

PLANNING STATEMENT

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Appendix A: Committee Report for Planning Application PL/2024/09508

**REPORT OUTLINE FOR AREA PLANNING
COMMITTEES**

Report No.

Date of Meeting	19th February 2025
Application Number	PL/2024/09508
Site Address	Land to the east/adjacent to 279 Quemerford, Calne, Wiltshire, SN11 8LA
Proposal	Proposed erection of two detached dwellings and associated works
Applicant	Mr Paul Mayo & Mr Julian Miller
Town/Parish Council	Calne
Ward	Calne South
Lat/Long	51.42689, -1.983282
Type of application	Full Planning Permission
Case Officer	James Repper

Reason for the application being considered by Committee

Councillor Pearce-Kearney has called the application to committee for the following reasons:

- Relationship to adjoining properties
- Level of public comment
- Deviation from the Local Plan

1. Recommendation: For the reasons set out within this report, officers recommend that the committee endorse the officer recommendation to approve the application subject to conditions

2. Purpose of Report

To consider the above application and its compliance with both local and national planning policies.

3. Report Summary

The main issues which are considered to be material in the determination of this application are listed below:

- Principle of development
- Scale, design, impact on the character and appearance of the area
- Residential amenity/living conditions

The revised application has generated no objection from Calne Town Council and 13 letters of representation.

4. Site Description

The application site is located in Quemerford, which is situated at the eastern edge of Calne along the A4 as that road runs east out of Calne towards Beckhampton. Along the northern side of the A4 in this locality is residential development and to the south is countryside; the application site is situated on the northern side, set back from the road behind existing residential development which fronts the road.

The proposed access to the site is shown as using the existing access which serves Quemerford Common Farm, which is also a designated Public Right of Way (CLAN21). Before reaching the buildings associated with Quemerford Common Farm, a spur to the west from that access serves three detached dwellings built to the rear of nos.261 – 269 Quemerford, numbered as 277, 277a and 279.

The site is described as being 'to the east/adjacent to' no.279 Quemerford; it is also located to the rear of nos.271 – 275 Quemerford. Beyond the access drive to Quemerford Common Farm is open countryside, that character wraps around the entire eastern and northern boundaries of the site; to the south is the access drive serving nos.277 – 279 Quemerford, the other side of which are the rear gardens of nos.271 – 275 which front the A4, and to the west is a short access spur, beyond which is no.279 Quemerford itself.

The dwellings along this section of the main road form part of a strong, linear row of residential properties which front the road, arranged such that there is a single property frontage with a single driveway serving that property. There is a wide variety of scale and character along this northern side of the road: some single-storey / some two-storey dwellings, some detached, some semidetached, all with a wide materials palette; to the south is open countryside. The general layout is of linear form following the road, although there are pockets of development in depth which are predominantly accessed off short residential streets in a cul-de-sac arrangement.

Whilst Quemerford Common Farm is visible from the road, that dwelling is set within a wider countryside setting and, whilst constituting what could be considered as 'backland' development, only a glimpsed view of nos.277 – 279 is visible from a short passing section of the streetscene.

The application site is located outside of the settlement boundary to Calne, as identified within the Wiltshire Core Strategy and the Wiltshire Housing Site Allocations Plan (2020) and is, therefore, located in land designated as open countryside. The site appears to have been deliberately excluded from the settlement boundary, since the dog leg of the boundary is drawn tight to the gardens of existing properties, and in particular, does not extend eastwards beyond the building line of no.279 (the site of which having always been inside of the settlement boundary to Calne). As such, the application site does not abut the settlement boundary, as there is a strip of land which includes a turning head and field boundary falling between the application site and the defined settlement boundary in this location.

The site does not fall within any landscape or conservation designated areas. There are no designated heritage assets within close proximity of the site: approximately 200m to the west of the site lies a designated scheduled monument and a number of listed buildings in the wider locality. The site falls within flood zone1 and does not show as being at risk of groundwater flooding.



Figure 2 Site viewed from the Southeast towards 279 Quemerford

5. Planning History

Application Ref	Proposal	Decision
PL/2022/05274	Outline application with some matters reserved for the erection of 4 dwellings and associated works	Refused December 2022
PL/2023/11190	Proposed erection of two detached dwellings and associated works	Refused April 2023

6. The Proposal

This is a full planning application proposing the construction of two detached residential dwellings, associated parking and amenity provisions and 720m² of grassland enhancement for biodiversity net gain and all associated works.

7. Planning Policy

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guidance (Planning practice guidance for beautiful, enduring and successful places) 2021

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)

North Wiltshire Local Plan 2011 policies (Saved by Wiltshire Core Strategy):

Policy H4: Residential Development in the Open Countryside

Policy NE14: Trees, Site Features and the Control of New Development

Wiltshire Core Strategy:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 3: Infrastructure Requirements

Core Policy 8: Spatial Strategy for the Calne Community Area

Core Policy 45: Meeting Wiltshire's Housing Needs

Core Policy 41: Sustainable Construction and Low Carbon Energy

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 60: Sustainable Transport

Core Policy 61: Transport and Development

Core Policy 62: Development Impacts on the Transport Network

Core Policy 67: Flood Risk

Supplementary Planning Guidance:

Calne Community Neighbourhood Plan 2016-2026 (Made February, 2018)

Draft Calne Community Neighbourhood Plan 2 (2023-2038) – Referendum 27th February 2025

Wiltshire Design Guide (Shaping the Future – My Place, Your Place, Our Place) 2024

Wiltshire Local Transport Plan 2011-2026: Strategy (March 2011) / Car Parking Strategy (March 2015)

8. Summary of Consultation Responses

Calne Town Council: No Objection

- Members raised no objections to the proposal* Please consider the Town Council's planning sustainability statement in making a decision.

Highways: No Objection

- There are no proposed alterations to the existing access with the A4 Quemerford, a classified section of Public Highway subject to a speed limit of 40mph. The access is a private road with a PROW footpath CLAN21 along the length. The proposals would result in a minor increased use of the access and I would not consider that the proposals would represent any significant or severe impact on the public highway.

The existing access is a private road with shared vehicular access to three dwellings, this access is suitable for the increase in vehicular movements associated with the proposals.

Vehicle parking provision is in accordance with the Minimum Residential Vehicle Parking Standards and has been indicated as surface parking on the site plans. The plans do not indicate locations for cycle parking which is mentioned within the highways statement attached to the application which was previously submitted for a similar application on the site for 4 dwellings. Cycle parking can be dealt with through a condition in this instance.

In regard to vehicle parking no indication of Electric Vehicle charging has been given, this would be required in line with standards of 1 EV charging bay for allocated parking. I would expect to see at least 2 EV charging points within the development proposals in line with Building Regulations Document S and the NPPF.

The PROW, Footpath CLAN21 runs north-south along the initial section of the access track.

The Countryside Access Team have provided comments in this regard.

I would therefore not wish to raise an objection to the use of the access for the proposal with regard to highways, and would offer the following condition:

- **CYCLE PARKING**

No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principles laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

Ecology: No Objection Subject to Conditions

- We welcome the survey reports provided in support of the application and note that no evidence of protected species or habitats were identified during the site visit. We note the proposals outlined within the ecology report to include the installation of bat and bird boxes on the new buildings, a sensitive lighting scheme and precautionary working methods to support biodiversity.
These features can be secured via condition.

BNG

- We welcome the submission of the small sites metric completed by the ecologist which demonstrates that the delivery of a 10% net gain via an on-site scheme is deliverable. The proposed onsite gains will be provided within the red line boundary. Adherence to this scheme must be secured.

Conditions:

1. The development will be carried out in strict accordance with the following documents:
 - Ecological Appraisal. September 2024. Malford Environmental Consulting;
 - Location and Site Plan 2338.03.01 Rev D. January 2023. Concept Drawing and Design Services;
 - Small Sites Metric. September 2024. Completed by Ecologist Dr Stephen Dangerfield.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

INFORMATIVES:

Breeding Birds

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken

to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Rights of Way: Comment

- The site is accessed from the road via a section of public footpath Calne 21. This section of the path is wide, surfaced and is currently used to access a number of properties. The applicant will need to ensure they have a private vehicular right of access over the public footpath. I have no objection subject to the following informatives:

The applicant should note that in order to access the site with a mechanically propelled vehicle (MPV), they will require a private right of vehicular access. Without this private right they would be committing an offence under Section 34 of the Road Traffic Act 1988. The granting of planning permission does not give the applicant or householder a vehicular right of access over the footpath. The applicant is advised to take legal advice to ensure they have a right of access.

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited/undertaken which obstruct or adversely affect the public right of way Calne 21 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

Archaeology: No Objection Subject to Conditions

- The application area is located in an area of high archaeological potential lying immediately to the south of earthwork remains indicative of medieval settlement; some of these features lying 200m to the west of the application area are designated as a scheduled monument.

I would therefore advise that an archaeological trial trench evaluation be undertaken on the application area; the total length of trenching should be equal to 4% of the application area with a 1% contingency for further trenching should this be required. This trial trenching to be secured via a condition to be attached to any planning permission that may be issued. Such a condition is to be worded thus:

- 'No development shall commence within the area indicated by application PL/2024/09508 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.'

The work is to be carried out following the Standard and the Universal Guidance for archaeological field evaluation as set out by the Chartered Institute for Archaeologists (CIfA). The costs of the work are to be borne by the applicant.

It should be made clear that, in this case, the archaeological field evaluation forms the first stage of possible further archaeological mitigation. Further archaeological investigation may be required either prior to or during construction or both. This will be dependent on the results of the archaeological evaluation undertaken prior to construction. Analysis and reporting commensurate with the significance of the archaeological results of further mitigation may also be required.

Drainage: No Objection Subject to Conditions

- In February 2024, on the previous planning submission the LLFA requested:

The developer is to provide a drainage strategy that will demonstrate there is no increase in runoff from the proposed site and how runoff and associated water quality will be appropriately managed. The strategy should also include a drainage plan showing overland flood exceedance routes and FFLs.

Our position on the current application is unchanged and therefore with respect to the surface water drainage, the LLFA still requires a drainage strategy to be submitted and approved prior to commencement of construction.

- Informatives

Any proposals should be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753).

All new drainage will need to comply with Building Regulations Part H.

The applicant is required to demonstrate that soakaways (if proposed) have been sited the appropriate distance from any building, road or structure foundations in line with CIRIA C574 and Wiltshire Guidance.

Wessex Water DC: No Objection

- Wessex Water has no objections to this application and can advise the following:

Surface water drainage

Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations.

No surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage, either directly or indirectly. The use of soakaways are subject to building control approval.

Foul drainage

Subject to application we can accept the foul only flows/domestic type foul flows into the 150mm public foul sewer. Guidance and application can be found on our website.

Water supply

Subject to application we can provide domestic water supplies from the 9" public water main. Guidance and application can be found on our website.

Existing assets

According to our records there are no recorded public sewers or water mains within the immediate proximity of the development site. Information on this plan is provided for identification purposes only and no warranty as to its accuracy or completeness is given or implied. Please review the disclaimer on the plan for additional information.

Landscape: No Objection Subject to Conditions

- The site sits in the Calne Rolling Clay Lowlands (11A) whose condition is 'good', strength of character 'moderate', with a strategy to 'conserve and strengthen.' The North Wessex Downs National Landscape sits approximately 930m to the east of the site. several PRoW run close to the site of which 2 (CLAN21 / 22) are likely to be most impacted.

The site was subject to a previous planning application (PL/2023/11190) that refused a similar application for two houses. The decision notice stated:

'The proposal represents the introduction of new residential development projecting out into the open countryside and with no reference to the prevailing pattern and character of existing development which fronts the A4 road. It cannot be regarded as being high quality development as is required by section 12 to the NPPF and the proposal would not respond positively to the existing townscape and landscape in terms of building line and streetscape and it would fail to effectively integrate into its setting, as is required by policy CP57 to the Wiltshire Core Strategy. Similarly, neither does the proposal reinforce local distinctiveness or respond positively to the existing townscape and its relationship with its countryside hinterland or respect the pastoral setting of Calne or address the sensitive rural edge of the town, its tranquillity and the need to protect against intrusion from light pollution, noise, and motion, as is required policies BE2 and NE2 to the Calne Community Neighbourhood Plan.'

Despite the decision notice relying heavily on landscape and design considerations in its decision to refuse the previous proposals I would note that neither an internal landscape or urban design officer were consulted

on this original application and of the internal consultants who were consulted none objected.

Having now taken time to review the scheme from a landscape perspective and having reviewed the previous applications decision notice I would note the following.

Whilst development on a greenfield site outside the settlement boundary can be considered harmful to the countryside and Core Policy 51 requires development to prove that it can 'conserve and enhance' landscape character Core Policy 51 cannot be considered a 'nil detriment' policy whereby it can be used to prevent any form of development in a green field site if that development is in keeping with the character of the local area, as it clearly states that any negative impacts caused by development '...must be mitigated as far as possible through sensitive design and landscape measures...'

This then requires a review of the landscape character of the site and the potential visual impacts of any development and how they can be mitigated. The site sits adjacent to the edge of the Calne Settlement Boundary with views from adjacent PRow characterised by the backs of houses that face onto the A4 or the three new properties that have been subsequently built to the rear of the original linear development along the London to Bristol Road. These views are broken up to some extent by intervening hedgerows and trees, the more so as you move further away from the settlement boundary. This character can be clearly denoted by the characteristic viewpoints as assessed in the submitted Landscape Visual Appraisal accompanying the application. The balance to be struck in determining whether a landscape objection should be raised to the application is whether the proposed development including its landscape mitigation measures would prove substantially harmful to the overall character of the landscape and the setting of any important designated features in the vicinity.

Whilst the National Landscape is less than 1000m to the east of the proposed development it does not sit within the 500m that is usually considered the setting for a designated landscape and its location, nestled adjacent to existing development would not, in my opinion, cause harm to the designated landscape, so NPPF (2023) para 203, Levelling up and Regeneration Act (2023) para 245, Core Policy 51 (designated landscapes), and the North Wessex Downs Management Plan do not apply in this instance.

The proposed housing is of a type and scale that is similar to the adjacent new build properties and the properties that sit along the A4 and therefore I cannot see that if this development went ahead that it would have a particularly detrimental impact on the local townscape as there is no adjacent conservation area or listed structure nearby.

Whilst both Core Policy 51 and Calne Neighbourhood Plan Policy NE2 state that the protection of tranquillity is an important landscape consideration, due to the extant nature of the three new-build properties already using the vehicle access route proposed for these two additional houses I do not feel that a strong enough case can be made that the existing levels of tranquillity would be so further undermined by this development as to warrant an objection in this regard.

The mitigation strategy of a mixed native hedge planting supported with a copse of standard trees to the north of the site will help to soften both this development and to a lesser extent the neighbouring newer properties into the surrounding landscape. My only concern is that the copse tree planting is shown outside the red line boundary, and a would need assurance that the land proposed for this planting is within the control of the applicant and that the planting of trees here can be secured. Some note to describe how this infrastructure planting will be maintained over the long term also needs to be included.

In conclusion

I have no objection to the scheme in landscape terms provided the following details can be clarified:

- The deliverability and long-term sustainability of the wooded copse to the North of the red line boundary
- a landscape management plan is provided to ensure the landscape mitigation successfully establishes.

Neighbouring Division Member: Cllr Ian Thorn - Support

- I am happy with the application. I would like it called in if officers decide to refuse.

9. Publicity

This application was advertised through the use of the weekly list, the Wiltshire planning website and letters of consultation.

13 letters of representation were received from the residents of the local area, 10 in objection and 3 in support. The full comments can be viewed via the Wiltshire Council Planning website, a summary of the points raised follows:

Objections

- Previously refused
- No public benefits
- Outside of the settlement boundary
- Lack of facilities
- The access is dangerous
- Ecological harm
- Contrary to ribbon settlement
- No local need for housing

- Loss of privacy
- Flooding

Support

- Housing shortage
- Quality design
- Biodiversity enhancements
- Close to town's facilities
- No wider impacts

10. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

10.1 Principle:

The WCS sets out Settlement and Delivery Strategies for the sustainable delivery of new development within the County contained within Core Policy 1 (Settlement Strategy), 2 (Delivery Strategy) and 8 (Spatial Strategy for the Calne Community Area). Applying the normal principle that applications for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise; proposed new development which does not comply with the Settlement and Delivery Strategies will be unsustainable, and so unacceptable as a matter of principle in this overarching context. The WCS for the area was adopted by Wiltshire Council in January 2015.

The application site is located outside of, but adjacent on two sides, the settlement boundary of Calne and is considered to conflict and, therefore, be contrary to the settlement strategy contained within the Wiltshire Core Strategy in principle terms, when considered directly against the WCS. Therefore, the starting point for this application is that the site is located in the countryside outside of the settlement boundaries and contrary to the local plan.

Saved Policy H4 of the North Wiltshire Local Plan 2011 relates to new dwellings outside of settlement boundaries and states;

New Dwellings in the Countryside outside the Framework Boundaries, as defined on the proposals map, will be permitted provided that:

- i) It is in connection with the essential needs of agriculture or forestry or other rural based enterprise;*
- ii) It is a replacement for an existing dwelling where:*
 - a. The residential use has not been abandoned; and*
 - b. the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and*
 - c. the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage.*

Again, it is considered that the application is contrary to this policy as the proposals do not meet any of the above-listed criteria.

On 12 December 2024 the Government issued an update to the National Planning Policy Framework (NPPF). On the same date the Government also issued revisions to the Planning Practice Guidance (PPG) including the standard methodology for assessing and setting Local Housing Need and published the 2023 Housing Delivery Test results.

The revisions that are pertinent to the housing land supply calculation and its implications are summarised as follows:

- a) Local Planning Authorities are now required to demonstrate a deliverable supply of housing sufficient to meet five years against their housing requirement set out in adopted strategic policies (or against their Local Housing Need where the strategic policies are more than five years old) in all circumstances. Under the previous NPPF, Wiltshire was only required to demonstrate a four-year housing land supply because its draft Local Plan had reached an advanced stage.
- b) Local Planning Authorities are now required to add a buffer to the housing requirement in the five-year housing land supply calculation in all circumstances (paragraph 78 of the NPPF). The buffer to apply is driven by the council's latest Housing Delivery Test results, which for Wiltshire indicates a 5% buffer to be added¹. Under the previous NPPF a buffer was only required if the council's Housing Delivery Test results indicate under-delivery of 85% or lower against the housing requirement, which was not the case for Wiltshire.
- c) The revisions to the PPG have set out a revised standard methodology for the Local Housing Need – this is the calculation that establishes the housing figure to be used in the housing land supply calculation. The revision has changed the method from being based on future household projections, to being based on the amount of existing housing stock in the local authority area. The revision has also changed the adjustment factor which is based on the affordability of housing in the local planning authority.
- d) The consequences of not being able to demonstrate a five-year housing land supply are that the presumption in favour of sustainable development (often referred to as the 'tilted balance') applies. This is set out in paragraph 11d of the NPPF. This paragraph has also been amended in two ways. Firstly, where there are exception policies that prevent the 'tilted balance' applying that these provide a 'strong' reason for refusal, rather than a 'clear' reason for refusal. Secondly, to ensure that when the planning balance is being carried out, that particular regard is had to certain key policies in the Framework related to directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

In summary, the changes to the NPPF now require Wiltshire to demonstrate a five-year housing land supply, including a 5% buffer, and must apply the revised Local Housing Need for decision-taking immediately. This results in a significant increase in the five-year housing requirement to be met from the previous calculation. When this is assessed against the housing land supply which can be delivered within five years, the recalculation shows a significant reduction in the number of years supply. The council cannot demonstrate the requisite five-year housing land supply and can only demonstrate a **2.03** years' supply.

Prior to the publication of the revised NPPF, the Council was already in a position where it was unable to demonstrate the requisite housing land supply, and the 'tilted balance' was for many applications, engaged. The same implications for determining this application, therefore, continue to apply.

However, the changes introduced within the revised NPPF (December 2024) mean that the Council now has a substantial shortfall in its housing land supply position (being 2.03 years when tested against the 5-year requirement), and it is necessary to alter and elevate the weight to be given to housing supply as part of assessing applications for residential development.

This means balancing the strengthened need to boost housing supply against any adverse impacts of the proposal, when considered against the adopted development plan and NPPF as a whole, and any material considerations on a case-by-case basis.

When Wiltshire Council was last in deficit in the summer of 2023, a briefing note/action plan was produced (No. 22-09) which outlined how the Council would work towards restoring its 5-year housing land supply requirement (which applied at the time) in the face of the acknowledged shortfall.

There has not yet been an updated action plan and as such, officers maintain that the 2023 version should be given significant material weight in terms of setting out the Council's commitment to addressing the housing supply shortfall until such time that either an updated housing land statement concludes the Council can demonstrate an NPPF compliant HLS or, the relevant policies in the emerging WLP can be afforded significant weight and its site allocations (in addition to pre-existing commitments and windfall calculations) can fulfil the housing supply requirements for the County (which would firstly require a planning inspector to find it sound as part of the examination process).

We have not reached that stage and as such, officers will look to support new housing development on unallocated sites when justified and in accordance with NPPF paragraph 11.

The third bullet point set out within paragraph 6.1 of the 2023 published action plan set out very clearly that:

“The Council will positively consider speculative applications where there are no major policy obstacles material to the decision other than the site being outside the settlement boundaries or unallocated”.

It is, therefore, required to give limited weight to the settlement boundary within the planning balance. The remainder of this report will then assess the other material planning considerations to assess the application’s compliance.

Calne is well advanced in its creation of a new neighbourhood plan, which has been examined by an inspector. The plan will go to a public referendum on the 27th of February 2025. This does give the plan a level of weight even though it is not yet made, however, the plan does not include new site allocations and does not trigger paragraph 14 of the NPPF. As such it is considered that the status of the emerging neighbourhood plan does not alter the recommendations of this report.

10.2 Character & Design:

Core Policy 57 states that new development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. The Wiltshire Design Guide and the Design Guideline and Codes within Draft Calne Community Neighbourhood Plan seek to promote a high standard of design within new development which respects local character.

Good design helps to provide a sense of place, creates or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; The layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street patterns and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality; A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

In this instance, it is considered that the proposed detached houses are of a similar design to those of 277, 277a and 279, to which they will be adjacent. The materials detailed for the construction are also noted to match those of the neighbouring dwellings using tumble country stone walls with quoins and slate roofs. The proposed dwellings also include solar panels and ecological enhancement features such as integrated bat boxes. The character is, therefore, considered to strongly match those of the neighbouring dwellings and will connect to the existing infrastructure. The properties are concealed from the main road by being behind numbers 271-275. It is considered that the proposals will have a very limited impact on the street scene. The public right of way, CLAN21, will pass immediately to the east of the site along the access road leading to these properties and then on past towards Common Farmhouse. This driveway is tree-lined, however, views are free and clear between the trees. The proposed dwellings will be in full view from this public footpath, however, it is

considered than given the existence numbers 277, 277a and 279 the addition of two dwellings of similar style within the obvious gap along the formed road would not appear incongruous or out of context.

The character and design of the proposed dwellings are considered to be in keeping with the immediate surroundings and would not cause harm to the street scene.

10.3 Landscape:

The previous application was largely refused due to its impact on the landscape where significant harm was considered by the planning inspector at the time. Wiltshire's Landscape officers were not consulted on the previous application. The Landscape officer has made significant comments on this application which have been included in this report verbatim.

It is considered that the application site is located directly behind and next to existing properties with tarmac roads immediately to the south and separated by the tree line to the east. In itself, the site is bracketed by development and whilst the farmhouse is some distance to the rear, it is clearly visible when standing to the front of the site. The trees lining the driveway/public footpath further enclose the site and remove it from the wider landscape limiting the impacts of this development from harming the wider landscape.

As commented upon by the Landscape Officer, mitigation measures are proposed within the application and can be conditioned as part of any approval decision. The proposals also include biodiversity net gains, in line with government legislation which will further enhance the area to the rear of the dwellings enhancing the buffer between the built form and the public footpath that runs to the north of the site near Common Farmhouse.

Overall, as per the detailed comments of the Landscape Officer, it is considered that the proposals do not cause significant harm to the landscape and would not have any tangible effect on the designated National Landscape over 1000m away, double the distance of the buffer surrounding the National Landscape.

10.4 Neighbouring Amenities:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that development should ensure the impact on the amenities of existing occupants/neighbours is acceptable and ensuring that appropriate levels of amenity are achievable within the development itself. The NPPF includes that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this, therefore, needs to be carefully considered accordingly.

In this instance, comments have been raised by some commentators that the proposed buildings will have a detrimental effect on privacy and the enjoyment of designated amenity spaces. It is noted that the closest point of the built form of these dwellings includes the living rooms on the ground floor and the third

bedrooms at the first-floor level. This forward protrusion is measured to be circa 15m from the rearmost boundaries of numbers 271,273 and 277. The closest built form appears to be number 277 and that measures circa 45m away. The properties lining the A4 are part of linear form housing which has always been subject to a level of interrelationship with views possible from neighbouring houses over each other. This level of overlooking is considered to be acceptable and is from a much closer vantage than that of the proposed dwellings, it is also considered that people rarely linger at bedroom windows and as such any additional overlooking from these windows is considered to cause no further harm than already exists within these amenity spaces and as such would not warrant a refusal of planning permission.

