹ The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

4.17 The paragraphs referred to in footnote 9 above are repeated below.

- 66. Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures³¹.
- 84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
 - a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential building; or

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- e) the design is of exceptional quality, in that it:
 - i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
91. Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
110. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
115. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
- a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users;
 - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code⁴⁸; and
 - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.
129. Planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.

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135. Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁴, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.18 In our view, as the site is within the curtilage of a permanent structure, i.e. an existing dwelling, and is not within a built-up area, it meets the definition of “*previously developed land*” set out in the NPPF:

Previously developed land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

4.19 In this regard, NPPF paragraph 125 is relevant:

125. Planning policies and decisions should:

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

4.20 As the site is near several designated heritage assets, the NPPF's heritage policies may also be important considerations in terms of the locational aspect of this TDC. The most relevant of these are set out below.

- 207. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5 Planning Balance

- 5.1 At the outset we would note that this proposal accords with Neighbourhood Plan policy 2.
- 5.2 The proposed dwelling would be:
- A self build home, designed and to be built and occupied by the owners of Rectory Barn;
 - An “eco-home”, incorporating a range of renewable energy and sustainable construction methods as set out in the Design and Access Statement; and
 - A home designed for the over 55s. Specifically, it is designed to be occupied by the owners of Rectory Barn, one of whom has a hereditary condition that affects her mobility (see confidential personal statement) and which means that she struggles with stairs in her current home. Therefore, the design of the proposed dwelling incorporates a bedroom and bathroom at ground floor level.
- 5.3 On this basis, the application can be considered to accord with the adopted development plan in principle, and a range of other material considerations, including the application of the tilted balance, weigh further in favour of approval. These we set out below.

Housing Land Supply and the Tilted Balance

- 5.4 As Wiltshire Council cannot currently demonstrate a 5 year housing land supply, the tilted balance set out in NPPF paragraph 11.d)ii. applies unless it is disapplied by any of the considerations set out in footnote 7.
- 5.5 The only footnote 7 consideration that might be relevant to the location of the proposed dwelling is the impact on designated heritage assets, i.e. the listed church, the churchyard wall and the Redman Monument, along with the medieval settlement of Whaddon scheduled monument.
- 5.6 However, an application proposing to erect a holiday cabin to the east of this TDC site, referred to in paragraphs 3.3 to 3.6, is a material consideration in this regard. The proposed holiday cabin would have been closer to the various heritage assets described in paragraphs 2.7 and 2.8 than the current proposed dwelling, and yet the holiday cabin application and appeal were not refused/dismissed on heritage grounds.

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- 5.7 In our view, therefore, there would be no reason to refuse the current application on heritage grounds.
- 5.8 The tilted balance is only disapplied by a footnote 7 consideration if *“the application of (that consideration) ... provides a strong reason for refusing the development proposed.”* If the holiday cabin application and appeal were not refused on heritage grounds, then it is very unlikely that impact on heritage assets would provide a strong reason to refuse this proposed dwelling TDC.
- 5.9 On that basis, the tilted balance applies, and permission should be granted unless *“... 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.”*¹
- 5.10 Footnote 8 of the NPPF explains that these “key policies” are those repeated at paragraph 4.17. Our assessment of the proposal against these key policies follows.
- 5.11 The proposal is not major development, so paragraph 66 is not relevant.
- 5.12 The proposal is not isolated, as defined by the Braintree² judgement, so paragraph 84 is not relevant.
- 5.13 The proposal is not a main town centre use, so paragraph 91 is not relevant.
- 5.14 Paragraphs 110 and 115 refer to the accessibility and locational sustainability of the site and, while we would accept that it is within the open countryside, this does not mean that the site cannot be considered to be in a sustainable location in the context of the key policies in 11.d)ii.
- 5.15 As we note in paragraph 3.6, these matters were considered by the Inspector who considered the holiday cabin appeal immediately to the east of this application site, and concluded that *“The site would ... be relatively accessible... Thus, ... would accord with the requirements of Core Policies 60 and 61 to encourage sustainable patterns of development and*

¹ NPPF, paragraph 11.d)ii.

² Braintree District Council v SSCLG & Ors [2017] EWHC 2743 (Admin)

reduce reliance on the private car.”

- 5.16 There would be no reason for the LPA to depart from this reasoning for this application.
- 5.17 Paragraph 129 relates to the need to use land efficiently and, in this regard and as we note in paragraph 4.18, the site should be considered to be previously developed land.
- 5.18 In this context, paragraph 125 d) explains that *“planning ... decisions should ... support the development of under-utilised land, especially if this would help to meet identified housing needs for housing where land supply is constrained...”*.
- 5.19 Given that Wiltshire’s housing land supply is at 2.42 years, housing land supply is clearly constrained, so this suggests that paragraph 129 is met in principle too.
- 5.20 Paragraphs 135 and 139 of the NPPF relate to design quality.
- 5.21 The Design and Access Statement explains how the proposal meets the character and appearance of the area.
- 5.22 Therefore, the tilted balance applies and there is no reason to refuse the application in relation to the key policies referred to in NPPF paragraph 11 d) ii.
- 5.23 Other matters are dealt with below.

