

TOWN & COUNTRY PLANNING ACT 1990

APPEAL STATEMENT OF CASE

**APPEAL BY MR & MRS McCORMACK
AGAINST THE DECISION OF WILTSHIRE
COUNCIL TO REFUSE PERMISSION IN
PRINCIPLE FOR:**

**THE ERECTION OF 1NO NEW DWELLING IN
LIEU OF EXISTING STABLES AND WELFARE
FACILITIES**

**AT WOODSIDE END STABLES, GREENHILL,
ROYAL WOOTTON BASSETT,
SWINDON, WILTSHIRE, SN4 8EH**

Prepared by

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March 2026

Our Reference: LPC.6238

Council Reference: PL/2025/09044

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1.0 INTRODUCTION

1.1 LPC (Trull) Ltd have been instructed by Mr & Mrs R & N McCormack (the Appellants) to present their planning case at appeal at against the decision of Wiltshire Council (the Council) to refuse to grant Permission in Principle (PiP) for the erection of 1No new dwelling in lieu of existing stables and welfare facilities at Woodside End Stables, Greenhill, Royal Wootton Bassett, Swindon, SN4 8EH.

1.2 The reasons for refusal of application referenced PL/2025/09044 on the 22 January 2026 are as follows:

1. *The site is located outside recognised Limits of Development where the development of new housing is strictly controlled and would be contrary to the Spatial Vision for the sustainable development of Wiltshire as set out in Core Policy 1, Core Policy 2 and Core Policy 19 of the Wiltshire Core Strategy and Paragraphs 2, 7, 8, 9, 15, 48 and 83 of the NPPF (2024). The significant adverse impacts associated with the breach in planning policy would significantly and demonstrably outweigh the limited benefits that would arise.*
2. *Due to the distance to local services, facilities and amenities, occupants of a dwelling on the plot would likely be heavily reliant on the use of private motor transport for the majority of day to day activities, contrary to the principles of sustainable development and the aims of reducing the need to travel, contrary to Wiltshire Core Strategy Core Policy 60 and Core Policy 61 and paragraphs 109 and 110 of the NPPF (2024).*

1.3 Having regard to the Council's Case Officer's Report for application PL/2025/09044 (which can be viewed at Appendix B, in addition to the decision notice at Appendix A), it is recognised that the Council confirms the site is not covered by any local or national landscape or ecological designation, or any site specific constraints from a planning perspective.. There are no site constraints that render the principle of development unacceptable. The Council also confirms that it can currently only demonstrate a 2.42 years housing land supply, noting that it is "considered to be a substantial shortfall" (emphasis added). However, the principle of development is resisted by the Council at this point in time. As such, it is the purpose of this statement to focus on the reasons for refusal which

relate to the principle of development due to the speculative nature of the application and location of the site.

- 1.4 The purpose of this appeal statement is to demonstrate that within the limited scope of the PiP application type, and on its own merits, the appeal proposal would result in a sustainable and policy compliant form of development within the context of the ‘presumption in favour of sustainable development’. The appeal proposal will result in the sympathetic redevelopment of ‘previously developed land’ and deliver a residential unit that would contribute towards local housing need without any environmental harm.
- 1.5 The Planning Statement (12 November 2025) by LPC (Trull) Ltd submitted in support of planning application reference PL/2025/09044 (and included at Appendix C) provides an overview of the site and its planning history, including the planning history of the adjoining property which is a material planning consideration, describes the proposed development, identifies the planning policy context, and provides an assessment of the proposed development in order to demonstrate its acceptability and compliance with the Local Plan within the context of the National Planning Policy Framework’s presumption in favour of sustainable development. The Planning Statement should be read alongside this Appeal Statement, which will focus on the Council’s reasons for refusal and outline the grounds of appeal.