10.5 Ecology & Biodiversity:

Biodiversity net gain is a mandatory requirement under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to a pre-commencement condition that the development delivers at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on site habitat.

Core policy 50 of the WCS, which has to an extent been superseded by bng, states Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

The proposal clearly exceeds the requirements of CP50 including significant enhancements which have satisfied the ecology officer who offers no objection subject to conditions.

10.6 Highways:

Concerns have been raised by some respondents in relation to the access being dangerous, however, the access has been assessed by the highways team and found to be acceptable and the comments appear to reference dangerous use rather than a failing with the access. Such issues are covered by alternative legislation and are therefore not relevant to the planning application. Flooding has also been mentioned by parties as a concern. The site is in flood zone one so needs no flood risk assessment and the drainage team has requested

conditions which will fully assess and control any potential issues that could arise from the proposals.

Many comments have cited the previous refusals on the site and stated this application should have been dismissed out of hand. Whilst there are options within the planning process which allow such actions the applications must be the same and this application is not identical to the previous. The planning landscape has also changed, when the previous application was considered, Wiltshire Council was capable of presenting an acceptable housing land supply, this is no longer the case and the shortfall is considerable.

10.7 Public Benefit:

Whilst the proposal is only for two dwellings there are still considered some levels of public benefit associated. Should the application be approved, two dwellings would, however slightly, go towards the deemed shortfall of housing within Wiltshire. There are employment and economic benefits linked to the proposal as people will be employed to build the houses, those employees will then have monies to spend within the economy both local and national and once completed, the future residents will make use of the facilities and businesses contained within the local area. The proposal will be subject to the community infrastructure levy which will lead to more monies available for services within the local area as well as ongoing council tax payments which further improve/fund local facilities. As stated whilst these benefits will undoubtedly be minor, they will be benefits nonetheless and must be added to the planning balance in favour of the application.

11. Planning Balance and Conclusion:

It has been determined that the development would conflict with the development plan in principle. Notwithstanding this conflict, the planning policies governing the supply of housing are to be considered out of date. Development, according to Paragraph 11d) of the NPPF, should therefore be approved unless:

- “i. the application of policies in [the] Framework that protect areas or assets of particular importance provides a clear 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.”

Whilst previous applications have been refused both when in a tilted balance situation and when not, material considerations in those cases were found and those applications were subsequently refused.

Considering the development against Paragraph 11d) ii., it is necessary to carry out a balancing exercise to determine whether the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.

In this case, significant weight must be given to the benefits of adding to the housing supply. Significant weight should also be given to the fact that it is a small site which could be delivered relatively rapidly, and small sites are essential

for small to medium enterprise builders in accordance with paragraph 73 of the NPPF.

Positive weight must also be given to the benefits of vitality and supporting local services both during and post-development in accordance with paragraph 83 of the NPPF.

Positive to significant weight should be given to the Ecological and biodiversity improvements included within the application which would be secured via conditions on any permission.

Significant weight should still be given to the deviation from the policies of the Wiltshire Core Strategy, however, the application site is adjacent to the settlement and is, therefore, considered not to be an egregious breach of policy.

The application site is considered to conform with Core Policies 41, 45, 50, 51, 57, 61 and 62. The application also conforms with the Wiltshire Design Guide and the National Design Guide and the Wiltshire Local Transport Plan. Complying with these policies and policy documents should all be given significant weight.

The proposals, technically, do not conform with core policy 60 (Sustainable Transport) as the site is outside the settlement boundary. Similarly, to Core Policy 1, 2 and 8 this breach is considered to be non-egregious as the site is adjacent to the settlement boundary.

As stated earlier in this report, "The Council will positively consider speculative applications where there are no major policy obstacles material to the decision other than the site being outside the settlement boundaries or unallocated"

On balance it is, therefore, considered that whilst the site is outside of any settlement boundary all other material considerations are not considered to cause harm with some offering clear benefits. The only major policy obstacle, therefore, would be the site being outside the settlement boundary and not being an allocated site. Due to the tilted balance engaged by paragraph 11d of the NPPF, it is concluded that the application would make a contribution to the considerable housing shortfall without causing significant material harm to other policies within the local plan. It is, therefore, recommended that planning permission be approved subject to conditions

RECOMMENDATION:

Approve subject to the following conditions.

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form & Certificate Received 21st October 2024

Plans Ref:

Location & Site Plan DWG: 2338.03.01 Rev D Received 21st October 2024

Proposed Site Plan DWG: 2338.03.02. Rev B Received 21st October 2024

Plot 1 - Proposed North & East elevations DWG: 2338.03.07 Rev C Received 21st October 2024

Plot 1 - Proposed South & West elevations DWG: 2338.03.06 Rev C Received 21st October 2024

Plot 1 Ground Floor Plan DWG: 2338.03.03 Rev B Received 21st October 2024

Plot 1 First Floor Plan DWG: 2338.03.04 Rev B Received 21st October 2024

Plot 2 - Proposed North & East elevations DWG: 2338.03.12 Rev C Received 21st October 2024

Plot 2 - Proposed South & West elevations DWG: 2338.03.11 Rev C Received 21st October 2024

Plot 2 Ground Floor Plan DWG: 2338.03.08 Rev B Received 21st October 2024

Plot 2 First Floor Plan DWG: 2338.03.09 Rev B Received 21st October 2024

Landscape & Visual Appraisal Received 21st October 2024

Highways statement - TN - Issue 2 with Enclosures Received 21st October 2024

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The development will be carried out in strict accordance with the following documents:
 - Ecological Appraisal. September 2024. Malford Environmental Consulting;
 - Location and Site Plan 2338.03.01 Rev D. January 2023. Concept Drawing and Design Services;
 - Small Sites Metric. September 2024. Completed by Ecologist Dr Stephen Dangerfield.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

4. No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principles laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the

approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

5. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

6. No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

7. No development shall commence within the area indicated by application PL/2024/09508 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

8. No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

9. No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principles laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

10. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information:
 - a) Description and evaluation of features to be managed;
 - b) Landscape and ecological trends and constraints on site that might influence management;
 - c) Aims and objectives of management;
 - d) Appropriate management options for achieving aims and objectives;
 - e) Prescriptions for management actions;
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over an (X) year period;
 - g) Details of the body or organisation responsible for implementation of the plan;
 - h) Ongoing monitoring and remedial measures;
 - i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery.

The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented.

The LEMP shall be implemented in full in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for the enhancement of biodiversity.

Informatives:

1. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
2. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the

size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

3. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

4. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.
5. Any proposals should be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753).

All new drainage will need to comply with Building Regulations Part H.

The applicant is required to demonstrate that soakaways (if proposed) have been sited the appropriate distance from any building, road or structure foundations in line with CIRIA C574 and Wiltshire Guidance.

6. The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

7. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Appendix B: Wiltshire Local Plan Planning Inspectorate Letter



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Examination of the Wiltshire Local Plan Review

Inspectors: Philip Mileham BA (Hons) MA MRTPI

Gareth Wildgoose BSc (Hons) MSc MRTPI

Programme Officer: Ian Kemp

For the attention of Mr Nic Thomas – Director – Planning, Economy and Regeneration

27 February 2026

Dear Mr Thomas,

Re: Wiltshire Local Plan examination - response to Inspectors' post Stage 2 hearings letter

Thank you for your letter and enclosures dated 30 January 2026 and subsequent letter dated 26 February 2026.

We have considered your proposals and the associated work programme to address the issues and actions identified in our letter dated 22 December 2025. As you are aware, the Council would need to undertake a substantial amount of work for the examination to progress. Having reviewed your proposed project plan, we wish to raise several concerns regarding both the achievability of the proposed programme and the timeframe for the examination which would result from it.

As a starting point, under both your proposed Option A and Option B, it is currently unclear whether the Council has sufficient sites within the Strategic Housing and Economic Land Availability Assessment to identify enough suitable and available land for allocation under a revised strategy. If an additional call for sites is required, this is going to add further, significant, and currently unplanned time to the programme going forward.

Critically, the proposed work programmes for both Option A and B also make no allowance for stakeholder engagement during the examination. This is important because the scale of required changes under either of your proposed options is likely to lead to a spatial strategy and new site allocations which are significantly different from those in the submitted Plan. Engagement with stakeholders on matters such as key infrastructure will therefore be needed to inform strategic decisions regarding the strategy and sites before undertaking any public consultation. It is unclear whether those engagement requirements have been adequately factored into the work programme. There also appears to be an underestimation of the time required to achieve the necessary sequencing of the approach to Sustainability Appraisal and Habitats Regulation Assessment to appropriately assess and inform the different spatial options.

To ensure procedural fairness, the Council would also need to consult on any suggested changes to the Plan during the Examination in the same way as at Regulation 19 stage, with equivalent coverage and duration. This is necessary to ensure that no party is disadvantaged by any suggested revisions to the spatial strategy or new site allocations. It

is also necessary to identify any additional participants to the examination who may be affected by any of the changes that the Council suggest.

In light of the need for additional public consultation during the examination, and given the volume of existing representations, the additional consultation is likely to generate substantially more representations. The proposed timetables make no allowance for the preparation of a summary of additional representations received. The Council will also require adequate time to consider these before submitting any suggested changes to the Plan. This will add time that does not appear to be reflected in your proposed workstreams.

Additional participants will also undoubtedly result in a significant number of additional hearing sessions being required which would extend the overall examination timetable. The programmes for both options are also unclear on whether sufficient time has been allocated for elected members to consider any proposed revisions to the Plan and raise queries. There will also be lead-in times for any member approvals required.

Given all the above, and the fundamental nature of the changes and additional work likely to be required, the work programmes under both Options A and B appear to be unrealistic and would likely take much longer than you anticipate. In addition, once the information has been submitted, we would also need some time to review the adequacy of the work before further hearings could take place. On that basis, and taking account of the statutory notification period, we would not envisage future hearings commencing until late Spring 2027 at the earliest. That would be over 12 months from now and would be two and a half years into the examination. Even then, the hearings thereafter would be for a prolonged period as they would likely need to be staged to allow reconsideration of the revised spatial strategy before we hold any sessions on site allocations and other detailed policies.

There is also a risk, due to the protracted nature of the examination, that other elements of the Council's evidence base would become out of date before further hearings were to take place. This includes, in particular, the calculation of housing need under the standard methodology which can only be relied upon for two years. That period is likely to be exceeded before the work in your proposed programme under either option is completed.

Moreover, even if we were to find that a revised spatial strategy and/or new sites suggested by the Council would be capable of overcoming the soundness issues identified, the timetable would still need to accommodate post-hearing consultation on Main Modifications. It follows that in a best-case scenario, adoption would be unlikely before well into 2028. To put this into context, this is a Plan that was submitted in November 2024, has already been in examination for around 15 months and by 2028, would be approaching four years since submission.

Therefore, although we have sought to take a pragmatic approach, we consider that either of the proposed work programmes would result in an overly long examination. This would conflict with a key aim of the Minister of State for Housing and Planning's letters of 9 October 2025 and 30 July 2024.

In addition, the Ministry of Housing, Communities and Local Government letter to your Council on 15 January 2026 requires you to give notice of preparing a new plan by 30 June 2026, and to submit your Gateway 1 self-assessment by 31 October 2026 under the new plan-making system. We are, therefore, concerned that extending this examination

significantly will also create considerable overlap with the progression of the new plan, as it is unlikely that we could reach interim conclusions on any suggested modifications before late 2027 at the earliest. This overlap risks creating tension between the two processes, particularly if the spatial strategy and/or new site allocations in the new plan diverge from this Plan. We are also conscious that progressing the two processes simultaneously will place substantial pressure on Council resources, and the impact on your proposed work programmes as a result should not be underestimated.

To meet housing and employment needs in Wiltshire for 15 years post adoption in accordance with the National Planning Policy Framework - September 2023, the programme of work that would need to be pursued in the first instance would be your Option B. However, it follows from all of the above, that even if you were to pursue Option A, it is evident that an overly-long examination could not be avoided due to the nature of the issues identified, which relate to strategic matters of strategy and site selection.

Conclusion and next steps

To conclude, we acknowledge the work undertaken so far and the Council's willingness to complete the necessary tasks. However, fundamental changes and/or new evidence are required to overcome the significant soundness concerns that we have identified, several of which are strategic in nature. This is all work that would have to take place alongside the preparation of a new Local Plan for Wiltshire commencing this year. Furthermore, there remains a risk that, despite the significant time, effort and resources likely to be involved, it may still not result in a sound plan.

As we set out in our previous letter of 22 December 2025, the progress of the examination was subject to the Council outlining an achievable timetable for the preparation and submission of additional evidence that would not unreasonably delay the progress of the Examination. Based on the above, we do not consider that either work programme would achieve this aim. It is our view, therefore, that the most efficient and effective course of action for all parties to avoid an overly long examination is for the Council to withdraw the submitted Plan and address these matters through the preparation of the new plan under the new local plan-making system.

The alternative would be for the Council to request that we proceed to prepare and issue our report on the Plan as submitted. This would require additional time and cost to the Council. Given our fundamental concerns about the spatial strategy and the insufficient consideration of reasonable alternatives as set out in our letter dated 22 December 2025, such an approach would inevitably lead to a recommendation that the Plan is not adopted.

We therefore ask the Council to confirm which of the two options above it wishes to pursue. We recognise that this may require input from your elected members and, therefore, request that you provide us with an anticipated timescale for formally advising us of the decision within 10 working days of the date of this letter.

If there are any procedural or other questions arising from this letter, the Council should contact us via the Programme Officer in the first instance. We would be grateful if this letter

could be placed on the examination website at the earliest opportunity. We are not inviting, nor do we expect to accept, comments from other examination participants at this stage.

Kind regards,

A solid black rectangular box used to redact a signature.

Inspector

Inspector

Appendix C: Wiltshire Council Landscape Officer Comments for
Planning Application PL/2024/09508



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Comment

Landscape's Comment

Planning Application

[PL/2024/09508](#)

Stance

No Objection - Subject to Condition

Comment Name

Landscape's Comment

Comment Number

WC-24-12-319701

Text

The site sits in the Calne Rolling Clay Lowlands (11A) whose condition is 'good', strength of character 'moderate', with a strategy to 'conserve and strengthen.' The North Wessex Downs National Landscape sits approximately 930m to the east of the site. several PRoW run close to the site of which 2 (CLAN21 / 22) are likely to be most impacted.

The site was subject to a previous planning application (PL/2023/11190) that refused a similar application for two houses. The decision notice stated:

'The proposal represents the introduction of new residential development projecting out into the open countryside and with no reference to the prevailing pattern and character of existing development which fronts the A4 road. It cannot be regarded as being high quality development as is required by section 12 to the NPPF and the proposal would not respond positively to the existing townscape and landscape in terms of building line and streetscape and it would fail to effectively integrate into its setting, as is required by policy CP57 to the Wiltshire Core Strategy. Similarly, neither does the proposal reinforce local distinctiveness or respond positively to the existing townscape and its relationship with its countryside hinterland or respect the pastoral setting of Calne or address the sensitive rural edge of the town, its tranquillity and the need to protect against intrusion from light pollution, noise, and

motion, as is required policies BE2 and NE2 to the Calne Community Neighbourhood Plan.'

Despite the decision notice relying heavily on landscape and design considerations in its decision to refuse the previous proposals I would note that neither an internal landscape or urban design officer were consulted on this original application and of the internal consultants who were consulted none objected.

Having now taken time to review the scheme from a landscape perspective and having reviewed the previous applications decision notice I would note the following.

Whilst development on a greenfield site outside the settlement boundary can be considered harmful to the countryside and Core Policy 51 requires development to prove that it can 'conserve and enhance' landscape character Core Policy 51 cannot be considered a 'nil detriment' policy whereby it can be used to prevent any form of development in a green field site if that development is in keeping with the character of the local area, as it clearly states that any negative impacts caused by development '...must be mitigated as far as possible through sensitive design and landscape measures...'

This then requires a review of the landscape character of the site and the potential visual impacts of any development and how they can be mitigated. The site sits adjacent to the edge of the Calne Settlement Boundary with views from adjacent PRow characterised by the backs of houses that face onto the A4 or the three new properties that have been subsequently built to the rear of the original linear development along the London to Bristol Road. These views are broken up to some extent by intervening hedgerows and trees, the more so as you move further away from the settlement boundary. This character can be clearly denoted by the characteristic viewpoints as assessed in the submitted Landscape Visual Appraisal accompanying the application. The balance to be struck in determining whether a landscape objection should be raised to the application is whether the proposed development including its landscape mitigation measures would prove substantially harmful to the overall character of the landscape and the setting of any important designated features in the vicinity.

Whilst the National Landscape is less than 1000m to the east of the proposed development it does not sit within the 500m that is usually considered the setting for a designated landscape and its location, nestled adjacent to existing development would not, in my opinion cause harm to the designated landscape, so NPPF (2023) para 2023, Levelling up and Regeneration Act (2023) para 245, Core Policy 51 (designated landscapes), and the North

Wessex Downs Management Plan do not apply in this instance.

The proposed housing is of a type and scale that is similar to the adjacent new build properties and the properties that sit along the A4 and therefore I cannot see that if this development went ahead that it would have a particularly detrimental impact on the local townscape as there is no adjacent conservation area or listed structure nearby.

Whilst both Core Policy 51 and Calne Neighbourhood Plan Policy NE2 state that the protection of tranquillity is an important landscape consideration, due to the extant nature of the three new build properties already using the vehicle access route proposed for these two additional houses I do not feel that a strong enough case can be made that the existing levels of tranquillity would be so further undermined by this development as to warrant an objection in this regard.

The mitigation strategy of a mixed native hedge planting supported with a copse of standard trees to the north of the site will help to soften both this development and to a lesser extent the neighbouring newer properties into the surrounding landscape. My only concern is that the copse tree planting is shown outside the red line boundary, and a would need assurance that the land proposed for this planting is within the control of the applicant and that the planting of trees here can be secured. Some note to describe how this infrastructure planting will be maintained over the long term also needs to be included.

In conclusion

I have no objection to the scheme in landscape terms provided the following details can be clarified:

- The deliverability and long term sustainability of the wooded copse to the North of the red line boundary
- a landscape management plan is provided to ensure the landscape mitigation successfully establishes.

Note Ends

Date Created

06/12/2024

Appendix D: Wiltshire Housing Land Supply Statement (July 2025)



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Housing Land Supply Statement

Base date: April 2024

Published: June 2025

Housing Land Supply Statement

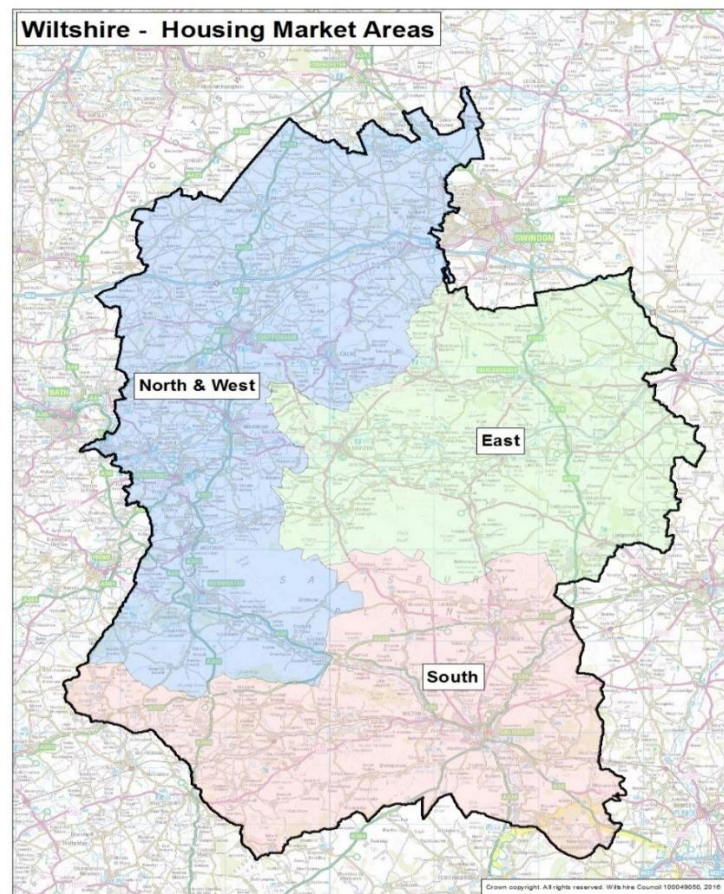
Base Date: April 2024

Published: June 2025

1.0 Policy Context - why is a land supply assessment required?

- 1.1 This Housing Land Supply Statement has been prepared using a base date of 1 April 2024. It covers the housing land supply for the Wiltshire unitary authority area and each Housing Market Area (HMA) within Wiltshire as set out in the Wiltshire Core Strategy (adopted January 2015).
- 1.2 It represents a snapshot at the date of publication and is produced annually as required by the National Planning Policy Framework (NPPF). This document replaces the 1 April 2023 base date position (published June 2024). The Statement accords with the details stated in the relevant chapters of the accompanying Planning Practice Guidance (PPG).

Figure 1: The HMAs in Wiltshire¹



¹ Any development immediately adjacent to the urban area of Swindon but within Wiltshire's administrative boundaries is not considered to contribute to the housing requirements of the North and West HMA. See paragraph 4.34 of the Wiltshire Core Strategy for clarification.

- 1.3 Within the latest NPPF (MHCLG, December 2024), with regard to housing provision and the five-year housing land supply calculation, paragraphs 78 and 79 state:

78. Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery⁴⁰ of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁴¹, and whose annual average housing requirement⁴² is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.*

79. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

- a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;*
- b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;*

c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.

The footnotes in these paragraphs read as follows:

38 The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

39 Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.

40 This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

41 Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

42 Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

1.4 The word 'deliverable' is defined within Annex 2, as follows:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable,*

there is no longer a demand for the type of units or sites have long term phasing plans).

- b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

1.4 The chapters in the PPG which are most relevant to this Statement are:

- **‘Housing and economic needs assessment’**. This chapter was most recently updated in December 2024².

- **‘Housing supply and delivery’**. This chapter was launched in July 2019, and was formulated by the compilation of the previous chapters entitled ‘Housing Delivery: 5 year land supply’ and ‘Housing Delivery Test’ into a single chapter. It was most recently updated in December 2024.

The Council calculate its housing land supply position and publish this Statement in accordance with the NPPF (December 2024) and latest chapters of the PPG.

1.5 Site references provided in this Statement differ in format depending on the planning status. Saved Local Plan allocations, strategic allocations in the Wiltshire Core Strategy, and Neighbourhood Plan allocations are given an internal reference. Allocations in the Chippenham Site Allocations Plan and Wiltshire Housing Site Allocations Plan use the reference quoted in the Plan.

The references for planning permissions are in two formats.

- i) planning application numbers as currently used by the Council.
- ii) a historic format used to regularise the different planning application numbers used by the former district Councils, and permissions granted by the New Forest National Park Authority. The references

² An additional paragraph was inserted in February 2025 related to joint local plans, however this update is not applicable to Wiltshire.

quoted in this statement are based on the planning application number, and include:

- the former district area (N=North Wiltshire, W=West Wiltshire, E=Kennet, S=Salisbury District) or NF=New Forest National Park Authority
- the year the application was registered (expressed as a 2-digit year)
- the core 4 or 5 digit reference

For example, site **E15.3905**:

- is located in the former Kennet District Council area (E),
- was registered in 2015,
- has the core application reference '03905'.

As the Council now uses a common planning application processing system, the planning application number will appear more frequently in this and future Statements. Permissions using the historic format will appear less frequently as these permissions are completed and they no longer form a source of supply.

2.0 Housing requirement

- 2.1 The application of NPPF paragraph 78 indicates how the housing requirement is calculated in the five-year housing land supply.
- 2.2 The Wiltshire Core Strategy contains the strategic policies for the Wiltshire development plan. Core Policy 2 sets out the strategic housing requirements for the plan and includes the quantitative housing requirement and the spatial distribution for how the overall requirement should be distributed across Wiltshire. The Wiltshire Core Strategy was adopted on 20 January 2015. As such the plan and its policies became 5 years old on **20 January 2020**.
- 2.3 Under the terms of NPPF paragraph 78, the strategic policies are more than five years old, and thus the housing requirements should be established by the Local Housing Need (calculated using the Government's standard methodology). This figure should now be used in the housing land supply calculation. The Council have not carried out a review of the strategic policies so the clause in footnote 41 of the NPPF does not currently apply to the Council's position. This calculation provides the quantitative amount of housing need against which the Council's housing land supply should be measured.

- 2.4 Planning legislation³ requires that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. This indicates that the development plan has statutory priority in decision-making. To assess the Council's performance in housing delivery and provision, this Statement sets out the housing land supply position using the Local Housing Need at a unitary authority level to be applied in NPPF paragraph 78, and also the position against the indicative housing requirements set out in Core Policy 2 in the Wiltshire Core Strategy.

3.0 Housing completions

- 3.1 Wiltshire Council monitors housing completions annually. The number of completions from 1 April 2006 to 31 March 2024 against the requirements of the Wiltshire Core Strategy is shown in Table 1 of this Statement. Cells where the Council have achieved or exceeded the annualised figure are shaded.

³ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

Table 1: Housing delivery compared to the annualised requirement figure in the Wiltshire Core Strategy (WCS) (2006-2026)

Housing Requirement	Area	Annualised housing requirement	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	...continues below....
WCS 2006-2026	East Wiltshire HMA	297	335	597	402	247	438	248	182	260	267	177	
	North and West Wiltshire HMA	1,237	1,365	1,609	999	926	1,219	1,028	1,039	1,517	1,139	915	
	South Wiltshire HMA	521	371	456	484	484	398	446	456	429	547	523	
	Wiltshire [#]	2,100	2,071	2,662	1,885	1,657	2,077	1,779	1,725	2,249	2,118	1,746	

Housing Requirement	Area	Annualised housing requirement	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Average annual completions across plan period	% of annualised requirement achieved
WCS 2006-2026	East Wiltshire HMA	297	471	415	382	262	180	274	276	156	309	104%
	North and West Wiltshire HMA	1,237	1,269	1,186	1,349	1,008	1,425	1,133	1,341	1,208	1,204	97%
	South Wiltshire HMA	521	794	676	845	529	321	455	808	425	524	101%
	Wiltshire [#]	2,100	2,690	2,428	2,699	1,799	1,926	1,862	2,425	1,825	2,090	100%

[#] Values in this row may not sum from the HMA figures due to completions on sites at the West of Swindon.

4.0 Buffer

- 4.1 Paragraph 79 of the NPPF states that a buffer should be added to the housing requirement in the 5-year housing supply calculation. This is established through a nationally-set Housing Delivery Test which measures housing delivery for each Local Planning Authority over the past 3 years against the appropriate housing requirement. This is set out in the Housing Delivery Test Measurement Rulebook (MHCLG, December 2024).
- 4.2 The latest Housing Delivery Test results (published December 2024) indicate that Wiltshire achieved **135%** delivery against the housing requirement in the Housing Delivery Test. This result indicates that a 5% buffer should be added to the housing requirement in the 5-year housing land supply calculation.

5.0 Components of Supply

- 5.1 The supply of deliverable and developable land currently includes:
- Sites with planning permission or prior approval consent,
 - Sites with resolutions to grant planning permission subject to completion of a Section 106 agreement,
 - Saved District Local Plan allocations (that have been reviewed and carried forward as part of the Wiltshire Core Strategy),
 - Strategic Sites within the adopted Wiltshire Core Strategy (January 2015),
 - Site Allocations within the adopted Chippenham Site Allocations Plan (May 2017),
 - Site Allocations within the adopted Wiltshire Housing Site Allocations Plan (February 2020),
 - Housing allocations in 'made' Neighbourhood Plans,
 - a windfall allowance (in accordance with paragraph 75 of the NPPF).
- 5.2 An annual trajectory for all sources of supply is included in **Appendix 1**.
- 5.3 Large sites (10 units or more) and all Neighbourhood Plan allocations are shown on a 'site-by-site' basis. Each Large site and all Neighbourhood Plan allocations have been individually assessed to determine site specific delivery trajectories.

- 5.4 Small permitted sites (less than 10 units) are shown as a summary total by HMA in **Appendix 1**. The individual sites which contribute to the developable supply are presented in **Appendix 2** (separate document). For Small sites (except for Neighbourhood Plan allocations) a standard development rate is applied based on historic levels of delivery across Wiltshire for such sites.
- 5.5 The PPG chapter 'Housing supply and delivery' indicates that student housing and accommodation for older people, including residential institutions in Use Class C2 can be included in the housing land supply. This contribution is based on the amount of accommodation released in the housing market. The PPG chapter on 'Housing for older and disabled people' indicates this calculation should be based on the average number of adults living in households, using Census data. This calculation indicates that there is a adults-to-households ratio of **1.83:1** in Wiltshire. This is the ratio used to inform how institutional accommodation for the elderly can be counted towards the housing land supply.
- 5.6 The strategic allocations in the Wiltshire Core Strategy, Chippenham Site Allocations Plan, and Wiltshire Housing Site Allocations Plan form the most sustainable options for delivering strategic housing developments across Wiltshire. They have been appraised using a site identification methodology and using the Sustainability Appraisal (SA). Therefore, it is necessary only to demonstrate the availability and achievability of each site to warrant its inclusion in the housing land supply.
- 5.7 A summary of progress on sites that the Council consider will deliver (or currently are delivering) housing in the forthcoming 5-year period is shown in **Appendix 3** for each Large site and any Neighbourhood Plan allocations.
- 5.8 A graphical representation of completions and anticipated delivery from future supply in the adopted plan period for Wiltshire and each HMA is shown in **Appendix 4**.
- 5.9 A windfall allowance is also included in the deliverable and developable supply in accordance with paragraph 75 of the NPPF. A full description of the calculation of the windfall allowance is included in **Appendix 5**.
- 5.10 **Appendix 6** to this statement identifies the contribution of the various sources of supply to the delivery of the housing requirements of the Wiltshire Core Strategy for the Community Areas, Principal Settlements, Market Towns and (in the South Wiltshire HMA only) the Local Service Centres.

6.0 Housing land supply position

Local Housing Need

- 6.1 As detailed in section 2 above the Wiltshire Core Strategy and its strategic housing policies became five years old in January 2020. As such the Local Housing Need is now used in the housing land supply calculation. This is the position used in the operation of paragraph 78 of the NPPF.
- 6.2 Table 2a provides a headline of the housing land supply using the Local Housing Need.

Table 2a: 5-year Housing Land Supply position for Wiltshire (using Local Housing Need)

Area	Annual Local Housing Need (LHN)	5-year housing requirement	5-year housing requirement plus buffer*	Deliverable supply 2024-2029	Number of years deliverable supply
Wiltshire	3,525	17,625	18,506	8,945	2.42

* The Council's 2023 Housing Delivery Test result indicates that there is a requirement to add a 5% buffer to the housing requirement (see section 4 above)

- 6.3 The PPG chapter "Housing and economic needs assessment" (December 2024) sets out the standard methodology to be used by Local Planning Authorities to calculate the Local Housing Need. The calculation for Wiltshire, using the input variables as at the base date to which it relates, is shown in Table 2b below.

Table 2b: Housing Land Supply calculation for Wiltshire

Step 1 - Setting the baseline

Latest existing housing stock (release date May 2024)	231,098
0.8% of existing housing stock	1,848.8
Baseline annual need	1,848.8

Step 2 - An adjustment to take account of affordability

Median workplace-based affordability ratio across last five years (9.68 + 9.58 + 10.33 + 9.76 + 9.51) / 5	
(release date 25 March 2024)	9.77
Local affordability factor	9.77

Adjustment factor $\frac{(\text{Local affordability factor} - 5)}{5} \times 0.95 + 1$	1.906680
Local Housing Need for Wiltshire	3,525

5-year housing requirement including buffer

Figure over a 5 year period	17,625
Latest housing delivery result (%)	135
Buffer to be added	5%
Number of dwellings to be used in the Wiltshire LPA housing land supply calculation	18,506

Deliverable supply	8,945
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Number of years supply against Local Housing Need	2.42
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Strategic housing policies

- 6.4 The Council continue to monitor delivery against the requirements set out in the adopted strategic development plan. This has been provided for context to show how the supply position varies across the three HMAs defined in the adopted plan.
- 6.5 Table 3 provides a summary of completions to date, the deliverable supply for the remaining two years of the plan period (2024-2026), and the number of dwellings by which delivery will either exceed, or be in deficit of, the housing requirement for each HMA.

Table 3: Deliverable supply relative to the housing requirement of the adopted Wiltshire Core Strategy (WCS).

Area	Housing requirement 2006-2026	Housing completions 2006-2024	Deliverable supply (commitments and windfall) 2024-2026	Surplus (-ve) / shortfall (+ve) against WCS requirement
East Wiltshire HMA	5,940	5,569	444	-73
North and West Wiltshire HMA	24,740	21,675	2,185	880
South Wiltshire HMA	10,420	9,430	734	256
Swindon (within Wiltshire)*	900	932	0	-32
Wiltshire	42,000	37,606	3,363	1,031

** Figures at the West of Swindon do not form a housing requirement. See Wiltshire Core Strategy paragraph 4.34 and footnote 25 for explanation.*

7.0 Ongoing and Future Monitoring

- 7.1 The housing land supply situation and the residual requirement is monitored on an annual basis using up to date evidence from land owners, developers, Council officers, and other relevant bodies. This informs and, where necessary, triggers the provision of new sites to meet outstanding requirements. This is consistent with the requirements of the NPPF.
- 7.2 For an authority covering a large geographical area, the annual review of the land supply in Wiltshire is an extensive exercise that often takes a period of time after the base date to complete. This involves identifying new commitments and completions, compiling the updated housing land supply position and the Housing Land Supply Statement. During this period permissions continue to be granted (and resolved to permit) and Neighbourhood Plans prepared. However, to ensure a consistent calculation of the annual position, only sites that have qualified for inclusion by the base date of the monitoring period should be included in the deliverable land supply.
- 7.3 Large sites (10 units or more) which have been granted permission or resolution to permit on or after the 1 April 2024 base date up to the time of publication are not included in the housing land supply, as they are not committed by the base date. However, such sites are detailed in Table 4 below to demonstrate how permissions are continually being granted to refresh the Council's housing land supply.
- 7.4 It is noted that anticipated delivery from sites on brownfield land shown in Table 4 are already accounted for within the housing land supply in the Council's windfall allowance. This allowance seeks to allow for anticipated delivery from all brownfield sites and small greenfield sites that are not committed as at the base date. The methodology for this is set out in Appendix 5 of this Statement.

Table 4: Additional housing permissions on Large sites identified on and beyond the monitoring period base date of 1 April 2024.

Site reference	Site Address	HMA	Number of units (net)	Status	Status date
PL/2023/07518	Avonpark Village, Winsley Hill, Winsley, BA2 7FF (BROWNFIELD)	North and West	14 (net) C2 units	Full permission	09/05/2024
PL/2023/06976	Land at Verbena Court, Melksham, SN12 7GG	North and West	71 C2 units	Resolution to grant	04/06/2024
PL/2023/06725	Land at Longleaze Lane, Melksham, Wilts, SN12 6QJ	North and West	86 C2 units	Full permission	21/08/2024
PL/2022/08155	Land to the West of Semington Road, Melksham, Wilts	North and West	53	Outline permission	30/09/2024
PL/2023/06881	Bartlett House, Old Common Way, Ludgershall, Andover, SP11 9SA (BROWNFIELD)	East	18	Full permission	04/11/2024
PL/2021/06918	Widham Farm, Purton, Wiltshire	North and West	59	Full permission	20/11/2024
PL/2023/00478	Land off Angelica Avenue, Melksham, Wiltshire, SN12 6QJ	North and West	11	Outline permission	02/01/2025
PL/2021/03749	Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury BA13 4HQ	North and West	145	Outline permission	21/01/2025
PL/2022/02452	Land at Stones Farm, West Mill Lane, Cricklade SN6 6JL	North and West	140	Outline permission	23/01/2025
PL/2023/08640	Land South of Stanley Lane, Gate Farm, Chippenham	North and West	150	Resolution to grant	23/01/2025
PL/2023/11188	Land at Blackmore Farm, Sandridge Common, Melksham	North and West	500	Resolution to grant	23/01/2025
PL/2023/06204	Land Off The High Street, Sutton Benger, SN15 4SP	North and West	60	Outline permission	27/01/2025
PL/2023/09930	Punters Farm, Malmesbury, SN16 9JP	North and West	21	Full permission	30/01/2025
PL/2022/07893	Land off Spitfire Road, Calne	North and West	90	Outline permission	17/02/2025

Site reference	Site Address	HMA	Number of units (net)	Status	Status date
PL/2022/00395	Land at South Pavenhill Farm, Pavenhill, Purton, Wilts, SN5 4DQ	North and West	60	Outline permission	05/03/2025
PL/2024/00190	The John Barleycorn, Weymouth Street, Warminster, BA12 9NP (BROWNFIELD)	North and West	10	Full permission	06/03/2025
PL/2023/01880	Land rear of 117 High Street, Dilton Marsh, BA13 4DP	North and West	54	Outline permission	12/03/2025
PL/2023/02372	Land South of Ballingers, Urchfont	East	21	Outline permission	28/03/2025
PL/2023/07368	Old Sarum Airfield, Salisbury	South	315	Outline permission	09/04/2025
PL/2024/05435	Land north of Melksham Road, Holt	North and West	55	Resolution to grant	15/04/2025

Appendix 1: Summary breakdown of all sites in the deliverable supply

N.B. Neighbourhood Plan allocations which are Small sites (i.e. less than 10 dwellings) are shown as a site-specific record in this Appendix, rather than in the aggregated total for Small permitted sites.

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
East Wiltshire HMA														
Grand Total		1,937	249	187	10		134	309	379	346	233	251	206	
Total Small permitted sites (see Appendix 2)		274	87	11	10		38	74	39	22	8	3	1	
Agricultural land, Park Farm, Seend Cleeve, Melksham, SN12 6PX	20/02213/FUL	11	11	0	0		11	0	0	0	0	0	0	Devizes CA Remainder
Devizes Community Hospital, New Park Road, Devizes, Wilts, SN10 1EF	PL/2022/08744	58	0	0	0		0	0	0	0	0	29	29	Devizes
Drummond Park Ludgershall SP11 9RT	21/02122/REM	303	66	109	0		65	65	65	65	43	0	0	Tidworth/ Ludgershall
Hales Farm, The Green, Urchfont, SN10 4QU	19/11986/FUL	6	6	7	0		6	0	0	0	0	0	0	Devizes CA Remainder
Hedges House, Mill Lane, West Lavington, Devizes SN10 4HS	PL/2021/11543	-2	0	0	0		-21	10	9	0	0	0	0	Devizes CA Remainder
Land Adjacent to Empress Way Ludgershall Wiltshire	18/04346/REM	20	14	60	0		0	20	0	0	0	0	0	Tidworth/ Ludgershall
Land At Empress Way, Ludgershall	20/06554/FUL	190	0	0	0		0	0	52	52	52	34	0	Tidworth/ Ludgershall

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Land at Marshall Road, Devizes, Wiltshire	PL/2023/05033	163	0	0	0		0	54	61	48	0	0	0	Devizes
Land at Sandlease Farm, Worton, Wiltshire	PL/2022/08551	24	0	0	0		0	14	10	0	0	0	0	Devizes CA Remainder
Land east of Reed Place, Rowde, SN10 2GX	PL/2021/07576	10	0	0	0		0	10	0	0	0	0	0	Devizes CA Remainder
Land north of Quakers Road, Devizes, Wiltshire SN10 2FH	21/02477/OUT	57	0	0	0		0	15	30	9	0	0	0	Devizes
Land off Coate Road, Devizes	PL/2021/04774	200	0	0	0		0	0	40	50	50	50	10	Devizes
Land South of Lavington Lane, West Lavington	PL/2021/11899	50	50	0	0		25	25	0	0	0	0	0	Devizes CA Remainder
Land to the north of Marshall Road, Devizes, Wilts	PL/2022/05360	33	0	0	0		0	0	0	0	0	10	23	Devizes
Land West of Hillworth Road / John Rennie Close, Devizes, Wiltshire, SN10 5HD	PL/2022/00867	59	0	0	0		0	0	0	0	0	15	30	Devizes
Marlborough Resource Centre, Cherry Orchard, Marlborough	PL/2021/11719	24	0	0	0		0	0	0	12	12	0	0	Marlborough
Parnham Coaches, 31 Andover Road, Ludgershall	20/02272/FUL	27	0	0	0		0	10	17	0	0	0	0	Tidworth/ Ludgershall
Seymour Court, Blackmans Lane, Burbage, SN8 3TW	PL/2022/06850	-9	0	0	0		0	-26	7	10	0	0	0	Pewsey CA
St Peters Junior School, The Parade, Marlborough, SN8 1LQ	PL/2021/03930	15	15	0	0		0	7	5	3	0	0	0	Marlborough

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Wiltshire Police, George Lane, Marlborough, Wiltshire, SN8 4DB	20/07915/OUT	24	0	0	0		0	0	0	0	0	12	12	Marlborough
York Place, St Martins, Marlborough	PL/2023/03305	28	0	0	0		0	0	0	14	14	0	0	Marlborough
Total Large permitted and 'subject to S106' sites		1,291	162	176	0		86	204	296	263	171	150	104	
Bath Road Business Centre	NP/E12	13	0	0	0		0	0	0	0	0	0	0	Devizes
Grafton Road	NP/E22	30	0	0	0		0	0	0	0	0	0	0	Pewsey CA
Land at Barton Dene	NP/E36	40	0	0	0		0	0	0	0	0	20	20	Marlborough
Land at Kelham Gardens	NP/E38	9	0	0	0		0	0	0	9	0	0	0	Marlborough
Land at the Spring	NP/E33	20	0	0	0		0	0	0	0	0	7	7	Devizes CA Remainder
Land to the east of Lavington School	NP/E35	15	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Lottage Farm	NP/E39	32	0	0	0		0	0	0	0	0	16	16	Marlborough CA Remainder
Marlborough Road Site	NP/E01	49	0	0	0		0	0	0	0	0	0	0	Pewsey CA
South of the "Meadows", Hartmoor Road.	NP/E10	18	0	0	0		0	0	0	0	0	0	0	Devizes
Southcliffe	NP/E34	22	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Stonebridge House, Nursteed Road	NP/E03	14	0	0	0		0	0	0	0	0	0	0	Devizes
Wadworth Warehouse, Northgate St	NP/E16	30	0	0	0		0	0	0	0	0	0	0	Devizes

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Whole of Garden Trading Est	NP/E13	38	0	0	0		0	0	0	0	0	0	0	Devizes
Blackberry Lane - Site A6	NP/E18	5	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Garage and Old Dairy, New Park Street	NP/E09	5	0	0	0		0	0	0	0	0	0	0	Devizes
Land at Alcudia, The Ham	NP/E25	1	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Land off Firs Hill Way - Site A3	NP/E19	5	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Land opposite Sawmills	NP/E31	1	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Magistrates Court, Elcombe Gardens	NP/E11	7	0	0	0		0	0	0	0	0	0	0	Devizes
Railway Cuttings, Hillworth Road	NP/E07	9	0	0	0		0	0	0	0	0	0	0	Devizes
Ryelease Field - Site A5	NP/E21	4	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Wildmans Garage	NP/E30	5	0	0	0		0	0	0	0	0	0	3	Devizes CA Remainder
Total adopted and emerging Neighbourhood Plan allocations		372	0	0	0		0	0	0	10	1	43	46	
Windfall – brownfield small sites							8	22	30	35	36	37	37	
Windfall – brownfield large sites							0	1	2	3	3	4	4	
Windfall – greenfield small sites							3	9	12	13	14	14	14	

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
North and West Wiltshire HMA														
Grand Total		11,365	1,005	1,908	23		918	1,267	1,573	1,201	852	1,106	1,243	
Total Small permitted sites (see Appendix 2)		838	115	10	20		116	231	123	69	27	9	3	
"Land at Sutton Lane Sutton Benger SN15 4RR"	20/03487/FUL	21	21	0	0		3	18	0	0	0	0	0	Chippenham CA Remainder
"Land South of Low Lane, Calne, SN11 8EQ"	PL/2022/09034	26	0	0	0		0	13	13	0	0	0	0	Calne
1-4 Avon Heights, Monkton Hill, Chippenham, SN15 1ER	21/00286/PNCOU	25	25	0	0		0	0	25	0	0	0	0	Chippenham
17 Station Hill, Chippenham, SN15 1EQ	20/06500/FUL	13	0	0	0		0	13	0	0	0	0	0	Chippenham
26 Fore Street, Trowbridge	21/01148/FUL	24	24	0	0		0	0	0	24	0	0	0	Trowbridge
3 High Street, Warminster, BA12 9AG	19/04315/FUL	11	0	0	0		0	0	0	0	0	0	0	Warminster
7, 8 and 9 Back Street	W07.3403	22	0	0	0		0	0	0	0	0	0	0	Trowbridge
Ashton Street Centre, Ashton Street	PL/2021/09909	48	0	0	0		0	0	0	24	24	0	0	Trowbridge
Bugley Barton Farm, Land South of Victoria Road, Warminster	17/01463/FUL	227	0	0	0		0	0	25	45	45	45	45	Warminster
Church Farm, Church Street, Hilperton, Trowbridge, Wiltshire	20/09998/FUL	11	11	3	0		11	0	0	0	0	0	0	Trowbridge CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Clarks Mill and Mill House Stallard Street Trowbridge Wiltshire BA14 8HH	PL/2022/00462	1	1	19	0		0	0	1	0	0	0	0	Trowbridge
Cotswold Community, Ashton Keynes, SN6 6QU	21/02520/REM	48	0	0	0		24	24	0	0	0	0	0	Malmesbury CA Remainder
Courtfield House, Polebarn Road, Trowbridge, BA14 7EG	18/04656/FUL	20	20	0	0		16	4	0	0	0	0	0	Trowbridge
Elwood House, Former A429, Stanton St Quintin	20/11517/FUL	12	12	0	0		12	0	0	0	0	0	0	Chippenham CA Remainder
Former AB Carter Haulage Contractors, 14 Happy Land, Ashton Keynes, Wiltshire, SN6 6PN	20/09696/FUL	10	10	0	0		10	0	0	0	0	0	0	Malmesbury CA Remainder
Former MOD Rudloe No.2, Westwells Road, SN13 9RA	19/07339/REM	166	0	0	0		0	0	0	0	0	0	0	Corsham CA Remainder
Former Sydenhams Yard, Bradley Lane, Maiden Bradley, BA12 7JR	PL/2021/08100	4	4	6	0		4	0	0	0	0	0	0	Warminster CA Remainder
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	44	0	0	0		0	0	0	0	0	0	0	Chippenham
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	38	0	0	0		0	0	0	0	0	0	0	Chippenham
Gable House, 46 High Street, Malmesbury, SN16 9AT	20/06887/FUL	14	0	0	0		0	0	14	0	0	0	0	Malmesbury

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Ground and First Floor Block C, The Pavilions, Windsor Road, Trowbridge, Wiltshire	PL/2021/07628	34	34	0	0		34	0	0	0	0	0	0	Trowbridge
Heywood House, Park Lane	W07.1377	27	0	0	0		0	0	0	0	0	0	0	Westbury CA Remainder
Kingston Mills, Kingston Road	W06.2394	1	0	169	0		1	0	0	0	0	0	0	Bradford on Avon
Land At Ambulance Headquarters, Malmesbury Road, Chippenham, Wiltshire, SN15 5LN	20/05495/FUL	95	0	0	0		0	35	35	25	0	0	0	Chippenham
Land at Backbridge Farm, Malmesbury, Wiltshire	16/06401/FUL	75	75	126	0		60	15	0	0	0	0	0	Malmesbury
Land At Broadfield Farm, Great Somerford, SN15 5EL	21/01950/FUL	21	21	0	0		11	10	0	0	0	0	0	Malmesbury CA Remainder
Land at Chippenham Road, Lyneham, SN15 4PA	PL/2022/07119	200	0	0	0		0	10	20	40	40	40	50	Royal Wootton Bassett & Cricklade CA Remainder
Land at Elizabeth Way, Hilperton,, Trowbridge	20/09701/FUL	187	0	0	0		0	46	60	60	21	0	0	Trowbridge
Land at Elm Grove, Drynham Lane, Trowbridge, Wiltshire, BA14 0PL	19/11459/OUT	261	0	0	0		0	40	50	50	50	50	8	Trowbridge
Land at Filands Road / Jenners Lane, Malmesbury, SN16 9GT	PL/2023/00958	132	0	0	0		15	50	50	17	0	0	0	Malmesbury