Other Matters and Overall Planning Balance

- 5.24 In our view, the key considerations in the tilted planning balance more generally are as follows.
- 5.25 Firstly, in terms of harmful or neutral effects, the proposed dwelling lies within the open countryside, so its proposed location conflicts with Core Policies 1 and 2 in principle.
- 5.26 However, given that Wiltshire Council has only 2.42 years housing land supply against a 5 year requirement, the weight to be given to this conflict must be significantly reduced.
- 5.27 Furthermore, as we note above, the holiday cabin appeal Inspector considered that appeal site to be *“relatively accessible”* and therefore that the holiday cabin location *“would accord with the requirements of*

Core Policies 60 and 61 to encourage sustainable patterns of development and reduce reliance on the private car.”

- 5.28 On that basis, the TDC site must similarly be considered relatively accessible and in accordance with Core Policies 60 and 61. This further reduces any conflict with the Core Strategy’s development strategy in Core Policies 1 and 2.
- 5.29 The site is within an existing residential garden, already occupied by a residential outbuilding, and well screened from public viewpoints by existing hedging etc. In this context, the character of the area would be unchanged and the landscape and visual impact of the proposed dwelling is likely to be neutral at worst.
- 5.30 Given that the holiday cabin appeal found that that proposal caused no heritage harm, the proposed dwelling in this application must be similarly considered. Heritage impact would also be neutral, therefore.
- 5.31 The proposed dwelling would utilise an existing access from Whaddon Lane, so the appearance of the site would not be altered in this respect, and the landscape and visual appearance and the heritage impact of the access would be no different to the current situation.
- 5.32 The Ecological Impact Assessment concludes that the pond on the site supports great crested newt and the hedgerow provides a commuting and foraging corridor for bats. However, both these features are proposed to be retained and protected.
- 5.33 Therefore, the main potential ecological impacts relate to construction activities and artificial lighting, and these will be managed through a sensitive lighting strategy, great crested newt licensing and construction mitigation, and standard good practice in relation to nesting birds and terrestrial mammals.
- 5.34 There will be no significant adverse ecological effects as a result.
- 5.35 Turning to the benefits, the proposal would deliver a new dwelling in an area with a severely constrained housing supply. Recent appeal decisions in Wiltshire have given the delivery of new homes in this context significant or substantial weight.
- 5.36 As the proposed dwelling would be built and occupied by the applicants, it would deliver a self-build eco home and a home for the over 55s.

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- 5.37 Neighbourhood Plan policy 2 supports self build housing and housing for older people, even in the open countryside in exceptional circumstances, but in any event each of these benefits weighs in favour of approval.
- 5.38 The applicants have registered for a self build plot locally, so the proposal would be meeting that need. A S106 agreement can be entered into to ensure that the dwelling meets the statutory definition of a self/custom built dwelling.
- 5.39 One of the applicants also has a medical condition that affects her mobility (see Personal Statement), so she needs single storey accommodation. The proposed dwelling, with a bedroom and bathroom at ground floor level, will enable her live independently for longer.
- 5.40 In this regard, the PPG³ explains that:
- “The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems...”*
- 5.41 The site meets the definition of previously developed land, and NPPF paragraph 125c explains that LPAs should “give substantial weight to the value of using suitable brownfield land within settlements for homes”.
- 5.42 Even if the site is considered not to be in a settlement in this context, then paragraph 125d applies, as we explain in paragraph 5.18. This must be given positive weight in the planning balance.
- 5.43 On that basis, the benefits of a single dwelling in this location clearly outweigh the adverse impacts, and the TDC should be approved.

³ Reference ID: 63-001-20190626

Conclusion

- 5.44 The proposed development is one dwelling, intended to be a 1.5 storey self build dwelling to be occupied by a local couple (i.e. the applicants) as they age in place.
- 5.45 Although the site lies outside any defined settlement boundary, and therefore apparently conflicts with Core Policies 1 and 2, Neighbourhood Plan policy 2 expressly supports new homes in the countryside that deliver any of the three types of home referred to.
- 5.46 In this case, the proposed home would deliver all three of these beneficial house types. It is a self build dwelling, it is an eco home, and it is designed for the over 55s. The application can therefore be considered to comply with the development plan in principle.
- 5.47 Furthermore, the tilted balance set out in paragraph 11.d)ii. of the NPPF applies to this proposal on the basis of Wiltshire's significant housing shortfall.
- 5.48 The proposed dwelling would deliver a range of benefits, many of which should be given significant or substantial weight given the housing shortfall.
- 5.49 On the other hand, the only adverse effect of the proposal is its conflict with the development strategy in Core Policies 1 and 2. This may be outweighed by the proposal's compliance with Neighbourhood Plan policy 2. Even if this is not the case, the weight to be given to this conflict must be reduced because of the housing shortfall, and in any event an appeal Inspector has concluded that an adjacent site is relatively accessible.
- 5.50 On that basis, in our view, the adverse effects of the proposal do not significantly and demonstrably outweigh the benefits, and permission in principle for a single dwelling in this location should be granted.