2.0 PLANNING CONSIDERATIONS & GROUNDS OF APPEAL

- 2.1 The planning considerations associated with this permission in principle appeal are limited to **location**, **land use** and **amount of development**. The Council’s reasons for refusal as outlined within the Decision Notice relate to the proposed use of the land due to 1. the location of the site outside settlement boundaries, and as a result, 2. the future reliance on private vehicular transport.
- 2.2 The original Planning Statement (12 November 2025) provided a detailed justification for the proposed development. This appeal statement is not

intended to repeat the assessment, however it will focus on the reasons for refusal, first by drawing attention to the suitability of the site for residential development due to the established use of the land and its ‘previously developed land’ classification, secondly by considering the relative sustainability of the site due to its close proximity to larger settlements and sustainable travel options, before focusing on the wider planning balance and need to significantly boost the supply of housing, considering the Council’s substantial shortfall in housing land supply.

Reason for Refusal 1: Outside Settlement Limits

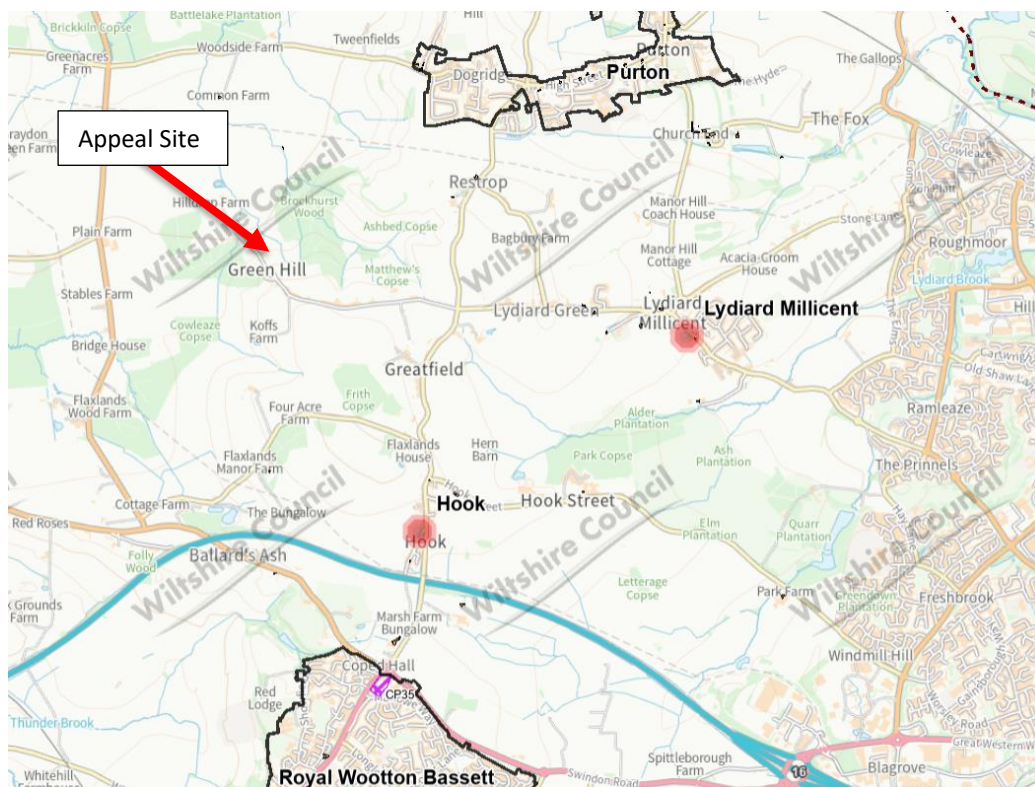
- 2.3 The first reason for refusal is purely on the grounds that the site is “located outside recognised Limits of Development where the development of new housing is strictly controlled”. The Council objects in principle due to the location of the site. The Delegated Report outlines that the Council considers that “the harm of permitting this form of development in principle would significantly and demonstrably outweigh the benefits and this application for permission in principle should be refused due to the unsuitability and unsustainability of the proposed land use in this location”.
- 2.4 The Council identifies conflict with the following policy documents and policies, which will each be addressed in turn below:
- Wiltshire Core Strategy, Core Policy 1: Settlement Strategy
 - Wiltshire Core Strategy, Core Policy 2: Delivery Strategy
 - Wiltshire Core Strategy, Core Policy 19 Spatial Strategy: Royal Wootton Bassett Community Area
 - Paragraphs 2, 7, 7, 9, 15, 48 and 83 of the NPPF.