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Land at Grove Farm Bincknoll Lane Royal Wootton Bassett Swindon SN4 8BD	18/06442/FUL	10	10	0	0		10	0	0	0	0	0	0	Royal Wootton Bassett
Land at Hunters Moon Chippenham Wiltshire	N18.0401	2	2	70	0		0	2	0	0	0	0	0	Chippenham
Land at Hunters Moon Chippenham Wiltshire	N16.12493	33	33	107	0		33	0	0	0	0	0	0	Chippenham
Land at Hunters Moon, Chippenham	20/06824/REM	10	10	50	0		10	0	0	0	0	0	0	Chippenham
Land at North Chippenham, Hill Corner Road, West of A350, Chippenham	20/11468/REM	6	6	31	0		6	0	0	0	0	0	0	Chippenham
Land at Patterdown Road, Chippenham	19/00098/REM	21	21	51	0		4	0	17	0	0	0	0	Chippenham
Land at Phase 2, Star Ground, Station Road, Holt, Wiltshire.	PL/2021/09777	10	10	0	0		10	0	0	0	0	0	0	Bradford on Avon CA Remainder
Land at Pound Farm, South View, Lyneham	PL/2021/09817	26	26	24	0		26	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Purton Road, Swindon	20/10523/OUT	79	0	0	0		0	0	0	0	0	30	40	Royal Wootton Bassett & Cricklade CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Land at Rawlings Farm, Cocklebury Lane, Chippenham, Wiltshire, SN15 3LR	15/12351/OUT	650	0	0	0		0	0	0	0	0	40	100	Chippenham
Land at Regents Park, Calne	20/07659/OUT	17	0	0	0		0	0	17	0	0	0	0	Calne
Land at Restrop Road, Purton, SN5 4BP	PL/2023/02576	47	47	0	0		20	27	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Saltersford Lane, Chippenham	PL/2022/06612	70	0	0	0		0	0	0	20	30	20	0	Chippenham
Land at Semington Road, Melksham, Wilts	PL/2022/02749	144	0	0	0		10	40	40	40	14	0	0	Melksham
Land at Showell Farm, Patterdown Road, Showell, Chippenham, SN15 2NT	PL/2022/07442	40	0	0	0		0	0	40	0	0	0	0	Chippenham
Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU	20/11654/REM	120	0	0	0		0	20	40	40	20	0	0	Chippenham
Land at Silver Street Calne Wiltshire	N16.4124	22	22	132	0		22	0	0	0	0	0	0	Calne
Land at the proposed West Warminster Urban Extension North of Victoria Road & to the West of Bath Road Comprising approx. 84 hectares Warminster Wilt	15/01800/OUT	855	0	0	0		0	90	90	90	90	90	90	Warminster
Land at The Street, Hullavington	20/10972/OUT	71	0	0	0		0	14	52	5	0	0	0	Chippenham CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Land at Westbury Sailing Lake, Station Road, Westbury, Wiltshire,	W17.12194	21	21	264	0		21	0	0	0	0	0	0	Westbury
Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster BA12 9PP	17/12348/OUT	28	0	0	0		0	0	0	0	0	0	0	Warminster
Land North of Folly Farm Warminster	19/09428/FUL	4	4	42	0		4	0	0	0	0	0	0	Warminster
Land north of Grovelands Way Warminster BA12 8TB (Extra care element)	W17.5360	46	0	0	0		0	0	0	0	0	0	0	Warminster
Land north of Grovelands Way Warminster BA12 8TB (Retirement bungalows)	19/07198/VAR	45	0	0	0		0	0	20	25	0	0	0	Warminster
Land North of Grovelands Way, Warminster., BA14 8JN (Care home element)	PL/2021/03889	34	0	0	0		0	0	34	0	0	0	0	Warminster
Land North of Hill Corner Road Land Parcel B3 & B5 Chippenham Wiltshire	19/08039/VAR	12	12	110	0		12	0	0	0	0	0	0	Chippenham
Land north of St George's Road, Semington	19/02147/OUT	26	0	0	0		0	0	13	13	0	0	0	Melksham CA Remainder
Land North of Victoria Road & to the West of Bath Road, Phase 1, Land North of Victoria Road, Warminster	PL/2022/04343	68	35	77	0		68	0	0	0	0	0	0	Warminster

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Land North of Webbs Court, Lyneham	PL/2021/11175	56	0	0	0		0	0	10	25	21	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land north of Westbury Road and west of Court Orchard, Bratton, Wiltshire	PL/2023/07170	31	0	0	0		0	20	11	0	0	0	0	Westbury CA Remainder
Land off Frome Road, Upper Studley, Trowbridge	20/09659/FUL	50	0	0	0		0	0	25	25	0	0	0	Trowbridge
Land off Melksham Road, Holt	PL/2022/03315	90	0	0	0		0	0	0	0	0	20	50	Bradford on Avon CA Remainder
Land off of Elizabeth Way, Hilperton, Wiltshire, BA14 7	PL/2021/08554	151	31	0	0		54	55	42	0	0	0	0	Trowbridge
Land off Park Road, Malmesbury, SN16 0QW	19/05898/OUT	50	0	0	0		0	0	0	0	0	25	25	Malmesbury
Land off Potley Lane, Corsham, Wiltshire, SN13 9RX	20/03234/FUL	13	13	0	0		13	0	0	0	0	0	0	Corsham
Land off St George's Road, Semington, Melksham, Wilts	PL/2022/01367	18	0	0	0		0	10	8	0	0	0	0	Melksham CA Remainder
Land off Station Road Westbury	17/07548/FUL	32	32	55	0		22	10	0	0	0	0	0	Westbury
Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham	PL/2022/04681	230	0	0	0		0	0	81	114	35	0	0	Chippenham

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Land Rear of 54 Woodmarsh, North Bradley	PL/2021/09739	23	0	0	0		0	0	0	0	0	12	11	Trowbridge
Land south east of Trowbridge	15/04736/OUT	2500	0	0	0		0	0	0	0	60	120	160	Trowbridge
Land South of Broad Town Primary School, Broad Town Road, Broad Town, SN4 7RE	19/03874/OUT	10	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land South of Sandhole Lane Westbury	PL/2022/09817	67	0	0	0		0	30	37	0	0	0	0	Westbury
Land South of Trowbridge	20/00379/OUT	180	0	0	0		0	0	0	0	0	30	40	Trowbridge
Land South of Western Way, Melksham, Wilts	PL/2022/08504	210	0	0	0		0	0	0	0	0	50	50	Melksham
Land South of Western Way, Melksham, Wilts	PL/2022/08504	38	0	0	0		0	0	0	0	0	0	0	Melksham
Land South West of Park Road, Malmesbury, Wiltshire	20/08341/OUT	26	0	0	0		0	13	10	0	0	0	0	Malmesbury
Land to East of Oxford Road, Calne, Wiltshire	N16.7209	13	13	187	0		13	0	0	0	0	0	0	Calne
Land to North West of Folly Farm, Warminster	PL/2021/11051	38	33	16	0		23	15	0	0	0	0	0	Warminster
Land to the east of Church View Sutton Benger Chippenham Wiltshire SN15 4FD	20/03876/OUT	24	0	0	0		0	0	0	0	0	24	0	Chippenham CA Remainder

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Land to the east of Storey Mews, Malmesbury, SN16 0FH	PL/2021/04960	22	22	7	0		22	0	0	0	0	0	0	Malmesbury
Land to the East of Waitrose, A429, Malmesbury, Wiltshire	PL/2021/09852	26	0	0	0		0	0	0	0	0	10	10	Malmesbury
Land to the north of Whychurch Farm and to the south of Filands, Malmesbury	PL/2021/08453	71	0	0	0		0	0	0	0	0	12	25	Malmesbury
Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	PL/2022/05993	28	28	0	0		14	14	0	0	0	0	0	Calne
Land to the south of Church Lane, Upper Studley	18/10035/OUT	55	0	0	0		0	0	0	0	0	10	35	Trowbridge
Land West of Elizabeth Way and South of Middle Lane, Hilperton, Trowbridge	20/07751/FUL	68	0	0	0		0	40	28	0	0	0	0	Trowbridge
Land west of Semington Road, Melksham	PL/2023/00808	50	0	0	0		0	25	25	0	0	0	0	Melksham
Langley Park	19/12100/REM	329	0	0	0		0	52	195	69	13	0	0	Chippenham
Limpley Mill Lower Stoke Limpley Stoke Bath	PL/2022/03452	12	0	0	0		0	0	0	12	0	0	0	Bradford on Avon CA Remainder
Manor Farm, The Street, Grittleton, SN14 6AN	21/01331/VAR	1	1	12	0		1	0	0	0	0	0	0	Chippenham CA Remainder
Phase 5, Land at Hunters Moon, Chippenham	21/01463/FUL	43	43	52	0		35	8	0	0	0	0	0	Chippenham

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RAF Yatesbury Jugglers Lane Yatesbury Wiltshire	N14.0153	41	0	0	0		0	0	0	0	0	0	0	Calne CA Remainder
Rowden Park - Crest Nicholson South West Phase 2 Patterdown Road Chippenham Wiltshire	19/11461/REM	64	64	0	0		58	6	0	0	0	0	0	Chippenham
Rowden Park Patterdown Road Chippenham	N17.8786	4	4	98	0		4	0	0	0	0	0	0	Chippenham
Rowden Park Patterdown Road Chippenham Wiltshire	N14.12118	491	0	0	0		0	0	25	54	100	100	96	Chippenham
Rowden Park, Patterdown Road, Chippenham	PL/2023/01773	140	0	0	0		0	44	50	46	0	0	0	Chippenham
Rowden Park, Patterdown Road, Chippenham (Redcliffe Phase 3)	20/02326/REM	191	0	0	0		31	45	45	45	25	0	0	Chippenham
Rowden Park, Patterdown Road, Chippenham, Wiltshire	PL/2021/06001	4	4	8	0		4	0	0	0	0	0	0	Chippenham
Royal Arthur Park, Westwells Road	N10.4093	45	45	176	0		0	45	0	0	0	0	0	Corsham
The United Church & Community Buildings, Church Street, Trowbridge, BA14 8DZ	18/03338/FUL	20	20	5	3		16	4	0	0	0	0	0	Trowbridge
Timber Yard, Real World Studios, Mill Lane, Box, Corsham, Wiltshire, SN13 8PD	20/08387/VAR	20	20	0	0		0	10	10	0	0	0	0	Corsham CA Remainder

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Total Large permitted and 'subject to S106' sites		9,910	890	1,897	3		767	917	1,258	908	588	728	835	
Court Street	5/LPA/21	8	0	0	0		0	0	8	0	0	0	0	Trowbridge
Land at West Street	5/LPA/55	12	0	0	0		0	0	0	0	0	0	0	Warminster
Land off Oldfield Road	5/LPA/49	30	0	0	0		0	0	0	0	0	0	0	Westbury
Quemerford House & Mill	2/LPA/14	28	0	0	0		0	0	0	0	0	0	0	Calne
Rear of Westbury Road	5/LPA/58	3	0	0	0		0	0	0	2	0	0	0	Warminster
South East Trowbridge	WCS/NW6	100	0	0	0		0	0	0	0	0	0	0	Trowbridge
Station Road	5/LPA/59	30	0	0	0		0	0	0	0	0	0	0	Warminster
Total adopted Strategic Sites and District Local Plan allocations		211	0	0	0		0	0	8	2	0	0	0	
Bore Hill Farm	H2.8	70	0	0	0		0	0	0	0	0	30	31	Warminster
Land off the A363 at White Horse Business Park	H2.2	175	0	0	0		0	0	0	0	0	40	80	Trowbridge
Patterdown and Rowden - Small Extension Sites (South West Chippenham)	CH1	41	0	0	0		0	0	0	0	0	41	0	Chippenham
Total adopted Site Allocations Plan allocations		216	0	0	0		0	0	0	0	0	81	80	
Derelict Cottage Farm	NP/NW26	15	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder

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Dogridge Garage Site (1)	NP/NW22	4	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Former Youth Centre	NP/NW29	5	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Heli-Beds	NP/NW38	8	0	0	0		0	0	0	0	0	0	0	Trowbridge CA Remainder
Land at Northcote	NP/NW27	15	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land off Wesley Lane	NP/NW39	27	0	0	0		0	0	0	0	0	7	20	Trowbridge CA Remainder
Land to the West of The Bakehouse Site HS6	NP/NW13	4	0	0	0		0	0	0	0	0	0	0	Chippenham CA Remainder
Middle Farm, Corsham Road, Whitley	NP/NW40	18	0	0	0		0	0	0	0	0	6	12	Melksham CA Remainder
Redundant Farmyard Site Adjacent to Fordlands Site HS3	NP/NW10	4	0	0	0		0	0	0	0	0	0	0	Chippenham CA Remainder
Redundant Farmyard Site Adjacent to The Old Parlour Site HS2	NP/NW09	6	0	0	0		0	0	0	0	0	0	0	Chippenham CA Remainder

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Redundant Farmyard Site at Mermaid Farm Site HS4	NP/NW11	3	0	1	0		0	0	0	0	0	0	0	Chippenham CA Remainder
Sopworth Lane	NP/NW33	45	0	0	0		0	0	0	0	0	15	30	Malmesbury CA Remainder
The Elms	NP/NW35	4	0	0	0		0	0	0	0	0	0	0	Malmesbury CA Remainder
The Vicarage	NP/NW34	2	0	0	0		0	0	0	0	0	0	0	Malmesbury CA Remainder
Thickwood field, north of Thickwood Estate	NP/NW37	5	0	0	0		0	0	0	0	0	0	0	Corsham CA Remainder
Tuner's Lane	NP/NW31	25	0	0	0		0	0	0	0	0	12	13	Malmesbury CA Remainder
Total emerging and adopted Neighbourhood Plan allocations		190	0	1	0		0	0	0	0	0	40	75	
Windfall – brownfield small sites							23	65	89	103	109	110	111	
Windfall – brownfield large sites							2	22	52	71	78	86	87	
Windfall – greenfield small sites							10	32	43	48	50	51	52	

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
South Wiltshire HMA														
Grand Total		2,629	450	360	53		320	414	462	356	179	267	295	
Total Small permitted sites (see Appendix 2)		303	81	11	13		42	83	44	25	10	3	1	
141 Castle Street, Salisbury	20/06868/PNCOU	60	60	0	0		60	0	0	0	0	0	0	Salisbury
40 BLUE BOAR ROW, SALISBURY, SP1 1DA	PL/2022/04289	11	0	0	0		0	0	0	11	0	0	0	Salisbury
42-44 CHIPPER LANE, SALISBURY, SP1 1BG	PL/2023/02891	3	3	9	0		3	0	0	0	0	0	0	Salisbury
Alderbury Park Caravan And Camping Site, Southampton Road, Whaddon, SP5 3HB	PL/2021/11771	13	0	0	0		0	0	0	0	0	7	6	Southern Wiltshire CA Remainder
Beaumont Business Park, Woodlands Road, Mere, Warminster, Wiltshire, BA12 6BT	20/07469/OUT	70	0	0	0		0	0	0	0	0	10	30	Mere
Building Known As Finch House The Old Manor Hospital Wilton Road Salisbury Wiltshire	19/11110/FUL	21	21	0	0		21	0	0	0	0	0	0	Salisbury
Castle View Rest Home, 8 Old Castle Road, Salisbury, Wilts, SP1 3SF	PL/2022/06171	15	15	0	14		15	0	0	0	0	0	0	Salisbury
E V Naish Ltd Crow Lane Wilton Salisbury Wiltshire	S/2003/1016	61	0	0	0		0	0	0	0	0	11	25	Wilton
Erskine Barracks	S11.0517	52	0	0	0		0	0	0	0	0	0	0	Wilton

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Kings Gate Phase 4, West of Archers Gate Development, Amesbury, Wiltshire	19/07304/REM	25	25	274	0		25	0	0	0	0	0	0	Amesbury
Land Adjacent Quarryfield Industrial Estate Castle Street Mere BA12 6LA	20/11079/FUL	39	39	0	0		0	39	0	0	0	0	0	Mere
Land at Chicklade Road, Hindon, Wiltshire	PL/2021/09623	31	0	0	0		0	0	0	0	0	16	15	Tisbury CA Remainder
Land at H3.7 adj to 'Warren's Folly' and Vets, Larkhill Road, Durrington, SP4 8DR	20/04397/OUT	14	0	0	0		0	0	0	0	0	14	0	Amesbury
Land at Hillbrush Company Ltd Woodlands Road Mere	S17.0085	8	8	66	0		8	0	0	0	0	0	0	Mere
Land at Romsey Road, Whiteparish, Salisbury	PL/2022/09532	25	0	0	0		0	0	0	0	0	12	13	Southern Wiltshire CA Remainder
Land at Westside Close, Old Sarum, SP4 6BX	PL/2021/09567	46	0	0	0		0	10	36	0	0	0	0	Salisbury
Land North of Netherhampton Road, Salisbury, Wiltshire	PL/2021/06594	106	65	0	0		25	60	21	0	0	0	0	Salisbury
Land south of Netherhampton Road Salisbury	19/05824/OUT	406	0	0	0		0	0	0	56	80	80	80	Salisbury
Land South of Netherhampton Road, Salisbury	PL/2021/08735	234	53	0	0		50	80	80	24	0	0	0	Salisbury

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Land to the north west of Fugglestone Red and Bemerton Heath	S12.0814	341	0	0	0		0	58	155	127	0	0	0	Salisbury
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury	PL/2022/07678	63	63	0	0		40	23	0	0	0	0	0	Salisbury
South of Rowbarrow	20/00337/FUL	86	0	0	0		0	14	50	22	0	0	0	Salisbury
Stratford Court, Stratford Road, Salisbury, SP1 3JH	PL/2022/05365	17	17	0	26		17	0	0	0	0	0	0	Salisbury
Tisbury Sports Centre, Weaveland Road, Tisbury, Salisbury, SP3 6HJ	PL/2022/00855	13	0	0	0		0	0	6	7	0	0	0	Tisbury
Total Large permitted and 'subject to S106' sites		1,760	369	349	40		264	284	348	247	80	150	169	
Bulbridge	3/LPA/36	45	0	0	0		0	0	0	0	0	0	0	Wilton
Central Car Park	WCS/S5	200	0	0	0		0	0	0	0	0	0	0	Salisbury
Churchfields & Engine Sheds	WCS/S4	200	0	0	0		0	0	0	0	0	0	0	Salisbury
Total adopted Strategic Sites and District Local Plan allocations		445	0	0	0		0	0	0	0	0	0	0	
Clover Lane	H3.6	45	0	0	0		0	0	0	0	0	20	25	Durrington
Total adopted Site Allocations Plan allocations		45	0	0	0		0	0	0	0	0	20	25	
Knighton Road (Site 4)	NP/S15	6	0	0	0		0	0	0	0	0	3	3	Wilton CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2024	Units under construction	Completions to date	Losses to date		2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Settlement / CA Remainder
Land at Hillcrest Paddock	NP/S19	5	0	0	0		0	0	0	0	0	0	0	Tisbury CA Remainder
Land at Red House Farm	NP/S20	1	0	0	0		0	0	0	0	0	0	0	Tisbury CA Remainder
Land between Glebe Hall and Primary School	NP/S12	13	0	0	0		0	0	0	0	0	0	6	Southern Wiltshire CA Remainder
Manor Farm Road (Site 5)	NP/S16	3	0	0	0		0	0	0	0	0	2	1	Wilton CA Remainder
Station Works	NP/S11	60	0	0	0		0	0	0	0	0	0	0	Tisbury
Total emerging and adopted Neighbourhood Plan allocations		76	0	0	0		0	0	0	0	0	2	7	
Windfall – brownfield small sites							10	28	39	45	47	48	48	
Windfall – brownfield large sites							1	6	15	21	23	25	26	
Windfall – greenfield small sites							4	12	16	18	19	19	20	

Appendix 2: Small sites contributing to the deliverable supply

See accompanying document.

Appendix 3: Deliverability summary for sites considered to be deliverable in the forthcoming 5-year period

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
East Wiltshire HMA				
Agricultural land, Park Farm, Seend Cleeve, Melksham, SN12 6PX	20/02213/FUL	Full permission	Devizes CA Remainder	Completion is expected in 2024/25. The development includes one self-build unit and ten White Horse Affordable Passivhaus homes, with construction having commenced in September 2023.
Bath Road Business Centre	NP/E12	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Blackberry Lane - Site A6	NP/E18	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Devizes Community Hospital, New Park Road, Devizes, Wilts, SN10 1EF	PL/2022/08744	S106	Devizes	Outline planning permission was granted in January 2025. A Reserved Matters application has yet to be submitted. As a result, the Council has adopted a cautious approach, forecasting first completions from 2029/30.
Drummond Park	WCS/E2	Strategic site	Tidworth	See E/11/0001/OUT and 21/02122/REM.
Drummond Park Ludgershall SP11 9RT	E/11/0001/OUT	Outline permission	Tidworth/ Ludgershall	See 21/02122/REM.
Drummond Park Ludgershall SP11 9RT	21/02122/REM	Full permission	Tidworth/ Ludgershall	Development of the site is underway, with the first phase of dwellings already completed. In appeal decision APP/Y3940/W/24/3340811, the Planning Inspector considered the projected yield acceptable. Paragraph 92 of the decision states: 'The build-out rate of 65 dwellings per annum (dpa) adopted by the Council is based on a pro rata calculation from the first year's delivery. This is a reasonable basis for the calculation and no clear evidence has been provided otherwise. The dwellings should therefore remain in the supply.'
Elm Tree business area	NP/E44	Neighbourhood Plan	Marlborough CA Remainder	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Empress Way	H1.1	DPD Allocation	Tidworth	See E13.0234, 18/04346/REM and 20/06554/FUL

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Garage and Old Dairy, New Park Street	NP/E09	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period. Landowner indicates the site will be retained for commercial purposes.
Grafton Road	NP/E22	Neighbourhood Plan	Pewsey CA	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
H1 Land at Lavington Lane	NP/E32	Neighbourhood Plan	Devizes CA Remainder	See 20/09350/OUT and PL/2021/11899.
Hales Farm	NP/E27	Neighbourhood Plan	Devizes CA Remainder	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Hales Farm, The Green, Urchfont, SN10 4QU	19/11986/FUL	Full permission	Devizes CA Remainder	The remaining dwellings completed in 2024/25, as confirmed by council tax records.
Hedges House, Mill Lane, West Lavington, Devizes SN10 4HS	PL/2021/11543	Full permission	Devizes CA Remainder	A Commencement Notice was submitted on 21/02/2024, indicating a start date of 26/02/2024. Google Street View imagery from July 2024 (viewed from the A360) confirms that the existing dwellings have been demolished. On 21/01/2025, pre-commencement conditions were discharged.
Highfield, The Common, Marlborough, Wilts, SN8 1DL	E18.11905	Full permission	Marlborough	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. C2 use - 12 additional bed spaces. Evidence of commencement sent to the council in January 2022 but development not progressed.
Land adjacent to Empress Way Ludgershall	E13.0234	Outline permission	Ludgershall	See 18/04346/REM.
Land Adjacent to Empress Way Ludgershall Wiltshire	18/04346/REM	Full permission	Tidworth/ Ludgershall	According to the developer's survey response dated 17/10/2024, the remaining 20 dwellings are scheduled to be built in 2025/26.
Land at Alcudia, The Ham	NP/E25	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Barton Dene	NP/E36	Neighbourhood Plan	Marlborough	No recent residential planning applications. However, intention is to bring forward in conjunction with the Local Plan allocation on the adjacent site as agreed in the SoCG relating to Policy 46 (Land off Barton Dene, Marlborough).
Land At Empress Way, Ludgershall	20/06554/FUL	S106	Tidworth/ Ludgershall	A resolution to grant planning permission was made at committee on 10/08/2022, subject to the completion of a Section 106 agreement, which is now at its final stages. An Extension of Time (EoT) is in place until 12/06/2025. The build-out rate, with a maximum annual yield of 52 units, reflects the developer survey submitted in October 2024. This yield was deemed acceptable by the Planning Inspector in appeal decision APP/Y3940/W/24/3340811. Paragraph 111 of the decision states: “This site has a resolution to grant full planning permission, dating from August 2022. The delay in securing permission is related to nutrient neutrality. Because of the delays, further information and amendments to the proposal are required. Material in this regard has been submitted. There remain unresolved objections but the principles of the proposal have been agreed. Full permission is therefore likely to be forthcoming in a relatively timely manner. The housebuilder is the same as for the adjacent Phase 1 of the same scheme. This constitutes clear evidence that the dwellings will come forward within the five years and should therefore remain in the supply.”
Land at Kelham Gardens	NP/E38	Neighbourhood Plan	Marlborough	Full planning application PL/2023/02738 approved on 11 April 2025 for 9 dwellings.
Land at Marshall Road, Devizes, Wiltshire	PL/2021/07203	Outline permission	Devizes	See PL/2023/05033.
Land at Marshall Road, Devizes, Wiltshire	PL/2023/05033	Full permission	Devizes	A Commencement Notice was submitted on 17/04/2024, with a start date of 23/04/2024. All pre-commencement conditions have been discharged, and construction is currently underway. Forecasts are based on the developer's survey response dated 18/10/2024. This timeline is considered achievable, as Vistry has previously delivered an average of 72 dwellings per annum over three years (excluding the start-up year) at a comparable site - Westbury Sailing Lake (application ref. 17/12194/REM).