Core Policies 1, 2 & 19 of the Wiltshire Core Strategy

- 2.5 Core Policy 1 ‘Settlement Strategy’ and Core Policy 2 ‘Delivery Strategy’ of the WCS outline that there is a presumption in favour of sustainable development within the Principal Settlements, Market Towns, Local Service Centres and Large Villages and development should be restricted to within the Limits of Development other than in exceptional

circumstances as set out within the relevant core policies contained within the plan, i.e. the 'exception policies' or via a Neighbourhood Plan.

- 2.6 Core Policy 19 'Spatial Strategy' for the Royal Wootton Bassett and Cricklade Community Area where the site is located, outlines that the most sustainable locations to which most growth is directed which includes the nearby markets towns and villages of Royal Wootton Bassett, Purton, and Lydiard Millicent. The settlements are identified on the map below which shows that whilst the site lies within the 'countryside' it is well located and near to a number of key settlements within the Community Area. The 'made' Lydiard Millicent Neighbourhood Plan explains that Lydiard Millicent is a small village with associated hamlets of Greenhill, Greatfield, Lydiard Green, Common Platt, Washpool, The Elms and Holborn, each with its own individual features and atmosphere but all support one another.



Wiltshire Core Strategy – Planning Policy Map

- 2.6 The appeal site is not an isolated or remote countryside location, it is well located and forms part of the existing built-up area of the hamlet of Greenhill and comprises 'previously developed land'. It is acknowledged that Greenhill is not defined as a recognised settlement for growth, but the

planning history of adjoining properties highlights that new residential development has been successfully accommodated without undermining the spatial strategy of the Local Plan.

- 2.7 The original Planning Statement draws attention to the new dwelling constructed at the property historically known as Brockhurst Farm Stables. It was granted planning permission in lieu of the earlier planning permission granted for the conversion of the former stable buildings, in line with an exception policy of the Local Plan; Core Policy 58 ‘Supporting Rural Life’. The appeal site does not benefit from an existing fallback position, however the fact that existing stable building is capable of conversion and benefits from the support of Core Policy 48 which permits the conversion of rural buildings to alternative uses, including residential, is a key material planning consideration which weights in favour of the appeal proposal. The appeal site ‘has reasonable access to local services’ in line with the policy criterion of Core Policy 48, as confirmed by the Council as part of the supporting case for Brockhurst Farm Stables next door.
- 2.8 In addition to the adjoining development, the recent planning permission (PL/2024/07482) for Traveller Pitches on Land at Clay Pitts, Greenhill, Royal Wootton Bassett, Wiltshire, SN4 8EH is also a material planning consideration. The Council’s Strategic Planning Committee report confirms that the site is, ‘near to existing settlements within reasonable distance of a range of local services and community facilities, in particular schools and essential health services’ (my emphasis) which is the policy requirement. The minutes of the Planning Committee meeting (which can be seen in Appendix H) highlights that the sustainability of the site in terms of its location was considered and notes that other “Applications which were a similar distance from services had been considered by inspectors and had not been refused for that reason”.
- 2.9 It is recognised that the appeal proposal does not strictly align with Core Policies 1, 2 and 19 of the WCS, however the observations above seek to demonstrate that conflict is not significant, and other policies of the Local Plan and material considerations support the redevelopment of the site

through the introduction of a residential use. These factors are important within the overall planning balance, in particular considering the status of the Local Plan and the Council's current significant housing land supply shortfall, which are discussed within Section 3 below.