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Sandlease Farm, Worton, Wiltshire	20/07932/OUT	Outline permission	Devizes CA Remainder	See PL/2022/08551.
Land at Sandlease Farm, Worton, Wiltshire	PL/2022/08551	Full permission	Devizes CA Remainder	A Commencement Notice was submitted on 28/09/2023, with a start date of 23/10/2023. Wiltshire Council mapping confirms that the site is well under construction.
Land at the Spring	NP/E33	Neighbourhood Plan	Devizes CA Remainder	Outline application PL/2023/10388 for up to 14 dwellings given resolution to grant permission at planning committee on 19/09/2024. S106 agreement being finalised.
Land east of Reed Place, Rowde, SN10 2GX	PL/2021/07576	Full permission	Devizes CA Remainder	A Commencement Notice was submitted on 08/01/2024, with the same date listed as the start of works. Given this, it is considered reasonable to expect completion of the 10-dwelling site in 2025/26.
Land north of Quakers Road, Devizes, Wiltshire SN10 2FH	21/02477/OUT	Outline permission	Devizes	Reserved matters application PL/2024/03117 for 54 dwellings was received on 26/03/2024 (prior to the 2024 base date) and approved on 17/12/2024. A Commencement Notice was submitted on 23/01/2025, with a start date of 17/02/2025. Given this timeline, first completions in 2025/26 are considered achievable.
Land off Cherry Orchard	NP/E37	Neighbourhood Plan	Marlborough	See PL/2021/11719.
Land off Coate Road, Devizes	PL/2021/04774	Outline permission	Devizes	In appeal decision APP/Y3940/W/22/3312268, the Inspector concluded that the absence of a five-year supply of deliverable housing sites triggers the presumption in favour of sustainable development. As such, the delivery of this site was deemed necessary to help address the shortfall. Reserved matters application PL/2024/09259 for 200 dwellings was approved on 26/03/2025. The yield forecast reflects the average delivery rate achieved by Bellway on other sites in Wiltshire over the past five years. The remaining DoC applications for pre-commencement conditions are currently under consultation, and it is therefore considered realistic for the first units to be completed on site by 2026/27.
Land off Firs Hill Way - Site A3	NP/E19	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land off Hillworth Road	NP/E05	Neighbourhood Plan	Devizes	Outline application PL/2022/00867 for 59 dwellings granted at appeal on 16 October 2023.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land off Lavington Lane, Devizes, West Lavington	20/09350/OUT	Outline permission	Devizes CA Remainder	See PL/2021/11899.
Land opposite Sawmills	NP/E31	Neighbourhood Plan	Devizes CA Remainder	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Land South of Lavington Lane, West Lavington	PL/2021/11899	Full permission	Devizes CA Remainder	Reserved matters application PL/2021/11899 for 50 dwellings was approved on 30/05/2022. All pre-commencement conditions have been discharged, and construction is underway. As of April 2024, completions have been observed on site, with council tax records confirming occupancy for these properties.
Land to the east of Lavington School	NP/E35	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land to the north of Marshall Road, Devizes, Wilts	PL/2022/05360	Outline permission	Devizes	Reserved matters application PL/2024/09128 was received on 07/10/2024 and is currently under consultation. As a result, the Council has adopted a cautious approach, forecasting first completions by 2029/30.
Land to the north of Marshall Road, Devizes, Wiltshire	E16.12285	Outline permission	Devizes	See PL/2022/05360.
Land West of Hillworth Road / John Rennie Close, Devizes, Wiltshire, SN10 5HD	PL/2022/00867	Outline permission	Devizes	Inspector concluded in appeal decision APP/Y3940/W/23/3317362 that the lack of a five-year supply of deliverable housing sites results in the presumption in favour of sustainable development. Therefore, the delivery of this site was considered necessary to help address the shortfall. However, without the submission of a reserved matters application at the 2024 base date, first delivery has been forecast for 2029/30.
Lottage Farm	NP/E39	Neighbourhood Plan	Marlborough CA Remainder	Outline application 21/01004/OUT for up to 32 dwellings approved on 19/09/2024 with signed S106 agreement. Therefore, first completions by 2029/30 is considered a realistic prospect.
Magistrates Court, Elcombe Gardens	NP/E11	Neighbourhood Plan	Devizes	1no. dwelling constructed under 18/03773/FUL. No known further development anticipated.
Marlborough Resource Centre, Cherry Orchard, Marlborough	PL/2021/11719	S106	Marlborough	A resolution to grant permission was made at Committee on 22/02/2024. The Section 106 agreement is progressing. Forecasts allow for discharge of conditions and site preparation

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Marlborough Road Site	NP/E01	Neighbourhood Plan	Pewsey CA	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Parnham Coaches, 31 Andover Road, Ludgershall	20/02272/FUL	S106	Tidworth/ Ludgershall	A resolution to grant permission was made at committee on 22/02/2024, with the decision notice issued on 12/12/2024. All pre-commencement conditions have been discharged. A commencement notice was submitted on 12/03/2025, confirming a start date of 17/03/2025. As such, initial completions are anticipated in 2025/26.
Railway Cuttings, Hillworth Road	NP/E07	Neighbourhood Plan	Devizes	Timescales for development longer term, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Ryeleaze Field - Site A5	NP/E21	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Seymour Court, Blackmans Lane, Burbage, SN8 3TW	PL/2022/06850	Full permission	Pewsey CA	Pre-commencement conditions have been discharged under applications PL/2024/07653, PL/2024/07476, and PL/2024/05176. As a result, demolition of the existing building is considered feasible by 2025/26, with new unit completions anticipated in the subsequent years.
South of the "Meadows", Hartmoor Road.	NP/E10	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period. Site owner has indicated they will not be pursuing development on this site.
Southcliffe	NP/E34	Neighbourhood Plan	Devizes CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
St Peters Junior School, The Parade, Marlborough, SN8 1LQ	PL/2021/03930	Full permission	Marlborough	Full application (PL/2021/03930) approved for 15 dwellings and is currently under construction, with first 7 units forecast to complete in 2025/26.
Stonebridge House, Nursteed Road	NP/E03	Neighbourhood Plan	Devizes	Timescales for development longer term, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Village Hall, Mill Street	NP/E45	Neighbourhood Plan	Devizes CA Remainder	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Wadworth Warehouse, Northgate St	NP/E16	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period. Landowner indicates the site will be retained for commercial purposes.
Whole of Garden Trading Est	NP/E13	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period. Town council have indicated that the site will be retained for commercial purposes.
Wildmans Garage	NP/E30	Neighbourhood Plan	Devizes CA Remainder	Planning application PL/2024/07035 for five dwellings refused on 29/11/2024. Taken to appeal and awaiting decision.
Wiltshire Police, George Lane, Marlborough, Wiltshire, SN8 4DB	20/07915/OUT	Outline permission	Marlborough	Not enough information available to include in the 5-year supply.
York Place, St Martins, Marlborough	PL/2023/03305	S106	Marlborough	A resolution to grant permission was made at Committee on 21/03/2024. The Section 106 was signed and full permission granted on 16/04/2025. First completion forecast in 2027/28 to allow for conditions to be discharged and for demolition of existing building.
North & West Wiltshire HMA				
"Land at Sutton Lane Sutton Benger SN15 4RR"	20/03487/FUL	Full permission	Chippenham CA Remainder	The agent/developer returned a developer survey (Oct 2024) which confirms the build out rate that is set out in this trajectory. The Commencement of Development Notice on file notes that construction commenced in August 2023.
"Land South of Low Lane, Calne, SN11 8EQ"	PL/2022/09034	Full permission	Calne	Reserved Matters application approved in September 2023. The Commencement of Development notice returned by the developer is dated 16/09/2024.
1-4 Avon Heights, Monkton Hill, Chippenham, SN15 1ER	21/00286/PNCOU	Full permission	Chippenham	Development has commenced, with site fenced, site office installed and conversion works underway.
17 Station Hill, Chippenham, SN15 1EQ	20/06500/FUL	Full permission	Chippenham	Change of use proposal. Development of the site has commenced as per walk-by site visit completed by Wiltshire Council in November 2024.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
26 Fore Street, Trowbridge	21/01148/FUL	Full permission	Trowbridge	Commencement notice received from developer in March 2022. Condition 5 (Mechanical Ventilation Heat Recovery) discharged April 23.
3 High Street, Warminster, BA12 9AG	19/04315/FUL	Full permission	Warminster	Application not coming forward after demolition of existing building. New application under consultation for 11 flats (PL/2024/04333).
54 Woodmarsh	NP/NW32	Neighbourhood Plan	Trowbridge CA Remainder	Outline application for 23 units under consultation(PL/2021/09739)
6 Orchard Court, Arches Lane, Malmesbury, SN16 0ED	PL/2024/00117	Full permission	Malmesbury	Development comprises 1 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
7, 8 and 9 Back Street	W07.3403	Full permission	Trowbridge	Permission extant, but expected to be developed over the longer term.
AB Carter Haulage Contractors, 14 Happy Land	2/LPA/11	District Local Plan Allocation	Malmesbury CA Remainder	20/09696/FUL - application for 10 dwellings approved in September 2022.
AB Carter Haulage Contractors, 14 Happy Land	NP/NW06	Neighbourhood Plan	Malmesbury CA Remainder	20/09696/FUL - application for 10 dwellings approved in September 2022.
Ashton Street Centre, Ashton Street	PL/2021/09909	S106	Trowbridge	S106 agreed and application subsequently approved on 18/10/2024. No DoC applications submitted, but with detailed permission on the site, it is a realistic prospect to expect first completions to deliver within 5 years. Additionally, Wiltshire Council established Stone Circle (the applicant) as a Local Housing Company in 2019 to provide additional housing solutions complementing the Council's internal efforts.
Backbridge Farm Site 3A & Punters Farm Site 15	NP/NW01	Neighbourhood Plan	Malmesbury	16/06401/FUL - Application for 201 dwellings approved on 22/10/2021. COD dated 28/02/2022
Bore Hill Farm	H2.8	DPD Allocation	Warminster	Planning application for 80 dwellings under consultation (PL/2022/07120). Application for 95 dwellings withdrawn (PL/2022/00473).

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Bugley Barton Farm, Land South of Victoria Road, Warminster	17/01463/FUL	Full permission	Warminster	Approved on 22nd October 2022. Site has been sold on to Keepmoat Homes in August 2024 who are promoting site on their website. S73 application submitted by Keepmoat in February 2025 to vary the approved scheme, deed of variation to amend the approved S106 agreement accordingly, and discharge of conditions related to ecology and lighting. Extension of time agreed to 1 July 2025.
Burton Hill Site 6, Malmesbury PCC Site 11 & Malmesbury PCC Site 10	NP/NW02	Neighbourhood Plan	Malmesbury	PL/2021/04960 - RM application for 21 dwellings approved in February 2022
Caring Hands (Wiltshire) Battlelake Farm Braydon SN5 0AA	20/00806/FUL	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Development comprises 6 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Church Farm, Church Street, Hilperton, Trowbridge, Wiltshire	20/09998/FUL	Full permission	Trowbridge CA Remainder	Developer survey confirms build out to be complete by end of 2024/25.
Church Lane	H2.4	DPD Allocation	Trowbridge	Outline permission (18/10035/OUT) permitted in June 2024 for 'up to 55 dwellings'.
Clarks Mill and Mill House Stallard Street Trowbridge Wiltshire BA14 8HH	PL/2022/00462	Full permission	Trowbridge	Last part of development.
Cotswold Community School Cotswold Community Ashton Keynes Wiltshire	N16.2609	Outline permission	Malmesbury CA Remainder	Reserved application (21/02520/REM) was approved on 15/12/2022. Variation of condition application (PL/2024/05339) to amend approved materials was approved on 15/01/2025. Commencement of development notice was submitted to the Council and dated 12/08/2023.
Cotswold Community, Ashton Keynes, SN6 6QU	21/02520/REM	Full permission	Malmesbury CA Remainder	A Developer survey returned by the agent/developer confirms that they anticipate the whole development to be completed by 2026

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Court Orchard / Cassways	H2.13	DPD Allocation	Westbury CA Remainder	Reserved matters for 31 dwellings approved in Jan 2024 (PL/2023/07170).
Court Street	5/LPA/21	District Local Plan Allocation	Trowbridge	Prior Approval PL/2024/05743 from offices to 8 dwellings approved on 02/08/2024.
Courtfield House, Polebarn Road, Trowbridge, BA14 7EG	18/04656/FUL	Full permission	Trowbridge	COD Notice dated 06/03/2023. New build units expected to be completed in 2024/25. Conversion of Courtfield House expected to complete in the following year.
Derelict Cottage Farm	NP/NW26	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Eastleigh Stables, Bishopstrow Road, Bishopstrow, Warminster, Wilts, BA12 9HW	PL/2021/04839	Full permission	Warminster CA Remainder	Development comprises 6 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Elizabeth Way	H2.3	DPD Allocation	Trowbridge	Allocation taken forward by three developers: See 20/09701/FUL, PL/2021/08554 & 20/07751/FUL.
Elm Grove Way	H2.1	DPD Allocation	Trowbridge	Development had outline permission pre base date (19/11459/OUT - up to 261 dwellings) and subsequently reserved matters permission (PL/2022/09425 - 248 dwellings). Site has now commenced.
Elwood House, Former A429, Stanton St Quintin	20/11517/FUL	Full permission	Chippenham CA Remainder	The developer/agent has submitted a Commencement of Development Notice dated 06/03/2023. Wiltshire Council mapping shows that all 12 units have been completed.
Former AB Carter Haulage Contractors, 14 Happy Land, Ashton Keynes, Wiltshire, SN6 6PN	20/09696/FUL	Full permission	Malmesbury CA Remainder	Full planning application approved on 7th September 2022. Construction of the development had commenced as of September 2023 as per Google Street View imagery.
Former MOD Rudloe No. 2 Westwells Road Hawthorn Rudloe	N14.11354	Outline permission	Corsham CA Remainder	Development has not commenced on site due to outstanding conditions that are required for discharge relating to both the Outline and Reserved Matters permissions.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Former MOD Rudloe No.2, Westwells Road, SN13 9RA	19/07339/REM	Full permission	Corsham CA Remainder	There has been a time-lag between the date at which the application was approved (11/06/2021) and the most recent correspondence on file between the applicant/agent and Wiltshire Council from February 2023 noting issues with signing s278 + need to discharge pre-commencement conditions.
Former Sydenhams Yard, Bradley Lane, Maiden Bradley, BA12 7JR	PL/2021/08100	Full permission	Warminster CA Remainder	Remaining dwellings to complete in 2024/25.
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	Full permission	Chippenham	This application sought approval for later living accommodation which constitutes planning use class C2. The agent confirms that the development is unlikely to be built out due to withdrawal of funding.
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	Full permission	Chippenham	Development comprises 69 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Foundary Lane	2/LPA/18	District Local Plan Allocation	Chippenham	See Planning Application 19/12100/REM for 329 dwellings which was approved on 03/07/2023 with the Commencement of Development notice submitted to the Council dated 01/09/2023.
Gable House, 46 High Street, Malmesbury, SN16 9AT	20/06887/FUL	Full permission	Malmesbury	Full planning application approved in March 2023.
Garages at land West of 10 King Street Melksham SN12 6HD	20/02677/FUL	Full permission	Melksham	Although the council forecast delivery of units in 2025/26, clear that site is entering final stages of conversation and will likely complete in November 2024.
Goldenley Care Home Forest Lane Chippenham SN15 3YQ	19/06116/FUL	Full permission	Chippenham	Figures shown as a loss are based on a bed spaces-to-dwellings ratio of 1.83 in accordance with the 2011 Census figures. C2 use - 18 lost bed spaces equates to 10 dwelling equivalent. Net loss of 4 dwelling equivalent.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Ground and First Floor Block C, The Pavilions, Windsor Road, Trowbridge, Wiltshire	PL/2021/07628	Full permission	Trowbridge	Site visit on 03 July 2024 shows photos of progress on site, with drywall up and kitchens fitted and therefore, expected to complete in 2024/2025.
Heywood House, Park Lane	W07.1377	Full permission	Westbury CA Remainder	Permission will have now expired - new dwellings do not seem to have been built out as per aerial imagery.
Hill House Nursing Home	N09.0362	Full permission	Malmesbury CA Remainder	Development comprises 12 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Hooks Hill	NP/NW25	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	20/04338/FUL - refurbishment of 25 flats and construction of 4 dwellings approve in December 2020. Construction underway/largely complete as per Google Street View (September 2023)
Innox Mills, Trowbridge	PL/2021/08064	S106	Trowbridge	Hybrid permission (PL/2021/08064) granted for full permission for 12 apartments and outline permission for 243 dwellings. The site's trajectory has been set out within Statement of Common Ground for the Wiltshire Local Plan Review allocation.
Kingston Mills, Kingston Road	W06.2394	Full permission	Bradford on Avon	1 remaining dwelling likely to be complete
Land At Ambulance Headquarters, Malmesbury Road, Chippenham, SN15 5LN	20/05495/FUL	Full permission	Chippenham	COD Notice dated 26/07/2024. All pre-commencement conditions discharged.
Land at Backbridge Farm, Malmesbury, Wiltshire	16/06401/FUL	Full permission	Malmesbury	Developer Survey (Oct 2024) states completion in 2025/26 and confirms build out rate.
Land At Broadfield Farm, Great Somerford, SN15 5EL	21/01950/FUL	Full permission	Malmesbury CA Remainder	Full planning application approved in March 2022. Unilateral Undertaking agreement completed in March 2025. The developer/agent submitted a Commencement of development Notice to the local authority dated 18/12/2023.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Burton Hill Burton Hill Malmesbury Wiltshire	16/11603/OUT	Outline permission	Malmesbury	A Commencement of Development notice dated 18/07/2022 was submitted to the local authority. WC mapping shows that the majority of the site has been built out as of May 2025.
Land at Chippenham Road, Lyneham, SN15 4PA	PL/2022/07119	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	COD Notice dated 29/11/24. Bellway are advertising the site on their website. Forecast yields reflect developer survey from January 2025.
Land at Elizabeth Way, Hilpertown, Trowbridge	20/09701/FUL	Full permission	Trowbridge	Commencement notice received September 2024. Site visit in May 2025 confirms highway works undertaken, internal road layout started and several plots are under construction. Forecasts in line with developer survey.
Land at Elm Grove, Drynham Lane, Trowbridge, Wiltshire, BA14 0PL	19/11459/OUT	Outline permission	Trowbridge	The Reserved Matters application (PL/2022/09425 - 248 dwellings) was submitted prior to the trajectories base date (submitted on 7/12/2022) and approved on 05/12/2024. The subsequent Commencement of Development Notice for the development is dated 20/01/2025. Site visit in April 25 confirmed groundworks were being undertaken on site.
Land at Filands Road / Jenners Lane, Malmesbury, SN16 9GT	PL/2023/00958	Full permission	Malmesbury	COD Notice dated 15/01/2024. Correspondence on file from developer confirming first occupation in December 2024. Yields comparable to adjacent sites also built out by Bloor (Land South of Filands)
Land at Green Farm, Chippenham Road, Lyneham SN15 4PA	19/03199/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	The Reserved Matters application for up to 200 dwellings was approved January 2024 (PL/2022/07119) and the subsequent Commencement of Development notice is dated 22/11/2024.
Land at Grove Farm Bincknoll Lane Royal Wootton Bassett Swindon Wiltshire SN4 8BD	18/06442/FUL	Full permission	Royal Wootton Bassett	The full planning application was approved on 07/02/2019. Google Street View imagery from August 2023 shows completions on site. 2025 Wiltshire Council mapping shows development mostly/if not fully built out.
Land at Hunters Moon Chippenham Wiltshire	16/12493/FUL	Outline permission	Chippenham	Site under construction and nearing completion.
Land at Hunters Moon Chippenham Wiltshire	N18.0401	Full permission	Chippenham	Approved in July 2018. Remaining plots in location of sales office and car park.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Hunters Moon Chippenham Wiltshire	N16.12493	Full permission	Chippenham	Developer survey confirms that this phase of Hunters Moon development is now complete (dated: 17/10/2024)
Land at Hunters Moon, Chippenham	20/06824/REM	Full permission	Chippenham	A developer survey (December 2024) confirms that this phase of development is now complete.
Land at North Chippenham, Hill Corner Road, East of A350, Chippenham	N/12/00560/OUT	Outline permission	Chippenham	Various Reserved Matters applications have been approved for several different phases/parcels of the overall development (18/01102/REM, 17/07413/REM, 18/08316/REM, 18/04224/REM, 17/08741/REM, 18/07826/REM, 18/01610/REM)
Land at North Chippenham, Hill Corner Road, West of A350, Chippenham	20/11468/REM	Full permission	Chippenham	Reserved Matters application (20/11468/REM) approved in November 2021. Development mostly built out as per Wiltshire Council's mapping.
Land at Northcote	NP/NW27	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Land at Patterdown Road	16/09277/OUT	Outline permission	Chippenham	See 19/00098/REM.
Land at Patterdown Road, Chippenham	19/00098/REM	Full permission	Chippenham	Developer survey (October 2024), remaining 17 dwellings to be completed after HV diversion.
Land at Phase 2, Star Ground, Station Road, Holt, Wiltshire.	PL/2021/09777	Full permission	Bradford on Avon CA Remainder	COD notice dated 20/03/2023.
Land at Pound Farm South View Lyneham Wiltshire	20/02387/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Commencement of Development notice on file is dated 08/08/2022.
Land at Pound Farm, South View, Lyneham	PL/2021/09817	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Reserved Matters application (PL/2021/09817) approved in March 2022. Commencement of development in August 2022. Non-Material Amendment to amend the materials of certain plots approved in December 2023. Google Streetview imagery from June 2023 shows completions on site. Wiltshire Council Mapping (May 2025) shows development mostly (if not completely) built out.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Purton Road, Swindon	20/10523/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Outline permission was granted at appeal on 23/11/2023. The Inspector concluded in appeal decision APP/Y3940/W/21/3275053 that the lack of a five-year supply of deliverable housing sites results in the presumption in favour of sustainable development. Therefore, the delivery of this site was considered necessary to help address the shortfall. There has not been a Reserved Matters application submitted as of yet (however a pre-app response in relation to the RM was issued Nov 2024).
Land at Rawlings Farm, Cocklebury Lane, Chippenham, Wiltshire, SN15 3LR	15/12351/OUT	Outline permission	Chippenham	Outline consent for housing, employment, primary school and associated infrastructure granted October 2021. Variation application submitted April 2025 to vary layout and highways currently under consideration. Two Reserved Matters applications are currently submitted and undetermined in relation to this site: PL/2024/09507 (for 454 dwellings) and PL/2024/09507 (for 196 dwellings) for housing aspects of the development. Delivery anticipated to be outside the immediate five year period whilst variation on outline permission is being considered.
Land at Regents Park, Calne	20/07659/OUT	Outline permission	Calne	There is currently a Reserved Matters application (PL/2024/08991) under consideration. A revised site masterplan was submitted in January 2025 in response to consultation comments (including Highways). If this application approved in the 25/26 period, commencement would likely take place in 26/27.
Land at Restrop Road	NP/NW30	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	Site complete
Land at Restrop Road, Purton, SN5 4BP	PL/2023/02576	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	COD Notice dated 31/01/2024.
Land at Restrop Road, Purton, Swindon, Wiltshire, SN5 4BP	21/01155/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Reserved Matters application (PL/2023/02576) which includes a discharge of condition application for several outline planning conditions submitted in March 2023 and approved in February 2024. Commencement of development notice on file dated 31/01/2024.
Land at Saltersford Lane, Chippenham	PL/2022/06612	Outline permission	Chippenham	The Reserved Matters Application (PL/2024/11691) is currently under consultation. The initial Outline application was allowed at appeal (APP/Y3940/W/21/3275053), where the inspector concluded that the lack of a five-year supply of deliverable housing sites results in the presumption in favour of sustainable development, with the site helping to address the shortfall.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Semington Road, Melksham, Wilts	20/01938/OUT	Outline permission	Melksham	The Reserved Matters application (PL/2022/02749) was approved in May 2023. Commencement of Development notice on file dated 21/08/2023.
Land at Semington Road, Melksham, Wilts	PL/2022/02749	Full permission	Melksham	Site under construction with completions in 2024/25.
Land at Showell Farm, Patterdown Road, Showell, Chippenham, SN15 2NT	18/04241/OUT	Outline permission	Chippenham	Reserved Matters application (PL/2022/07442) was approved 01/12/2023 and the subsequent Commencement of Development Notice is dated 01/07/2024.
Land at Showell Farm, Patterdown Road, Showell, Chippenham, SN15 2NT	PL/2022/07442	Full permission	Chippenham	Development comprises 74 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. COD Notice dated: 01/07/2024
Land at Showell Nurseries Showell Chippenham Wiltshire SN15 2NU	17/08554/OUT	Outline permission	Chippenham CA Remainder	Commencement of Development Notice dated 17/02/2025.
Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU	20/11654/REM	Full permission	Chippenham	Duplicate reserved matters application PL/2023/06727, validated 08 August 2023, approved 29 August 2024. There is a Commencement of Development notice on file from the developer/agent that is dated 17/02/2025. Site visit on 19 May 2025 saw site prep work underway, with a few plots approaching oversite level.
Land at Silver Street Calne Wiltshire	N16.4124	Full permission	Calne	Approved in February 2018. COD dated 19/03/2018