- 2.10 In addition to Core Policies 1, 2 and 19 of the WCS, the Council's Decision Notice identifies conflict with Paragraphs 2, 7, 8, 9, 15, 48 and 83 of the NPPF. Paragraphs 2, 7, 8, 9 and 15 are within Chapter 1 'Introduction', Chapter 2 'Achieving sustainable development', and Chapter 3 'Plan-making' which focus on delivering sustainable development within a planned system. The objectives of these paragraphs are all understood but the reality is the Council does not have an up-to-date Local Plan and all decisions must be made within the context of the 'presumption in favour of sustainable development' (Paragraph 11 of the NPPF).
- 2.11 Paragraph 9 of the NPPF states that "Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area". The Council's decision does not however given sufficiently account to the established use of the site or the local need for housing, but appears to maintain a strong objection in principle due to the 'countryside' location of the site.
- 2.12 Paragraph 48 is within Chapter 4 'Decision-taking' which specifies that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise, and Paragraph 83 is within Chapter 5 'Delivering a sufficient supply of homes' and states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The status of the Local Plan is discussed within Section 3 below but in summary the appeal proposal is being assessed against an out-of-date local plan which should be afforded limited weight, and there are material planning considerations which indicate that planning permission should be granted. The proposed dwelling will contribute positively and enhance the rural community through the redevelopment of a brownfield site replacing the current daily

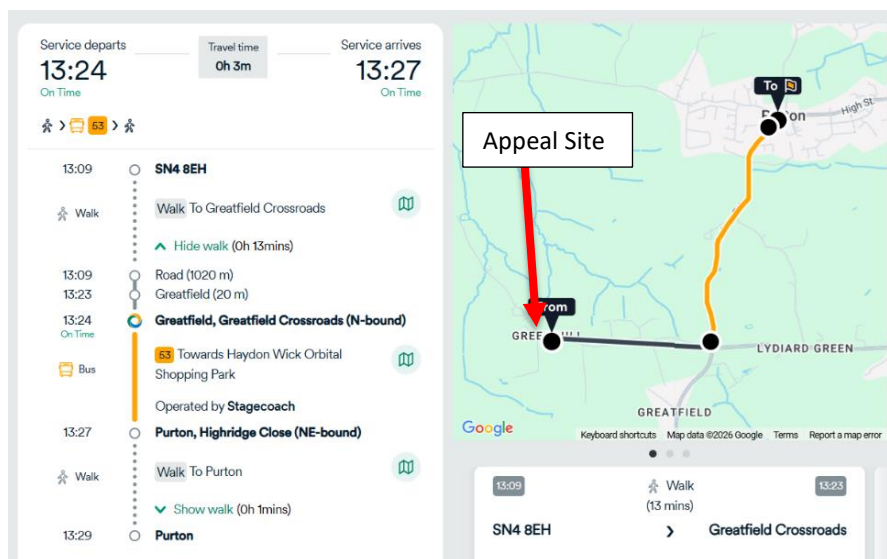
movements and delivering a new dwelling to need a defined local need. The benefits of the appeal proposal and the planning balance is discussed further below within Section 3.

Reason for Refusal 2: Accessibility

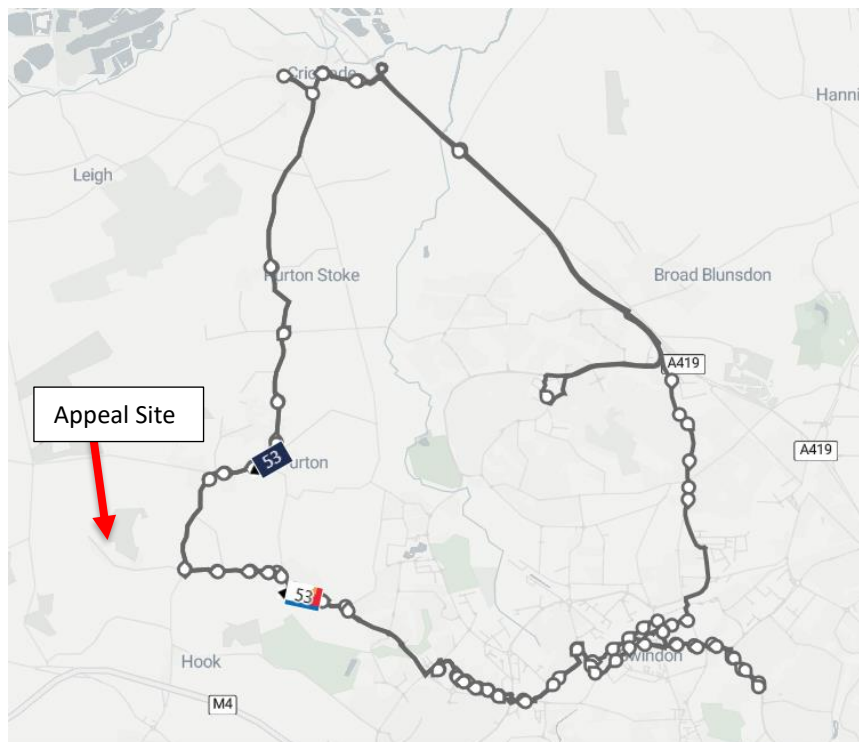
- 2.13 The Council's second reason for refusal is based on the view that future occupants of the proposed dwelling would be unacceptably reliant on the use of private motor transport for the majority of day to day activities. The Council identifies conflict with Core Policies 60 and 61 of the WCS and paragraphs 109 and 110 of the NPPF.
- 2.14 Core Policies 60 'Sustainable Transport' and 61 'Transport and Development' generally underline the Spatial Strategy of the Local Plan by requiring new development to be in accessible locations in order to contribute towards reducing the need to travel, particularly by private car. However, they do not seek to thwart the exception policies of the Local Plan or other forms of sustainable development.
- 2.15 The Council's Delegated Report acknowledges that the NPPF advises that opportunities to maximise sustainable transport solutions will vary between urban and rural locations, but goes on to state that in the absence of any alternative travel options other than private transport future occupiers would be highly reliant on private car transport for access to many services and facilities. The assessment does not however take account of the sustainable travel options that are available and the existing number of vehicular movements to and from the site.
- 2.16 The appeal site comprises an established equestrian facility which is used for commercial and private purposes. The established use or fallback position in terms of the existing number of vehicular movements is therefore a key material planning consideration which must be weighed against the number of vehicular movements associated with the appeal proposal. The equestrian facility is used on a daily basis which attracts multiple trips by owners of the facility and other horse owners, and other regular trips by visitors , the vet and the farrier for instance. The provision of a single dwelling house in lieu of the equestrian facility will not result in

a material increase in the number of vehicular movements to and from the site.

- 2.17 The future occupiers of the dwelling will also have the opportunity to travel via an electric vehicle or other sustainable modes of transport. It is only a short (13minute) walk along Greenhill Lane to reach the Greatfield Crossroads Bus Stop. Bus Service No.53 provides an hourly service daily to all surrounding settlements as the maps extracts below demonstrate:



Sustainable Travel Option to Purton (source: <https://www.stagecoachbus.com>)



Route of Bus Service No.53 Swindon – Cricklade (source: <https://bustimes.org>)

- 2.18 In addition to the public transport service, an Electric Vehicle Charging Point will be installed as part of the proposed development. This is a requirement stipulated within the consultation response of the Highway Authority on the original application. This would represent an alternative sustainable mode of transport as confirmed by the Planning Inspectorate during a recent appeal for a residential development scheme on Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury (reference 3345598) which is discussed further below. It was noted that “each dwelling would be fitted with an electrical vehicle charging point, along with a public charging point, which would be required via a condition [condition 15]. This means that future owners would be encouraged to own ultra-low and zero emission vehicles, which represents a sustainable transport mode in the Framework” (paragraph 15). A copy of the appeal decision can be seen at Appendix D. The reality therefore with the shift towards electric vehicles is that the site will only be served by sustainable modes of transport in the future.
- 2.19 In summary, it is recognised the appeal site lies within the ‘countryside’ but is not isolated and future occupiers will be reliant to a certain degree on the private car. However, the low number of vehicular movements associated with the appeal proposal needs to be balanced against the existing number of vehicular movements associated with the equestrian use of the site, and the direction of travel towards electric vehicles and the fact that the Highway Authority/Building Regs will require the installation of an EV charging point. Furthermore, the exception policies of the Local Plan support a residential use on the appeal site and in turn so do the associated transportation policies. It is therefore the Appellant’s view that when considering everything in the round the appeal proposal does not conflict with Core Policies 60 and 61 of the WCS.
- 2.20 The appeal proposal is capable of being served by a safe access which was confirmed by the Highway Authority during the assessment of the original application. It was noted that “the principle of a single residential dwelling would not be considered detrimental in terms of capacity within the public highway, provided parking and turning, as well as safe and