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at the proposed West Warminster Urban Extension North of Victoria Road & to the West of Bath Road Comprising approx. 84 hectares Warminster Wilt	15/01800/OUT	Outline permission	Warminster	Strategic site allocation from the Wiltshire Core Strategy, being built out by Persimmon Homes. Phase 1 (145 dwellings) - see permission record PL/2021/07207. Phase 2 - reserved matters application PL/2022/08898 for 168 dwellings validated 16/11/2022. Natural England ratified the ecology team's HRA AA with no objection subject to securing the mitigation proposed by Persimmon which provided a comprehensive approach to ensure the floating wetland achieves the nutrient reductions required to meet phosphorus neutrality requirements; Wiltshire Council as the competent authority, signed off the HRA and subsequently approved the application on 21/05/2024. Reserved matters for phase 3 of the site for 193 dwellings was validated on 07/05/24 and had an accompanying Nutrient Neutrality Assessment and Mitigation Strategy which follows the approach approved at phase 2. Permission was granted on 12 December 2024. Forecasts in line with developer survey. Persimmon capable of achieving yields - on the Castlemead site in Trowbridge (650 dwellings, same HMA), they averaged 116 completions per annum (not including start-up and wind-down years).
Land at The Street	NP/NW36	Neighbourhood Plan	Chippenham CA Remainder	PL/2024/03115 Reserved Matters for up to 71 dwellings approved in January 2025 (pursuant to outline 20/10972/OUT)
Land at The Street, Hullavington	20/10972/OUT	Outline permission	Chippenham CA Remainder	The Reserved Matters application (PL/2024/03115) for the 71 dwellings was approved on 08/01/2025. Commencement of Development Notice dated 10.03.2025. Trajectories have been inputted corresponding to the Developer Survey which was received from the applicant/agent and dated 25/10/2024.
Land at West Street	5/LPA/55	District Local Plan Allocation	Warminster	No applications submitted for residential development at the site in recent years.
Land at Westbury Sailing Lake Station Road Westbury Wiltshire	W17.1314	Outline permission	Westbury	Reserved Matters application was approved in March 2019 (17/12194/REM) for 285 units. The development is largely complete and as such, the remaining 15 units in the outline permission are unlikely to be implemented.
Land at Westbury Sailing Lake, Station Road, Westbury, Wiltshire,	W17.12194	Full permission	Westbury	Site nearing completion.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land East of Damask Way and East of Upper Marsh Road and North of Smallbrook Lane, Warminster BA12 9PP	17/12348/OUT	Outline permission	Warminster	Reserved Matters application (20/07214/REM) pursuant to 17/12348/OUT was withdrawn by the applicant.
Land North of Folly Farm Warminster	19/09428/FUL	Full permission	Warminster	COD notice dated 05/04/2021.
Land north of Grovelands Way Warminster BA12 8TB (Extra care element)	W17.5360	Outline permission	Warminster	17/05360/OUT varied to 19/07198/VAR. RM for zones A,B,Ea,Eb submitted in June 2023 - PL/2023/04318. Ongoing phosphate issue to be resolved. Most recent correspondence on file from August 2023. Email from agent noting development has not commenced as of 25/10/2024. Development comprises 85 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Land north of Grovelands Way Warminster BA12 8TB (Retirement bungalows)	19/07198/VAR	Outline permission	Warminster	Reserved matters application PL/2023/00956 submitted February 2023 for retirement bungalows (Zone D). Revised plans submitted in June/July 2023. Applicants secured credits for nutrient neutrality to ensure a positive Appropriate Assessment and to allow permission to be granted. Application approved 18/10/2024.
Land North of Grovelands Way, Warminster., BA14 8JN (Care home element)	PL/2021/03889	Full permission	Warminster	NMA submitted May 2023 by operator indicating willingness to progress development. Further NMA submitted in December 2024 and approved January 2025. Development comprises 62 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Land North of Hill Corner Road Land Parcel B3 & B5 Chippenham Wiltshire	19/08039/VAR	Full permission	Chippenham	Variation of Conditions 1,5,6,7 application relevant to Reserved Matters application (18/07826/REM) was approved on 20/12/2019. Wiltshire Council mapping shows that the development is approaching completion.
Land north of St George's Road, Semington	19/02147/OUT	Outline permission	Melksham CA Remainder	Appeal granted for outline permission on 10/09/2021. Inspector concluded in appeal decision APP/Y3940/W/19/3236860 that the lack of a five-year supply of deliverable housing sites results in the presumption in favour of sustainable development. Reserved Matters (PL/2023/10561) approved 02/08/2024.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land North of Victoria Road & to the West of Bath Road, Phase 1, Land North of Victoria Road, Warminster	PL/2022/04343	Full permission	Warminster	COD Notice dated 01/11/2023. Google Street View (April 2024) shows several completions on site.
Land North of Webbs Court, Lyneham	PL/2021/11175	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Reserved Matters application (PL/2023/09551) for 56 dwellings approved in October 2024. Estimated commencement in 2026/27. Development on neighbouring site being carried out by the same housebuilder at Pound Lane (PL/2021/09817) has commenced.
Land north of Westbury Road and west of Court Orchard, Bratton	PL/2021/05259	Outline permission	Westbury CA Remainder	Reserved Matters application (PL/2023/07170) for 31 dwellings was approved in January 2024.
Land north of Westbury Road and west of Court Orchard, Bratton, Wiltshire	PL/2023/07170	Full permission	Westbury CA Remainder	A Commencement of Development Notice was submitted to Wiltshire Council dated 01/05/2024. Developer Survey (October 2024) confirms build out rate.
Land off Frome Road, Upper Studley, Trowbridge	20/09659/FUL	Full permission	Trowbridge	Agent notes that development likely to commence in 2025.
Land off Melksham Road, Holt	PL/2022/03315	Outline permission	Bradford on Avon CA Remainder	Reserved matters application PL/2024/04625 refused at committee on design grounds on 05/02/2025. Application has now been taken to appeal, which is under consideration. Therefore, with no detailed permission existing on the site, delivery within five years can not be justified. However, with an appeal being lodged almost immediately and discharge of conditions applications being submitted soon after outline approval, the pro-active approach from the applicant to progress the application, gives confidence that an acceptable scheme could come forward from at least 2029/2030.
Land off of Elizabeth Way, Hilperton, Wiltshire, BA14 7	PL/2021/08554	Full permission	Trowbridge	Site under construction, forecasts in line with developer survey.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land off Oldfield Road	5/LPA/49	District Local Plan Allocation	Westbury	Saved former District Plan allocation
Land off Oxford Road	N11.3524	Outline permission	Calne	Wiltshire Council mapping (2025) shows that development is mostly (if not completely) built out as of May 2025.
Land off Park Road, Malmesbury, SN16 0QW	19/05898/OUT	Outline permission	Malmesbury	Outline planning permission (19/05898/OUT) granted at appeal (PP/Y3940/W/21/3286853) on 26th September 2022. Paragraph 74 of the Appeal decision stated "the Council's approach to improving housing supply relies in part on sites such as these coming forward.". Conditions attached to the Appeal decision set out reduced timescales to submit Reserved Matters application and to implement the permission. A Reserved Matters application (PL/2023/07797), was submitted before the 1-year deadline outlined above on 12th September 2023. Despite being recommended approval by the planning officer, the scheme was refused at planning committee and has subsequently been taken to appeal (APP/Y3940/W/25/3361710) with a start date of 24/03/2025. In the disputed sites discussion from another appeal decision ref: APP/Y3940/W/24/334081, the Inspector stated in Paragraph 104: "The speed of the submission of the reserved matters application and the special conditions requiring quick delivery point to a proposal that will likely come forward quickly. This is clear evidence of deliverability within five years and the dwellings should therefore remain in the supply.". However, given the application is currently at appeal, the council can not justify the delivery of a site within 5 years, but it is considered a realistic prospect that an acceptable scheme pursuant to the outline permission can be delivered in the plan period.
Land off Potley Lane, Corsham, Wiltshire, SN13 9RX	20/03234/FUL	Full permission	Corsham	Wiltshire Council mapping shows site complete in 2024/25.
Land off Silver Street and White Horse Way	N11.3628	Outline permission	Calne	Reserved Matters application (13/06774/REM) for 72 dwellings approved in August 2014. Wiltshire Council mapping shows that the development is mostly (if not completely) built out as of May 2025.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land off St George's Road, Semington, Melksham, Wilts	PL/2022/01367	Full permission	Melksham CA Remainder	Commencement notice submitted on 02/04/2024 with commencement date of 08/04/2024. As the site has commenced, it is realistic that the site will complete by 2026/27 as the council has forecast.
Land off Station Road Westbury Wiltshire	17/07548/FUL	Full permission	Westbury	Wiltshire Council mapping system shows site nearing completion (April 2025)
Land off the A363 at White Horse Business Park	H2.2	DPD Allocation	Trowbridge	Two applications relate to the allocation. Full planning application PL/2022/05426 (62 dwellings) under consultation. Outline application 20/03641/OUT (70 dwellings) - resolution to grant permission subject to signing of the s106 agreement (March 25).
Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham	PL/2022/04681	Outline permission	Chippenham	Outline permission granted at appeal (3309170) where the Inspector concluded that the site would help address the shortfall in housing and based on what they had heard at the appeal, that the site would be deliverable within 5 years. Reserved Matters application submitted in July 2024 (PL/2024/05355), so would have likely started being prepared prior to base date. Developer survey dated 20/11/2024 confirms projected build out rate based on two outlets on-site (Barratt and David Wilson Homes).
Land off Wesley Lane	NP/NW39	Neighbourhood Plan	Trowbridge CA Remainder	Full application currently live for 30 dwellings (PL/2022/05416).
Land Rear of 54 Woodmarsh, North Bradley	PL/2021/09739	S106	Trowbridge	Outline application given resolution to grant subject to S106 agreement on 13/04/2024. A series of EoTs have been agreed since then as outstanding issues related to the legal agreement are being resolved. This is reflected in the trajectory and likely delivery in the medium term.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land south east of Trowbridge	15/04736/OUT	S106	Trowbridge	Wiltshire Core Strategy allocation. Outline application currently live and has resolution to grant subject to legal agreement, most recently in January 2023. Due to length of time that has passed to agree the legal agreements on the site, changes to the various contributions have been negotiated, a revised Environmental Statement, BNG metrics, green infrastructure plans have been submitted in February 2024 which are currently subject to consultation. In November 2024 part of site was sold to Barratt and Redrow to operate further outlets from the site which will increase the likely build out rates. Developer survey from Persimmon (Oct 2024) was used to help inform forecasts for their parcels. Likely start date moved back from Persimmon forecast given outline permission not yet granted and discharge of conditions still required. Developer survey response has indicated Persimmon's Phase 1 reserved matters has been prepared and agreed through pre- app, and ready to be formally submitted simultaneously with grant of Outline.
Land South of Broad Town Primary School, Broad Town Road, Broad Town, SN4 7RE	19/03874/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	The application was approved at appeal on 27/05/2021. This appeal decision was challenged (for statutory review) however this challenge was unsuccessful. There have been no subsequent Reserved Matters application(s) submitted at the site to date (May 2025) and as such this permission has now expired.
Land South of Low Lane, Calne, Wiltshire, SN11 8EQ.	19/11601/OUT	Outline permission	Calne	The Reserved Matters application (PL/2022/09034) was granted in September 2023. The Commencement of Development notice was submitted to Wiltshire Council and dated 16/12/2024.
Land South of Sandhole Lane Westbury	20/11515/OUT	Outline permission	Westbury	Following the approval of the Outline application at appeal, the subsequent Reserved Matters application (PL/2022/09817) was approved in February 2024. The developer/agent submitted a Commencement of Development Notice to Wiltshire Council which was dated 02/09/2024.
Land South of Sandhole Lane Westbury	PL/2022/09817	Full permission	Westbury	Developer Survey (October 2024) confirms build out rate.
Land South of Trowbridge, Wiltshire	20/00379/OUT	Outline permission	Trowbridge	After initial refusal by Wiltshire Council, the outline application was approved at appeal in March 2024. There has not yet been a Reserved Matters application submitted as of 24/03/25. The site is currently being marketed and it is anticipated that after the site has been purchased, a Reserved Matters application will follow.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land South of Western Way, Melksham, Wilts	PL/2022/08504	Outline permission	Melksham	Outline application (PL/2022/08504) was approved on appeal in November 2023. Substantial weight was given to contribution of housing in the light of a 5 year HLS shortfall in the appeal decision. However no REM has been submitted by the developers as of April 2025.
Land South of Western Way, Melksham, Wilts	PL/2022/08504	Outline permission	Melksham	Outline application (PL/2022/08504) was approved on appeal in November 2023. Substantial weight was given to contribution of housing in the light of a 5 year HLS shortfall in the appeal decision. However no REM has been submitted by the developers as of April 2025. Development comprises 70 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Land south of Westwells Road, Neston, Corsham	18/09884/OUT	Outline permission	Corsham CA Remainder	The outline application was approved at appeal on 26/04/2021. There has been no subsequent Reserved Matters submitted as of May 2025.
Land South West of Park Road, Malmesbury, Wiltshire	20/08341/OUT	Outline permission	Malmesbury	Reserved Matters application PL/2023/05471 approved on 19/09/2024 for 23 dwellings. However, the application was submitted prior to the April 2024 base date on 05/07/2023. A commencement notice has been submitted on the 25/09/2024 with a commencement date of 04/11/2024. A developer survey return in October 2024 forecasts full delivery of the site in 2025/26. The council has taken a cautious approach to spread the delivery over a two year period.
Land to East of Oxford Road, Calne, Wiltshire	N16.7209	Full permission	Calne	Site nearing completion.
Land to North West of Folly Farm, Warminster	PL/2021/11051	Full permission	Warminster	Developer survey from December 2024 confirms build out rate.
Land to the east of Church View Sutton Benger Chippenham Wiltshire SN15 4FD	20/03876/OUT	Outline permission	Chippenham CA Remainder	The outline application was approved in September 2022. There is currently a live application to amend the Section 106 Agreement to facilitate the option to provide an 'either 50% or 100% affordable housing' clause. However no Reserved Matters application has been submitted as of 25/03/2025.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land to the east of Storey Mews, Malmesbury, SN16 0FH	PL/2021/04960	Full permission	Malmesbury	Reserved Matters application approved on 14/02/2022. Commencement of development notice provided by the applicant/agent dated 18/07/2022. Wiltshire Council mapping shows that the development is mostly (if not totally) complete as of May 2025.
Land to the East of Waitrose, A429, Malmesbury, Wiltshire	PL/2021/09852	Outline permission	Malmesbury	The outline application was approved at appeal (March 2024) for the self-build development. There have been no Reserved Matters application submitted as of May 2025 in relation to any of the individual plots. The Local authority self-build register indicates unmet demand for this type of housing so reasonable to assume site will be delivered in medium term.
Land to the north of Whychurch Farm and to the south of Filands, Malmesbury	PL/2021/08453	Outline permission	Malmesbury	The Reserved Matters application (PL/2023/08687) was made valid on 26/10/2023. Revised drawings submitted following several requests for additional info from statutory consultees in March 2025.
Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	20/06684/OUT	Outline permission	Calne	20/06684/OUT was approved in February 2021. A subsequent Reserved Matters application (PL/2022/05993) was submitted in August 2022 and approved in February 2023.
Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	PL/2022/05993	Full permission	Calne	Site under construction.
Land to the south of Church Lane, Upper Studley	18/10035/OUT	S106	Trowbridge	S106 agreed and application subsequently approved on 07/06/2024. No reserved matters or discharge of condition applications yet submitted. There is not enough evidence to suggest the site will be delivered within 5 years at this stage.
Land West of Elizabeth Way and South of Middle Lane, Hilpert, Trowbridge	20/07751/FUL	Full permission	Trowbridge	Commencement notice received February 2025. Forecasts in line with developer survey.
Land West of Elizabeth Way, (Land SW of Hilpert Marsh) (HILPERTON GAP) Trowbridge Wiltshire	16/00672/OUT	Outline permission	Trowbridge	Reserved matters PL/2021/08554 approved 16/09/2022.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land west of Semington Road, Melksham	20/07334/OUT	Outline permission	Melksham	The subsequent Reserved Matters application was approved in August 2023 (PL/2023/00808). The developer/agent submitted a Commencement of Development notice dated 06/11/2023.
Land west of Semington Road, Melksham	PL/2023/00808	Full permission	Melksham	COD notice dated 06/11/2023.
Langley Park	N16.3515	Outline permission	Chippenham	The subsequent Reserved Matters application was approved for 329 dwellings in July 2023 (19/12100/REM). Conditions are currently being discharged. The Commencement Of Development notice, provided by the agent/developer is dated 01/09/2023
Langley Park	19/12100/REM	Full permission	Chippenham	CIL commencement notice completed on 14/08/2023 and states commencement date of 01/09/2023. The site includes 16 blocks of flats which can be worked on concurrently, hence the higher levels of completions forecast in in 2026/27. Forecasts reflect latest phasing plan from developer (received May 25) - plan includes anticipated completions dates for plots. Site visit on 19 May 25 confirms foundations being dug and drainage being installed.
Limpley Mill Lower Stoke Limpley Stoke Bath	PL/2022/03452	Full permission	Bradford on Avon CA Remainder	Full permission granted in May 2023. VAR to amend plan approved in April 2024 (PL/2023/11026). No COD on file as of April 2025
Longbridge Deverill Nursing Home, Church Street, Longbridge Deverill, Warminster, Wilts, BA12 7DJ	PL/2022/05421	Full permission	Warminster CA Remainder	Development comprises 9 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Manor Farm, The Street, Grittleton, SN14 6AN	21/01331/VAR	Full permission	Chippenham CA Remainder	The majority of the development has now been completed as per previous trajectories. The remaining 1 dwelling is likely to be completed in 24/25 period.
Middle Farm, Corsham Road, Whitley	NP/NW40	Neighbourhood Plan	Melksham CA Remainder	Outline Planning application for 40 dwellings currently live (PL/2024/09725).

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Patterdown and Rowden - Small Extension Sites (South West Chippenham)	CH1	DPD Allocation	Chippenham	Strategic site allocated in the Chippenham Site Allocations Plan, being brought forward by Redcliffe Homes. PL/2024/02998 validated on 08/04/2024 for 41 dwellings (Full application). Revised plans received in October 2024 and again in February 2025 to address consultation feedback. Further work required in relation to Ecology, but no objections from Urban Design, Public Protection (subject to condition), Highways, Historic England, Education, National Highways, Waste, Housing, Drainage (subject to conditions).
Patterdown and Rowden (South West Chippenham)	CH1	DPD Allocation	Chippenham	Allocation in the Chippenham Site Allocations Plan.
Phase 5, Land at Hunters Moon, Chippenham	21/01463/FUL	Full permission	Chippenham	Developer Survey (Dec 2024) confirms that Phase 5 will be completed in 2025.
Quemerford House & Mill	2/LPA/14	District Local Plan Allocation	Calne	Former district LP allocation. No development progress in a number of years so unlikely to see further development from this site.
RAF Yatesbury Jugglers Lane Yatesbury Wiltshire	N14.0153	Full permission	Calne CA Remainder	VAR Permission 17/00154/VAR has expired and aerial imagery shows no signs of commencement (circa 2021). Site now for sale January 2025.
Rawlings Green	CH2	DPD Allocation	Chippenham	See outline application 15/12351/OUT.
Rear of Westbury Road	5/LPA/58	District Local Plan Allocation	Warminster	Outline application approved PL/2021/09067 for 2 dwellings approved on 10/06/2022. Reserved matters application PL/2024/04959 submitted on 31/05/2024. EoT agreed up to June 2025.
Rowden Park - Crest Nicholson South West Phase 2 Patterdown Road Chippenham Wiltshire	19/11461/REM	Full permission	Chippenham	Crest Phase 2 - being built out first. Crest forecast based on average of 50 dwellings per annum.
Rowden Park Patterdown Road Chippenham	N17.8786	Full permission	Chippenham	Redcliffe Phase 1/2. Original permission was for 114 dwellings, but reduced to 102 dwellings due to variation app PL/2021/06001. Redcliffe forecast based on average of 45 dwellings per annum. Site visit May 25 confirms site is complete.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Rowden Park Patterdown Road Chippenham Wiltshire	N14.12118	Outline permission	Chippenham	Strategic site allocated in the Chippenham Site Allocations Plan. Being developed by Redcliffe Homes, Crest Nicholson and Bellway Homes; both Redcliffe and Crest had reserved matter applications approved at base date (also see N17.8786, PL/2021/06001, 20/02326/REM, 19/11461/REM, & PL/2023/01773). As of the base date, between the three outlets there were 6 further applications validated and awaiting determination, totalling 415 dwellings and a 60 bed care home (20/02334/REM, 20/02335/REM, 20/02381/REM, 20/02382/REM, 20/02383/REM & 20/02384/REM). Since the base date, 221 dwellings have been approved (20/02334/REM, varied under PL/2024/08632 - 87 dwellings, 20/02335/REM - 134). Other applications approved include infrastructure works and discharge of conditions. The same agent is working on behalf Redcliffe, Crest and Bellway, so progression of applications is being prioritised based on keeping all outlets with a continuing supply.
Rowden Park, Patterdown Road, Chippenham	PL/2023/01773	Full permission	Chippenham	Crest Phase 1 - following on from Phase 2. Crest forecast based on average of 50 dwellings per annum. Site visit in May 2025 saw over 50 units under construction.
Rowden Park, Patterdown Road, Chippenham (Redcliffe Phase 3)	20/02326/REM	Full permission	Chippenham	Redcliffe Phase 3. Redcliffe forecast based on average of 45 dwellings per annum. Site visit in May 2025 saw approximately 50 houses complete or under construction.
Rowden Park, Patterdown Road, Chippenham, Wiltshire	PL/2021/06001	Full permission	Chippenham	Redcliffe Phase 1/2 - variation app for N17.8786 (17/08786/REM). Additional 12 dwellings. Site visit in May 2025 saw all units complete.
Royal Arthur Park, Westwells Road	N10.4093	Full permission	Corsham	Retirement village where majority of site has been completed, with final two blocks of apartments to be commenced shortly. Rangeford Villages website confirms the launch of a new phase of 45 apartments, ready to move into from Autumn 2025.
Sopworth Lane	NP/NW33	Neighbourhood Plan	Malmesbury CA Remainder	Site is part of live planning application PL/2024/00865 for 45 dwellings
South East Trowbridge	WCS/NW6	Strategic site	Trowbridge	Forms part of South East Trowbridge WCS allocation. Appeal on this parcel dismissed in September 2022. Expectation is for this parcel to be delivered later in the development cycle of the wider allocation.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Southwick Court	H2.6	DPD Allocation	Trowbridge	Outline application approved at appeal in March 2024. 20/00379/OUT
Station Road	5/LPA/59	District Local Plan Allocation	Warminster	No recent planning activity or known development plans to suggest that the allocation will be delivered in the Local Plan period.
Station Road	5/LPA/32	District Local Plan Allocation	Westbury	17/07548/FUL - FULL Application approved for 87 dwellings on 31/07/2019
Station Road	WCS/NW9	Strategic site	Westbury	See 'Westbury Sailing Lake'. Development almost if not fully built out
The United Church & Community Buildings Church Street Trowbridge Wiltshire BA14 8DZ	18/03338/FUL	Full permission	Trowbridge	Discussion with the estate agent (Davies and Davies) confirms that last few units are being finished off (May 25).
Timber Yard, Real World Studios, Mill Lane, Box, Corsham, Wiltshire, SN13 8PD	20/08387/VAR	Full permission	Corsham CA Remainder	The Commencement of Development notice provided by the agent/applicant was dated 20/02/2023.
Tuner's Lane	NP/NW31	Neighbourhood Plan	Malmesbury CA Remainder	Live planning application for 25 dwellings (PL/2023/09595).
Upper Studley	H2.5	DPD Allocation	Trowbridge	Full permission granted on 12/03/2024 - see 20/09659/FUL.
West of Warminster	WCS/NW7	Strategic site	Warminster	Urban extension has mostly come forward (aside from employment elements) - Outline Application (15/01800/OUT) approved in December 2020.
Works, Cocklebury Road	2/LPA/17	District Local Plan Allocation	Chippenham	There are currently no live planning applications for residential development at the site.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
South Wiltshire HMA				
141 Castle Street, Salisbury	20/06868/PNCOU	Full permission	Salisbury	The building has been converted into flats and is now occupied. Council tax records confirm occupancy for the majority of apartments, and the estate agent's website indicates that the remaining units are "ready to move into."
40 BLUE BOAR ROW, SALISBURY, SP1 1DA	PL/2022/04289	Full permission	Salisbury	Full planning permission was granted on 20/10/2023.
42-44 CHIPPER LANE, SALISBURY, SP1 1BG	PL/2023/02891	Full permission	Salisbury	The remaining three flats completed in 2024/25, as indicated by council tax records.
82 VICTORIA COURT, STRATFORD ROAD, SALISBURY, SP1 3NP	PL/2024/00118	Full permission	Salisbury	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. C2 use - 1 additional bed space
Albany House The Square Tisbury SP3 6JP	20/09285/FUL	Full permission	Tisbury	Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. C2 use - 2 additional bed spaces
Alderbury Park Caravan And Camping Site, Southampton Road, Whaddon, Salisbury, SP5 3HB	PL/2021/11771	Full permission	Southern Wiltshire CA Remainder	Phosphate and nitrate mitigation issues remain unresolved between the developer and the council, with no updates since 28 April 2022. No Discharge of Conditions (DoC) applications have been submitted to date. As a result, the council has adopted a cautious approach, and first completions are not anticipated until 2029/30.
Beaumont Business Park, Woodlands Road, Mere, Warminster, Wiltshire, BA12 6BT	20/07469/OUT	Outline permission	Mere	Since the outline approval was granted, no DoCs or reserved matters applications have been submitted. As a result, the council has taken a cautious approach, with first completions not expected until 2029/30.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Building Known As Finch House The Old Manor Hospital Wilton Road Salisbury Wiltshire	19/11110/FUL	Full permission	Salisbury	The flats were complete in 2024/25 with council tax records confirming occupation.
Bulbridge	3/LPA/36	District Local Plan Allocation	Wilton	Site is a saved allocation which indicates the site's suitability for development. There has been recent interest in the site but has not come to fruition. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Castle View Rest Home, 8 Old Castle Road, Salisbury, Wilts, SP1 3SF	PL/2022/06171	Full permission	Salisbury	Google Earth satellite imagery shows the new care home nearing completion (at roof level) as of November 2024. Development comprises 28 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Central Car Park	WCS/S5	Strategic site	Salisbury	Full application PL/2024/06047 for 47 retirement apartments was refused on 23/12/2024. The application is now under appeal and is due to proceed through the hearing process. There have been no further major residential planning applications at the site, so dwellings are not expected to be delivered until the later years of the Local Plan period.
Churchfields & Engine Sheds	WCS/S4	Strategic site	Salisbury	There have been no further major residential planning applications submitted for this allocation.
Clover Lane	H3.6	DPD Allocation	Amesbury	Full planning application PL/2024/02283 includes eastern portion of the site and adjacent land to the north for 68 dwellings. Application was submitted on 01/03/2024 and remains under consultation.
E V Naish Ltd Crow Lane Wilton Salisbury Wiltshire	S/2003/1016	Outline permission	Wilton	Reserved matters application PL/2021/03251 is currently under consultation, having been validated on 16/03/2021. In February 2025, the applicant requested an EoT until September 2025 to allow for additional technical work. Following this, the application is expected to be brought forward to the committee for determination on 18 September.

Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Erskin Barracks	S11.0517	Outline permission	Wilton	The components of the UKLF development covered by the 2011 outline permission are now complete. The remainder of the site is subject to a full planning application (PL/2021/08160) for an innovation centre, veterans' flats, and additional dwellings. This application is currently being progressed but has not yet been determined.
Former Sports Centre	NP/S17	Neighbourhood Plan	Tisbury	See PL/2022/00855.
Fugglestone Red	WCS/S3	Strategic site	Salisbury	See S12.0814.
Kings Gate	WCS/S1	Strategic site	Amesbury	Last parcel being built out, see 19/07304/REM.
Kings Gate Phase 4, West of Archers Gate Development, Amesbury, Wiltshire	19/07304/REM	Full permission	Amesbury	Remaining dwellings completed in 2024/25, as confirmed by council tax records.
Knighton Road (Site 4)	NP/S15	Neighbourhood Plan	Wilton CA Remainder	Full planning application PL/2023/00911 for 6 dwellings remains under consultation. There is an EoT until the 16/05/2025 to finalise the drainage details.
Land Adjacent Quarryfield Industrial Estate Castle Street Mere BA12 6LA	20/11079/FUL	Full permission	Mere	Development comprises 70 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Google Earth satellite imagery from June 2024 shows that the care home was under construction. Based on this progress, it is reasonable to expect completion by 2025/26.
Land at Chicklade Road, Hindon, Wiltshire	PL/2021/09623	S106	Tisbury CA Remainder	A resolution to grant permission was made at Committee on 27/04/2023. The Section 106 agreement is still being finalised, with an Extension of Time (EoT) in place until the end of October 2025. Consequently, site delivery is forecast to commence from 2029/30.
Land at H3.7 adj to 'Warren's Folly' and Vets, Larkhill Road, Durrington, SP4 8DR	20/04397/OUT	Outline permission	Amesbury	Reserved matters application is yet to be submitted. As a result, the Council has adopted a cautious approach, forecasting completion in 2029/30.

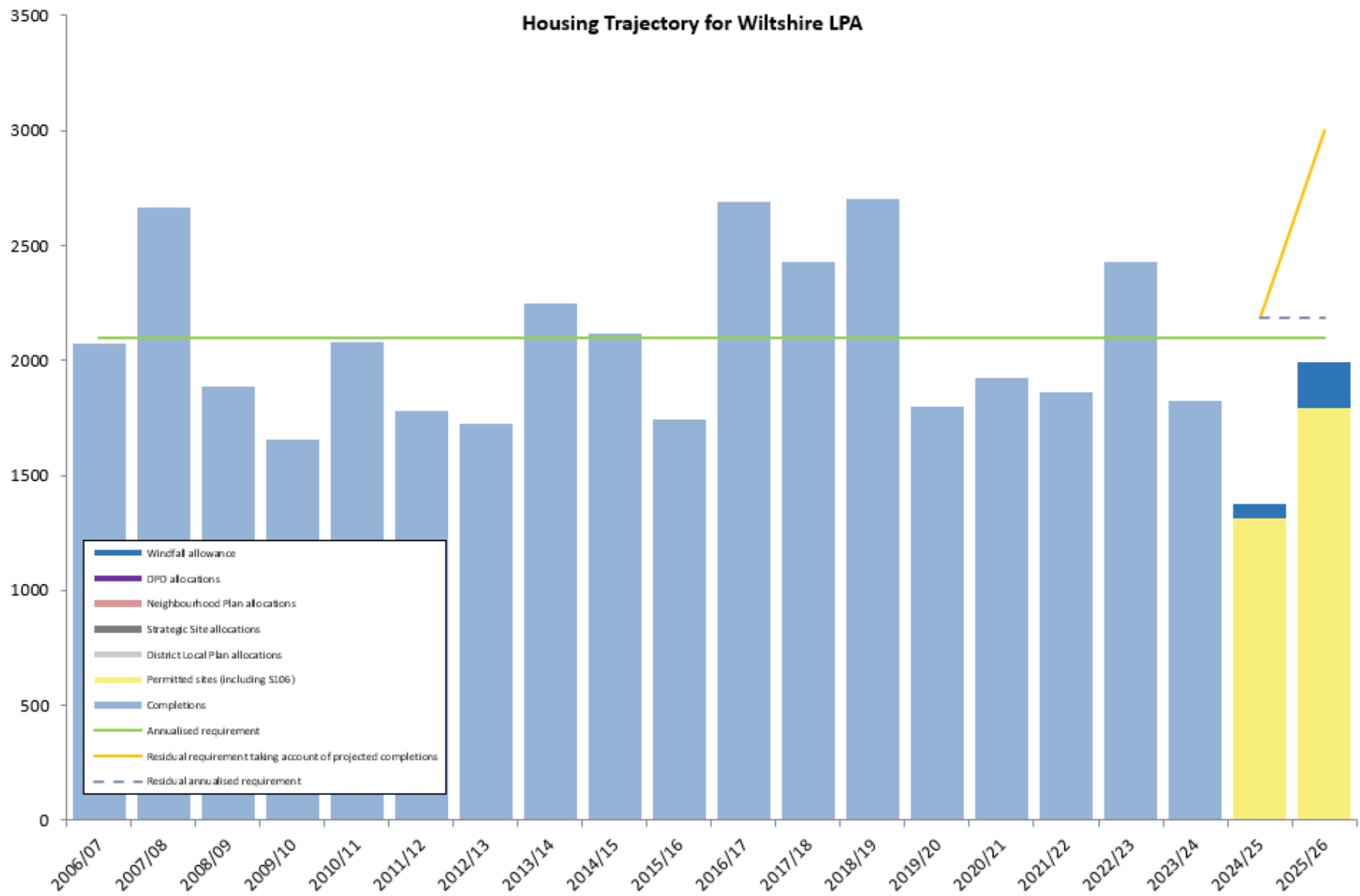
Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land at Hillbrush Company Ltd Woodlands Road Mere	S17.0085	Full permission	Mere	Remaining 8 units completed in 2024/2025. Council tax records are present for these units.
Land at Hillcrest Paddock	NP/S19	Neighbourhood Plan	Tisbury CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land at Red House Farm	NP/S20	Neighbourhood Plan	Tisbury CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land at Romsey Road, Whiteparish, Salisbury	PL/2022/09532	S106	Southern Wiltshire CA Remainder	The Section 106 agreement has been finalised, and the decision notice was issued on 10/06/2024. A Reserved Matters application has not yet been submitted. As a result, the Council has adopted a cautious approach, forecasting first completions from 2029/30.
Land at Rowbarrow	H3.4	DPD Allocation	Salisbury	See 20/00337/FUL.
Land at The Hill Brush Co Ltd Woodlands Road Mere Warminster	S14.6780	Outline permission	Mere	See S17.0085.
Land at Westside Close, Old Sarum, SP4 6BX	PL/2021/09567	Outline permission	Salisbury	Reserved matters application PL/2023/04526 for 46 dwellings was approved on 11/07/2024. However, as the application was submitted on 06/06/2023, it was under consideration prior to the 2024 base date. A Commencement Notice was submitted on 23/01/2025, with a start date of 17/02/2025. All pre-commencement conditions have been discharged. Given the efficient progress made since the reserved matters approval, it is considered reasonable to expect first completions in 2025/26.
Land between Glebe Hall and Primary School	NP/S12	Neighbourhood Plan	Southern Wiltshire CA Remainder	Pre-app for 50 dwellings at the site in 2017 - no further details available. This suggests there is potential and interest for the site to be delivered in the latter years of the Local Plan Period through a new scheme.

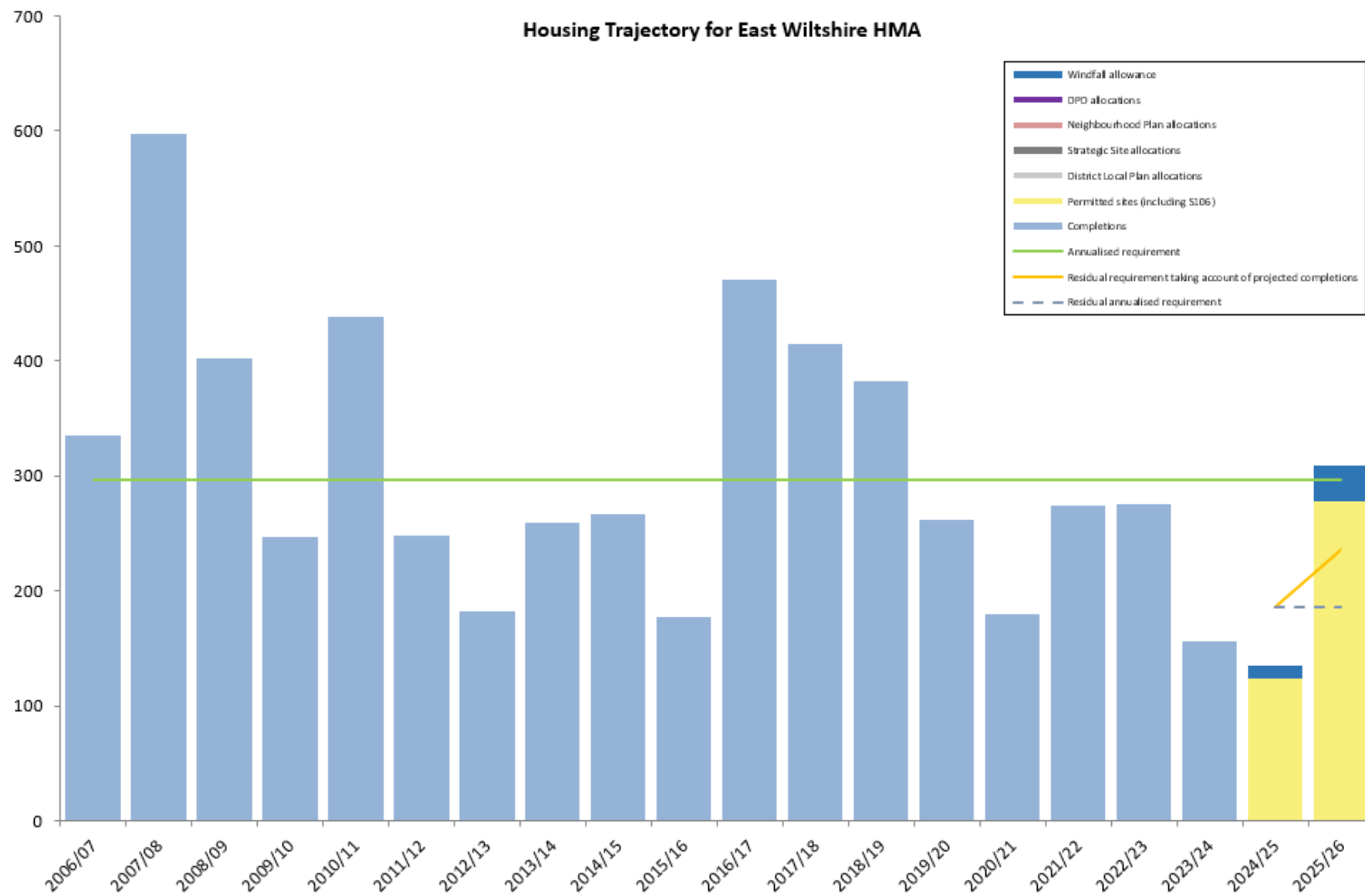
Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land immediately to the south and west of the Archers Gate Housing Development Amesbury	S15.2530	Outline permission	Amesbury	See 19/07304/REM.
Land North of Netherhampton Road, Salisbury, Wiltshire	PL/2021/06594	Full permission	Salisbury	A Commencement Notice was submitted on 20/02/2023, with a start date of 23/02/2023. Google Earth Street View imagery from November 2024 shows that a significant portion of the dwellings has been constructed up to roof level.
Land off Chicklade Road	NP/S18	Neighbourhood Plan	Tisbury CA Remainder	See PL/2021/09623.
Land south of Netherhampton Road Salisbury	19/05824/OUT	Outline permission	Salisbury	Reserved matters application PL/2023/11196 for 406 dwellings is currently under consultation. Pre-commencement conditions for this phase will need to be discharged once the decision notice is issued. The Council has secured phosphate credits and the developer has made contributions to purchase these credits for a positive Appropriate Assessment to allow permission for the reserved matters to be granted. Contributions to secure habitat mitigation through the SAMM strategy required for the New Forest protected sites are to be achieved by a Unilateral Undertaking. First completions in 2027/28 are considered achievable. Yield projections are informed by the developer's recent local build-out history.
Land South of Netherhampton Road, Salisbury	PL/2021/08735	Full permission	Salisbury	A Commencement Notice was submitted on 09/01/2023. Google Earth satellite imagery from November 2024 shows several dwellings at roof level and nearing completion. Yield projections are based on the developers recent local build-out history.

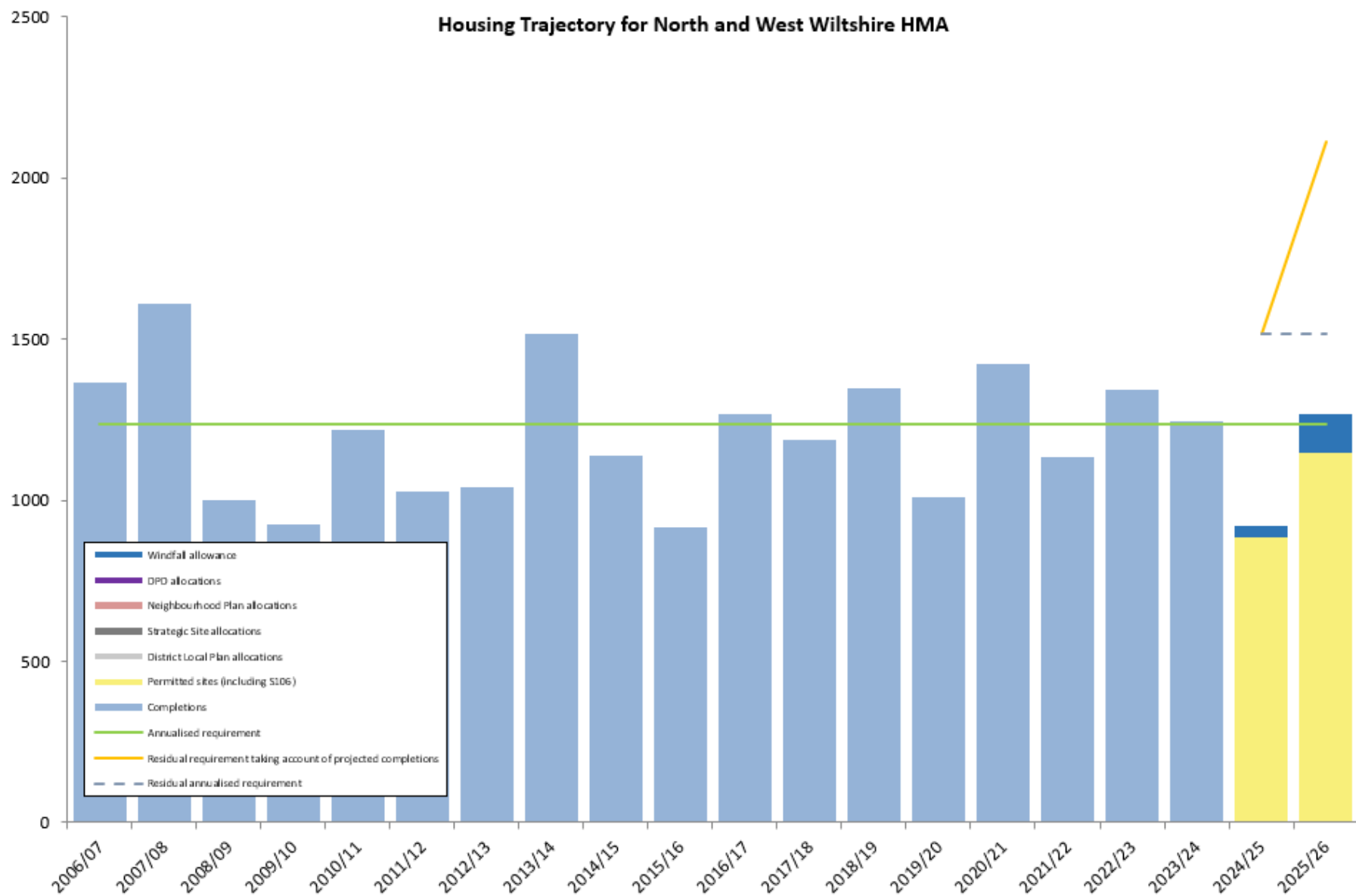
Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
Land to the north west of Fugglestone Red and Bemerton Heath	S12.0814	Outline permission	Salisbury	Outline element of the allocation. Both Phase B3 (PL/2023/05287 - 176 dwellings) and Phase A2B (PL/2023/10980 - 164 dwellings) were submitted prior to base date, but were held up with phosphates. However, both are now resolved with PL/2023/05287 receiving permission on 15/04/2025 and PL/2023/10980 on 23/05/2025. Both B3 and A2B will be built concurrently, utilising two brands. Forecasts in line with developer survey (May 25). Despite the delay in planning approvals, Persimmon have still averaged over 120 completions per annum on site (not including start up year).
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury, Wilts P	PL/2022/07678	Full permission	Salisbury	Phase A2 of development. Wiltshire Council mapping shows over half the phase is complete (April 2025).
Larkhill Road	H3.7	DPD Allocation	Amesbury	See 20/04397/OUT.
Longhedge (Old Sarum)	WCS/S2	Strategic site	Salisbury	Site built out.
Manor Farm Road (Site 5)	NP/S16	Neighbourhood Plan	Wilton CA Remainder	Application PL/2023/00909 for three dwellings awaiting completion of S106 agreement
Netherhampton Road	H3.1	DPD Allocation	Salisbury	See 19/05824/OUT.
North of Netherhampton Road	H3.3	DPD Allocation	Salisbury	See PL/2021/06594.
Odstock Hospital	3/LPA/41	District Local Plan Allocation	Salisbury	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Old Manor Hospital	3/LPA/11	District Local Plan Allocation	Salisbury	See 19/11110/FUL - last remaining part of allocation.
RAF Baverstock	3/LPA/38	District Local Plan Allocation	Wilton CA Remainder	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.

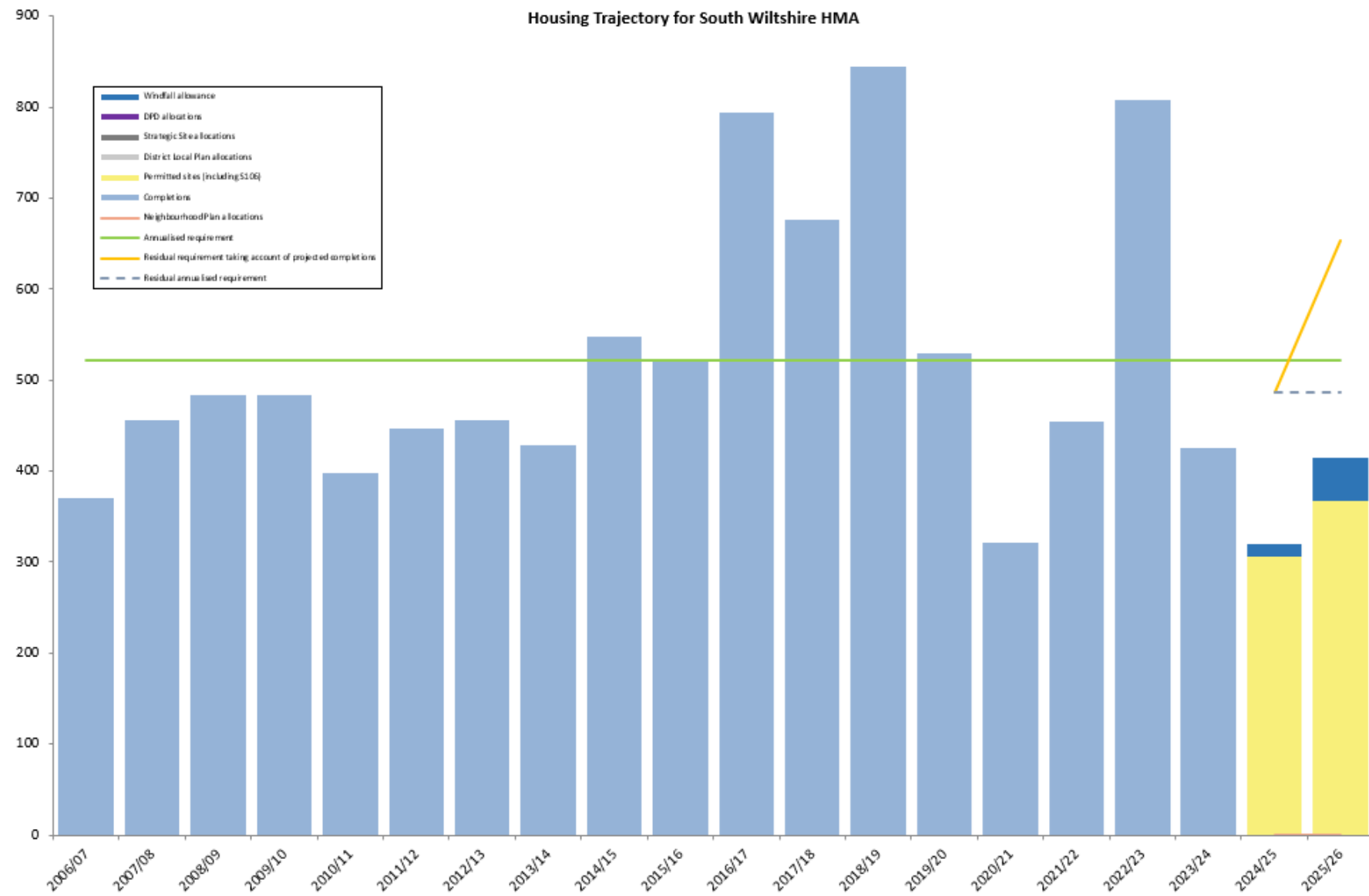
Site Address	Site reference	Planning status (at 31 March 2024)	Settlement / CA Remainder	5-year deliverability summary
South of Rowbarrow	20/00337/FUL	S106	Salisbury	The Section 106 agreement was signed on 17/10/2024, and a Commencement Notice was issued on 29/10/2024, with a start date of 18/11/2024. The developer, Bellway, forecasted first completions for 2025/26 in a survey submitted to the council in October 2024. As a result, the housing trajectory has been updated to reflect this recent information.
Station Works	NP/S11	Neighbourhood Plan	Tisbury	Appeal (APP/Y3940/W/22/3308919) dismissed for 86 dwellings and a care home of up to 40 bedspaces on 21/06/2023. Recent activity suggests there is potential and interest for the site to be delivered in the latter years of the Local Plan Period through a new scheme.
Stratford Court, Stratford Road, Salisbury, SP1 3JH	PL/2022/05365	Full permission	Salisbury	Development comprises 30 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Google Earth Street View imagery from November 2024 indicates that the new care home is nearing completion.
Tisbury Sports Centre, Weaveland Road, Tisbury, Salisbury, SP3 6HJ	PL/2022/00855	Full permission	Tisbury	Planning permission for 13 dwellings was granted on 04/12/2023. A discharge of conditions application (PL/2024/07292) is currently under consultation. Initial completions are considered achievable by 2026/27.
UKLF	WCS/S7	Strategic site	Wilton	See S11.0517.