convenient access can be satisfactorily accommodated". This can all be demonstrated at the Technical Details Stage therefore there is no conflict with Paragraphs 109 and 110 of the NPPF as claimed by the Council.

- 2.21 Paragraph 109 seeks to ensure that developments deliver well-designed, sustainable and popular places, and Paragraph 110 advises that 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. However, the NPPF acknowledges that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and advises this should be taken into account in both plan-making and decision-making. The appeal proposal is a 'minor' development which will not result in transport harm when considering the type and scale of the development alongside the baseline position of the site. Any perceived conflict should however be weighed against the benefits of the scheme within the overall planning balance as considered within the following section.

3.0 PLANNING BALANCE

Status of the Local Plan and the 'Tilted' Balance

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The proposal benefits from the presumption of sustainable development (Paragraph 11.d.ii of the NPPF), due to the Council's current 2.42 years housing land supply position, and therefore 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.
- 3.2 The Case Officer's Report considered the tilted balance albeit the policy conflict identified within the 'Planning Balance and Conclusion' section does not correspond with the policies identified within the Decision Notice. The Report suggests that clear reasons for refusing planning permission

have been identified within the context of sub paragraph 11(d)(ii) of the NPPF. The following assessment is provided:

“While the overarching aim of the NPPF is to significantly boost the supply of homes, this must be balanced against the need to ensure development occurs in sustainable locations and respects the character and constraints of the area.

The proposal would deliver only a very modest level of public benefit through the provision of one new dwelling, contributing to the acknowledged shortfall in housing supply. In addition, some economic benefits would arise during the construction phase and through the subsequent occupation of the dwelling, including potential support for local services and businesses. However, these benefits are considered very limited in scale and do not outweigh the significant harm identified. The development does not provide wider social or environmental enhancements that would contribute meaningfully to the NPPF’s sustainability objectives”.

- 3.3 The Appellant is of the opinion that any adverse impacts of granting permission in principle as claimed by the Council would not significantly and demonstrably outweigh the benefits. The weight to be attributed to the Local Plan must however first be established because it is important within the overall planning balance. The Council’s Housing Land Supply Position and the weight to be attributed to the Spatial Strategy of the WCS was under focus at the Glenmore Farm appeal (reference 3345598) mentioned above. The Council did not defend the appeal due to its Housing Land Supply Position, and the Inspector stated the following within the decision notice dated 21 January 2025 :-

*“41. Aside from the emerging Local Plan, which has only just been submitted for Examination, there is no other obvious remedy to the shortfall in the short or medium term. This overall position indicates that **the development plan is failing to meet its strategic challenges**. Thus, **its settlement strategy and limits of development are not working effectively**. These policies are therefore of **limited weight**, as is the **conflict with them**.” (emphasis added)*

- 3.4 In light of the above, due to the age of the WCS and the substantial shortfall in housing land supply, it is considered that limited weight should be attributed to the conflict with the Spatial Strategy of the WCS (not significant weight applied by the Council), which as noted above is not working effectively and is failing to deliver housing in a strategic plan-led way. Furthermore, the examination of the Wiltshire Local Plan, which is

designed to update the WCS, will no longer continue. The Planning Inspectorate wrote to the Council on the 27 February 2026 advising that the Council should either (i) withdraw the Local Plan from examination or (ii) request that the Inspectors draft a final report (which would recommend non-adoption). A copy of the WLP Inspectors letters can be seen at Appendix E.

- 3.5 In terms of the Council's Housing Land Supply shortfall, the Council issued a Briefing Note in December 2024 to set out a strategy to address its Housing Land Supply Position (which was then 2.03 years) (a copy can be seen at Appendix F). The Briefing Note confirms the tilted balance should be applied to housing applications and highlights that **"the magnitude of the shortfall in supply is now substantial** and the weight to be given to improving housing supply greater compared to when the council had a more marginal supply" (emphasis added). This Briefing Note was issued before the Glenmore Farm appeal decision noted above, along with many other appeal decisions which have reached the same conclusion regarding the current failure of the Local Plan to deliver housing in a strategic planned way.
- 3.6 In light of the status of the Local Plan and substantial Housing Land Supply shortfall, the Appellant is therefore strongly of the opinion that the planning harms associated with the appeal proposal have been grossly overstated by the Council and insufficient weight attributed to the planning benefits. In terms of the benefits, the appellant is of the opinion that the provision of a new dwelling which would contribute towards the substantial deficit in the Council's five-year housing land supply is a significant benefit that should be given **significant positive weight**.
- 3.7 The development would also produce short term benefits to the construction industry, and the development would also generate ongoing revenue for the Council from Council Tax etc. There will also be further modest benefits that would result from the additional support to the vitality of the local community from the future occupiers of the development. These benefits should be given **moderate positive weight** in favour of the proposed development. The development would also deliver ecological

benefits associated with the requirement to deliver 10% Biodiversity Net Gain (BNG) which would be secured at the Technical Details stage.

- 3.8 In terms of the harms, the Appellant is strongly of the opinion that any conflict with Core Policies 1, 2, 19, 60 and 61 should only be given limited weight within the planning balance. The WCS is failing to deliver housing in a strategic plan-led way and the Lydiard Millicent Neighbourhood Plan does not contain policies to meet the current or future needs of the Neighbourhood Plan Area. The site is not isolated or remote and forms part of the built-up area of the hamlet of Greenhill. The site is well contained, and development would not result in any site specific harms, or to the wider environment that cannot be adequately mitigated. The site comprises previously developed land and therefore its redevelopment will not only deliver social benefits through the provision of a dwelling but can deliver environmental benefits through new landscaping and on-site BNG as mentioned above.
- 3.9 It is understood the Council seeks to ensure new development contributes towards the achievement of sustainable development which should be done in a plan led-approach. This objective is clear and understood, however the NPPF clearly indicates that decisions should also take local circumstances into account, to reflect the character, needs and opportunities of each area, and critically, be determined in accordance with the development plan, unless material considerations indicate otherwise. There are clear local circumstances and material planning considerations in this appeal case that indicate the PiP should be granted as outlined above.
- 3.10 The proposed development would contribute towards the Government's aim of significantly boosting the supply of homes and it is considered that when assessing the overall tilted balance, which includes regard to the key policies for directing development to sustainable locations, making effective use of land, and securing well-designed places, there would be no adverse impacts that stem from the development that would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The **moderate to**

substantial benefits that weight in favour of the proposed development outweigh the **limited harm** associated with the lack of a plan-led approach.

- 3.11 The contribution made by the approval of minor developments and single dwellings throughout the Wiltshire Council area towards addressing housing need should not be underestimated and now has greater importance considering the Council's substantial housing land supply deficit and the Government's objective to radically boost the supply of housing, as identified by the Council within the aforementioned Briefing Note. The contribution made by windfall developments is also an inherent part of the overall housing supply strategy.
- 3.12 It is also important to note that the Council's own strategy has been said to "Positively consider speculative applications where there are no major policy obstacles material to the decision other than a site being outside settlement boundaries or unallocated". This was outlined within its Briefing Note on '5 Year Housing Land Supply and Housing Delivery Test' (No.22-09 /April 2022).
- 3.13 The document advised at a time when the Council had a modest Housing Land Supply shortfall that it should positively consider speculative applications where there are no major policy obstacles material to the decision other than a site being outside settlement boundaries or unallocated. Thus, a breach of the settlement boundary alone does not preclude development. The Council's Housing Land Supply shortfall is now substantial. It is therefore considered that PiP should have been granted in line with the Council's own strategy to address its substantial five year Housing Land Supply shortfall.
- 3.14 The appeal example at Kington Langley Garage, Malmesbury Road, Kington Langley, Chippenham SN15 5PY which was mentioned within the original Planning Statement demonstrates the weight the Planning Inspectorate has afforded to benefits and harms of residential development schemes. In this case, the Inspectorate noted the appeal site was not optimally located in terms of minimising the use of private car to reach Kington Langley and other nearby towns and larger settlements,

however only moderate weight was attached to the conflict with Core Policies 1, 2, 60 and 61. The harm did not significantly and demonstrably outweigh the benefits. The Inspector placed positive substantial weight to the value of using previously developed land, substantial weight to housing delivery, modest weight to the scheme's economic and environmental benefits. The appeal decision can be seen in Appendix H, but in light of the weight afforded to the planning harms versus the benefits of the scheme the following conclusion was reached:

23. Consequently, the adverse impacts of the proposal associated with its location outside the development boundary and conflict with policies of the WCS, would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Therefore, the presumption in favour of sustainable development applies which is a material consideration that weighs heavily in favour of allowing the appeal.

4.0 CONCLUSIONS

- 4.1 The appeal proposal seeks 'permission in principle consent' for the erection of 1 No new dwelling in lieu of existing stables and welfare facilities at Woodside End Stables, Greenhill, Royal Wootton Bassett, Swindon, SN4 8EH.
- 4.2 The Council is of the option that there is conflict with the Spatial Strategy of the Local Plan and therefore object in principle due to the location of the development outside defined limits of development and subsequent future reliance occupiers would have on private modes of transport.
- 4.3 The Planning Inspectorate has however found that the Local Plan is failing to meet its strategic challenges, and its settlement strategy and limits of development are not working effectively. As a result, these policies are therefore of limited weight, as is the conflict with them. Furthermore, the Council has clearly stated that magnitude of the shortfall in Housing Land Supply is now substantial and the weight to be given to improving housing supply is therefore greater compared to when the Council had a more marginal supply.

- 4.4 The appeal proposal is for a single dwelling but it will contribute towards the Government's objective of significantly boosting the supply of homes and would contribute towards the Council's own strategy to address its housing land supply shortfall. The appeal site comprises 'previously developed land' and has reasonable access to local services and services within nearby settlements which can be reached via sustainable modes of transport. It is asserted that substantial weight should be given to the provision of new housing schemes of any scale, bearing in mind too that even the stated out of date annual target, which the Council is far from reaching, is not a ceiling, and the Council will not have an up-to-date Local Plan for years to come.
- 4.5 Planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The proposal benefits from the presumption of sustainable development (Paragraph 11.d.ii of the NPPF), due to the Council's current 2.42 years housing land supply position, and therefore 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.
- 4.6 The proposed development would deliver both social, economic and environmental benefits and there would be no planning harms, apart from the speculative nature of the application and its location outside defined Limits of Development, which the Council considers would not align with the plan-led approach as outlined within the Wiltshire Core Strategy. However, due to the age of the Local Plan and the Council's substantial housing land supply shortfall the weight to be given to the harm is limited. Furthermore, the site has an existing equestrian use that generates daily vehicular movements so the proposed use will not result in an increase in vehicular movements. It is considered that moderate to significant weight should be placed on the benefits of the proposed development and therefore any limited adverse impacts of granting permission in principle

for the appeal proposal would not significantly and demonstrably outweigh the benefits.

- 4.7 In the light of this statement, the Inspector is respectfully requested to allow the appeal.