Appendix 4: Trajectory graphs for Wiltshire LPA and Wiltshire Core Strategy Housing Market Areas









Appendix 5 - Windfall allowance for land supply calculations

- A1. The NPPF (paragraph 75) identifies that an allowance for windfall may be made where appropriate. It states:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

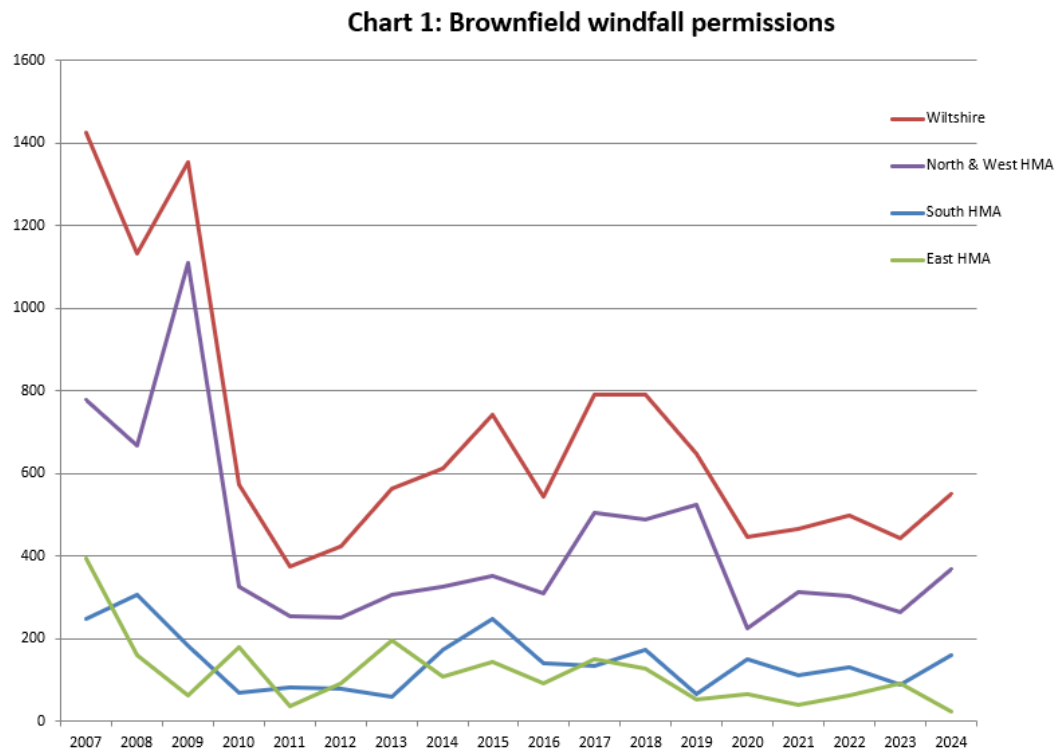
- A2. In Annex 2, the NPPF defines windfall sites as:

“Sites not specifically identified in the development plan.”

- A3. For the purposes of this assessment, windfall is defined as unallocated development. The 2019 NPPF (and subsequent versions of the NPPF) no longer define windfall sites as “normally” previously-developed land, and this indicates that an allowance for greenfield sites can be made subject to the criteria set out in paragraph 75 of the NPPF.
- A4. This Appendix determines an appropriate windfall allowance for each of the Housing Market Areas within Wiltshire. It firstly analyses the trend of windfall permissions over the recent past in order to determine whether there has been consistent delivery from this source of supply. It also has regard to the Strategic Housing and Economic Land Availability Assessment (SHELAA) and potential supply from windfall sites in future years.
- A5. In order to accord with the NPPF requirements for windfall allowance, the Council analyse prospects for windfall delivery each year as part of the annual review of its housing land supply.

Historic windfall delivery – brownfield sites

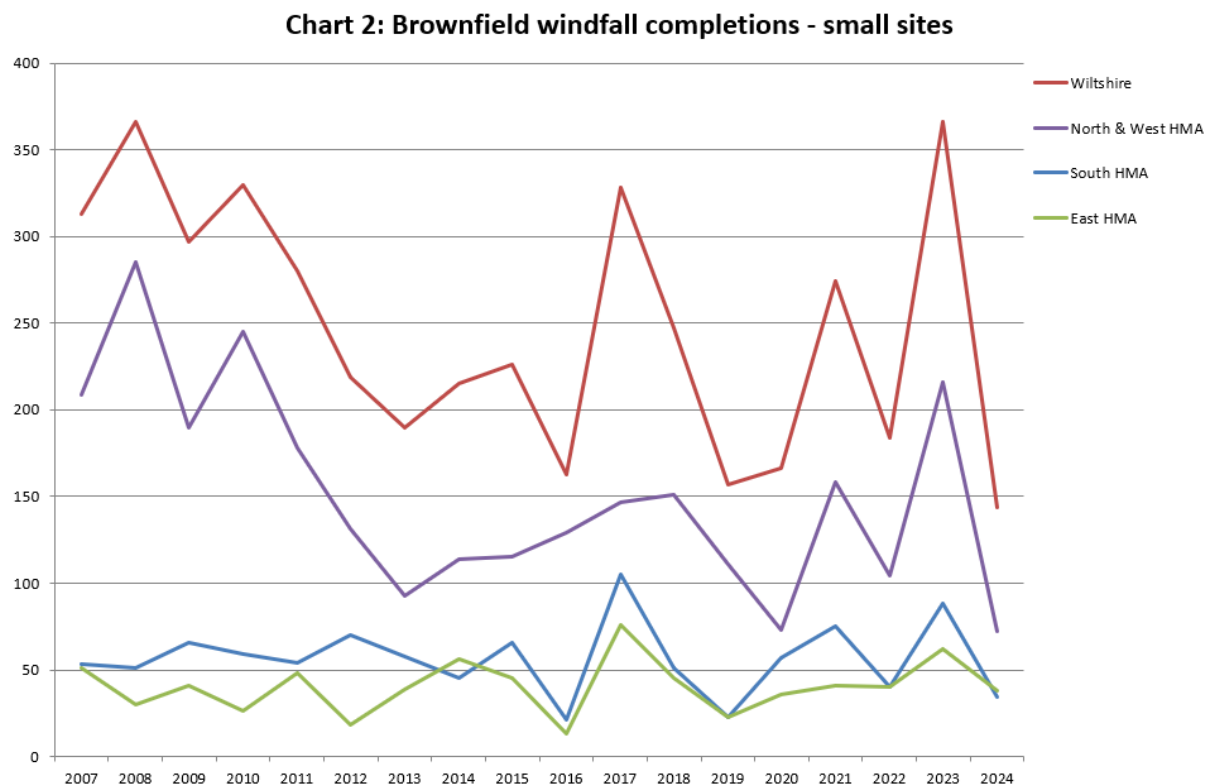
- A6. The number of new brownfield windfall permissions granted during the Wiltshire Core Strategy period to date (2006 to 2024) is presented in Chart 1.



- A7. The early years of the plan period saw a peak of permissions and corresponding delivery. There was a notable drop-off in permissions during the economic downturn following the financial crash in 2008 and given the limited availability of finance for development schemes and house purchases during this period, this is to be expected. However, periods of recovery since 2010 have shown peaks where developers are seeking consent on development opportunities. In recent years (since 2020) consents have been more limited, but this is likely to have been affected by the COVID-19 pandemic, and even during that period permissions have stayed relatively stable.
- A8. In addition, during this period the Government have relaxed permitted development rights for changes of use to residential uses through the prior approval process. These have a lower requirement to show suitability than for equivalent detailed planning permission and removing the requirement for contributions, thus reducing the cost burden for developers. This has had a positive impact on applications for residential development, particularly on small sites.
- A9. Taking these factors into account, it is appropriate to base a future windfall allowance on trends over a longer period of time to reflect such variations in economic conditions.

A10. Brownfield windfall development has historically contributed to supply in Wiltshire, accounting for some 27% of housing delivery during the Wiltshire Core Strategy period to date from 2006 to 2024. During this period, there has been a contribution from a range of sites of varying sizes. To better understand the propensity for different sized sites to contribute to delivery, the council have analysed delivery separately for small sites (<10 dwellings) and large sites (10 or more dwellings).

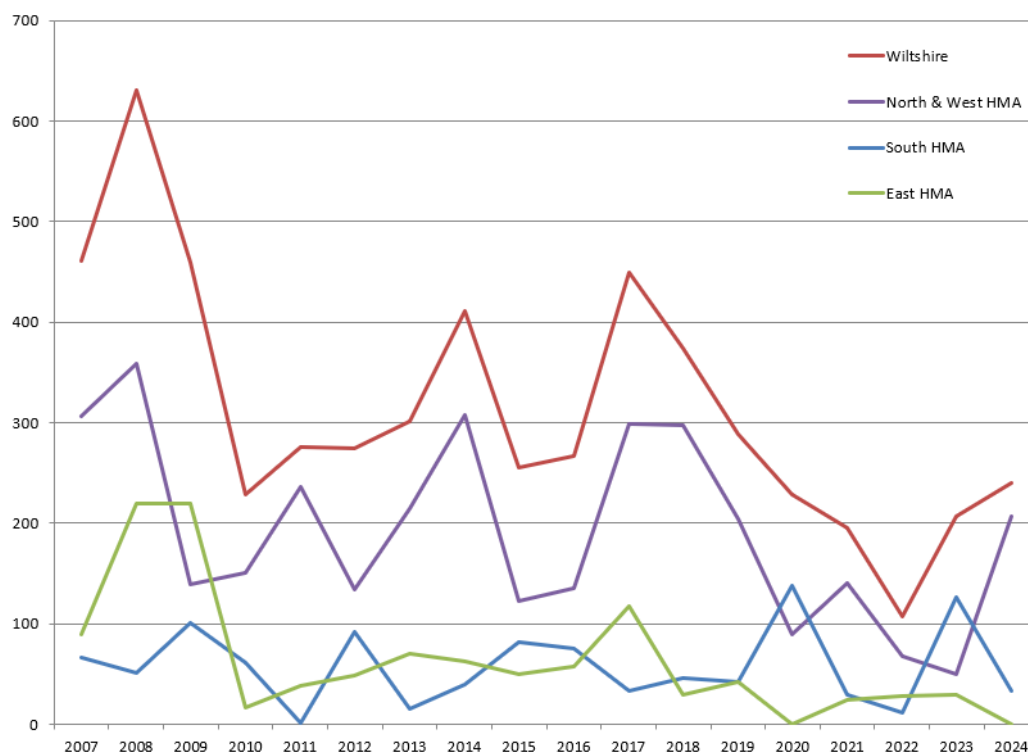
A11. The rate at which brownfield windfall development on small sites has come forward is presented in Chart 2.



A12. As with the volume of permissions, brownfield completions on small sites are lower than in the very early years of the plan period. Since the early stages of the economic recovery in 2012 completions on small sites have remained relatively stable (allowing for inevitable peaks and troughs over this period.) Increased availability of credit following the 2008 economic crash is likely to have made potential schemes more viable, and thus more likely to be implemented. The relatively consistent delivery from small sites reflects the number of opportunities and propensity for sites to become available. To reflect this, the allowance for small sites is based on the volume of such permissions since April 2009.

A13. The rate at which brownfield windfall development on large sites has come forward is presented in Chart 3.

Chart 3: Brownfield windfall completions - large sites



A14. Delivery from large sites on brownfield land may be more limited, due to fewer sites being delivered at any one time. However, the quantum of development will deliver more significant levels of housing when brought forward. The pattern of delivery from large sites has broadly followed that from small sites as shown in Chart 2 for the majority of the plan period.

A15. However, in recent years, rather than following a steady trajectory across the longer time period, delivery has shown a noticeable decrease. This may be due to existing sites being used up, but without a stock of opportunities being refreshed by the recycling of sites where the existing use has ceased.

A16. Although this may not be a long-term trend, the council have responded by amending its windfall allowance to reflect this trend on large sites. As such, the allowance for large sites is now based on the volume of permissions since April 2019 as this broadly reflects the time during which more limited delivery has occurred.

Historic windfall delivery – greenfield sites

A17. The council have not previously assessed the potential capacity from a windfall allowance on small greenfield sites due to national policy. Under the original Planning Policy Statement 3: Housing (DCLG, 2006) windfall development had been restricted to previously-developed land only. In response to concerns regarding over-development of neighbourhoods and targets to deliver a proportion of housing requirement on brownfield land, the Government issued a written statement in June 2010, to remove residential gardens from the definition of previously-developed land. Planning Policy Statement 3 was subsequently re-issued, with the definition of previously-developed land revised to excluding residential gardens.

A18. Under the 2012 NPPF the Annex 2 definition of windfall indicated that such sites “normally comprised previously developed land”, thus providing some flexibility in the types of land that could be assessed as windfall. However, the windfall policy requirement (then paragraph 48) continued the approach set out in the (now superseded) PPS3 that such an allowance should not include development on residential gardens.

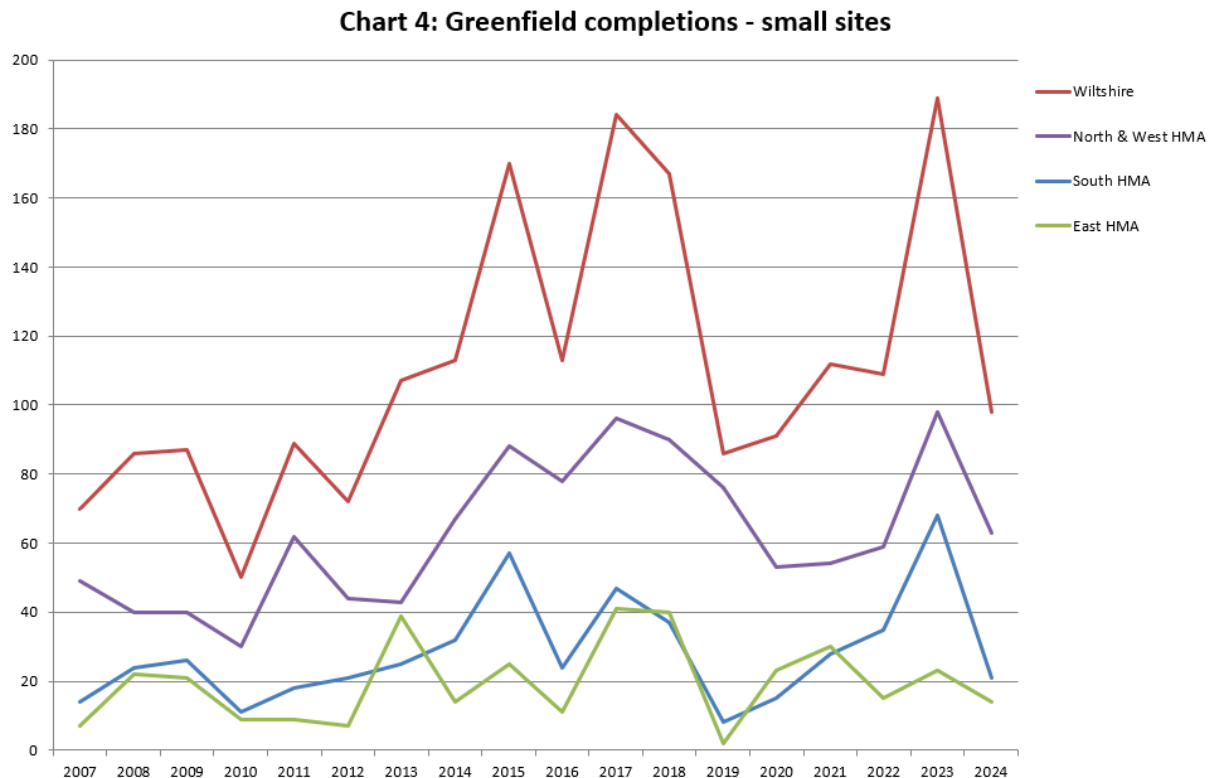
A19. Although it was recognised that not all small greenfield sites were residential gardens, analysis indicated that this formed a significant proportion of such sites. As detailed above, national policy that was in effect at this time limited the potential to identify windfall from greenfield sources and, as such, the council restricted its windfall allowance to brownfield land only.

A20. The publication of the 2018 NPPF both amended the Annex 2 definition to remove the text referring to previously developed land, and amended the policy requirement (then paragraph 70) from a blanket exclusion on residential gardens to setting out policies in plan-making to restrict this where appropriate. These changes to national policy provided greater potential to consider delivery from un-allocated greenfield sites.

A21. The council recognise that policies in the development plan make provision for opportunities on small sites, both on previously-developed and greenfield land. There is a presumption in favour of development within existing settlement boundaries, which could include greenfield opportunities. At Small Villages, the delivery strategy makes provision for in-fill development which can include areas of undeveloped or vacant land within the built form. Core Policy 44 also makes provision for small rural exception housing sites where there is an identified local need. In addition, changes to legislation such as permitted development changes have encouraged the re-use of agricultural buildings to residential dwellings.

A22. As such the council have assessed delivery from small greenfield sites across the Wiltshire Core Strategy plan period to establish whether there is a case for including delivery from this source in the windfall allowance.

The rate at which greenfield development on small sites has come forward is presented in Chart 4.



A23. Unlike delivery from brownfield sites, delivery from small greenfield sites has broadly shown a gradual increase across the plan period, even accounting for peaks in delivery. Although delivery from this source is more limited than from brownfield sites, this demonstrates that this represents a continuous source of supply.

A24. The council recognises that until 2018, national policy restricted the use of greenfield delivery in its windfall allowance. However, given the changes to the NPPF at that date (which prevail in the current version) and that analysis shown in Chart 4 indicate this is a reliable source of supply, the council has included an allowance for small sites on greenfield land, based on permissions granted since April 2009. This is consistent with the approach taken for small brownfield sites.

Strategic Housing and Economic Land Availability Assessment (SHELAA)

A25. As noted in paragraph A1 above, the NPPF requires that, among other matters to be taken into consideration, a windfall allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (now referred to as Strategic Housing and Economic Land Availability Assessment, or SHELAA).

A26. Up to the 2014 Housing Land Supply Statement, the Council based the windfall allowance for large sites using by assessing sites in the SHELAA which met the NPPF definition of windfall and were 'assumed deliverable' based on the following criteria:

- previously developed land within settlement boundaries (and therefore suitable in principle),
- confirmed to be in single ownership (and therefore with no availability constraint),
- viable, based on the model used in the SHELAA methodology (and therefore achievable).

A27. Following the publication of the 2012 SHLAA the Council carried out a proactive 'Call for Sites' as part of the emerging Wiltshire Housing Site Allocations Plan in 2014. As a result, there were a large number of new sites submitted that were considered in the Plan and were included in the most recent SHELAA (August 2017). More recently, the Council have carried out a Regulation 18 consultation for its emerging Local Plan in January 2021: this also generated a significant number of responses including sites where there are aspirations for development. The majority of these are on greenfield land outside settlement boundaries.

A28. However as acknowledged in previous Housing Land Supply Statements the Council does not rely on specific SHELAA sites within the 5-year supply, as sites that have not been submitted to the SHELAA come forward more regularly. To demonstrate this, the Council has carried out analysis of the contribution of SHELAA sites to brownfield windfall delivery during the Wiltshire Core Strategy period to date, compared to overall windfall delivery.

During the Wiltshire Core Strategy period (up to 31 March 2024), **1,348** windfall units have been delivered on sites which were originally identified in the SHELAA⁴ compared with **10,145** brownfield windfall completions overall. Delivery of such sites thus represents just **13%** of total windfall in Wiltshire. This demonstrates that SHELAA sites have historically made a low contribution to windfall development.

Given the relatively low proportion of SHELAA sites submitted on brownfield land, this contribution is unlikely to change over time, whilst the overall numbers of windfall completions looks likely to maintain current delivery levels, supplied by the consistent numbers of windfall permissions being granted as shown in recent years.

In summary, although it is recognised that sites in the SHELAA do come forward, it can be shown that they form a low proportion of overall windfall delivery.

⁴ Including sites identified prior to the concept of a SHELAA within a predecessor Urban Capacity Study or the National Land Use Database.

Permitted development legislation changes

- A29. A number of changes to the General Permitted Development Order have been introduced since May 2013 which have reduced the need to seek planning applications for certain changes of use. These concern the change of use from a number of use classes to residential under a prior approval process.
- A30. The consolidated General Permitted Development Order 2015 (and subsequent amendments) detailed this, and includes the change of use from offices, light industrial, storage and distribution units, shops, professional services, pay-day loan and betting shops, agricultural uses, casinos, and amusement arcades.
- A31. With regards to greenfield delivery, the Government's expansion of permitted development rights has included Class MB (now Class Q following changes to the Use Class Order) which allows conversion of agricultural buildings to residential uses subject to criteria on floorspace and a maximum number of dwellings permitted under the extended rights. This has been subsequently further expanded in May 2024 to increase the amount of floorspace and number of dwellings permissible under such changes of use. In a rural authority such as Wiltshire there are plentiful supply of such opportunities, and these have developed in popularity since their introduction.
- A32. More recently in 2020 and 2021, further changes have continued to allow provision for residential dwellings on previously developed land. These have allowed:
- upwards extensions of existing residential and commercial buildings (Class AA, AB, AC and AD),
 - demolition and redevelopment of redundant buildings formerly in commercial or mixed use to residential use (Class ZA), and
 - change of use of commercial and business uses to residential uses (Class MA). This right was extended further in March 2024 to increase the amount of floorspace permissible under such a change of use and no longer requires the building to have been vacant for 3 months prior to the change.

Since the first change-of-use prior-approvals amendments came into effect (May 2013) until the end of the current monitoring period (March 2024) prior approval has been granted (or not required) for a total of **590** residential units on brownfield land in Wiltshire.

In addition, over the same time period, prior approval has been granted (or not required) for a total of **233** dwellings for agricultural-to-residential changes of use in Wiltshire.

Policy and legislative incentives

A33. In addition to the continuous trend in windfall permissions and delivery from small sites and the effect of relaxing permitted development rights, the Government proposed initiatives to increase housing supply, implemented through the Housing and Planning Act 2016. As part of the legislation Local Planning Authorities now have to maintain statutory registers of previously-developed land in the Brownfield Land Register and can grant 'permission-in-principle' for sites on the Register.

The concept of 'permission-in-principle' has subsequently been extended to allow applicants to apply for permission-in-principle for Small sites, with details of the proposal submitted later through Technical Details Consent. Plan-making authorities can also grant permission-in-principle on site allocations in the development plan.

A34. The 2019 NPPF (and retained in subsequent versions of the NPPF) includes a chapter entitled 'Making effective use of land' which promotes policies to meet the need for homes and other uses. It requires policies and decisions to give substantial weight to the value of suitable brownfield land within settlements. As the emerging Wiltshire Local Plan progresses, future development strategies would need to demonstrate how they have regard to this national policy. This has the potential to unlock brownfield sites and increase the supply of windfall development within Wiltshire in the future.

A35. To encourage opportunities for first-time buyers the 2018 NPPF also introduced the concept of entry-level exception sites. These set out criteria for development of such uses on non-allocated and smaller sites⁵ thus potentially unlocking sites that may not previously have garnered policy support.

A36. The introduction of legislation and policy specifically for self-build and custom-build housing also has the potential to increase windfall as a source of supply. This form of development includes an exemption from Community Infrastructure Levy (CIL) payments and Biodiversity Net Gain (BNG) requirements, thus reducing the cost burden and making such developments more attractive for would-be developers.

A37. As part of its programme of planning reform to speed up build rates and timescales of development, in May 2025 MHCLG announced proposals to improve the planning and development environment for Small and Medium sized enterprise (SME) developers. Such enterprises are those most likely to build small sites, which form a significant proportion of windfall permissions and delivery in Wiltshire. The changes includes reforming site size thresholds to introduce a 'medium' site between

⁵ Footnote 36 of the NPPF (December 2024) indicates such exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.

major and non-major development, and reducing policy requirements for such sites.

The proposal also seeks to reduce development costs on non-major sites including less regulatory requirements on BNG which will improve viability, and exempting sites from proposed build-out transparency proposals (also introduced through the May 2025 announcements). The Government are also introducing a new Housing Delivery Fund for SMEs to support long-term finance options for development projects to support delivery. The existing Home Building Fund offered by Homes England has also been extended to provide access to finance for SMEs who had been unable to obtain funding from traditional lenders.

A38. Although the proposals are currently in consultation, it does indicate the recognition that SMEs make in delivering smaller sites and the Government's drive to improve prospects of future development of small and medium sized windfall sites.

A39. At a local level, the Council has commissioned studies to identify existing provision and potential need for non-residential land uses, to inform the emerging Local Plan review. The Wiltshire Retail and Town Centres Study 2020 (Avison Young, November 2020) identifies approaches to diversify uses within town centres in certain locations. In response, the town centre policy (Policy 68) in the emerging Local Plan provides a criteria-based approach for circumstances in which provision of residential development may be acceptable.

Expected future supply

A40. Chart 1 above shows brownfield windfall permissions in the 18 years of the Wiltshire Core Strategy. Permissions decreased from the start of the plan period in 2006 following the financial crisis and subsequent economic recession from 2009 to 2012.

A41. Chart 2 shows brownfield windfall completions from small sites in the 18 years of the Wiltshire Core Strategy. It also reflects the economic conditions over that period, with relative consistent delivery since recovery from the 2008 economic crash began. These trends indicate that development opportunities are consistently being implemented and, in terms of future delivery, that supply is continually being replenished with new sites. This arises where the current land use has changed and/or policy and legislative changes are simplifying the planning process, and/or making such opportunities attractive for development.

A42. The change in the approach for brownfield windfall from large sites (Chart 3) reflects the downward trend from this source, however this is not to indicate this will continue indefinitely. This, as well as all sources of windfall, will be monitored as part of the annual review of the housing land supply.

A43. Chart 4 shows greenfield windfall completions from small sites in the 18 years of the Wiltshire Core Strategy. This indicates that development opportunities are consistently being implemented over a longer period of time. Opportunities have continually arisen, both through in-filling of greenfield sites in built-up areas, and opportunities offered through rural sites given the nature of Wiltshire.

Method for identifying an allowance for future windfall delivery

A44. Up to the 2014 Housing Land Supply Statement the Council calculated a windfall allowance based on two separate components:

- For **small** sites (5 or fewer dwellings): historic permissions of such sites from 2009 to 2012 with a delivery rate applied,
- For **large** sites (more than 5 dwellings): capacity of previously developed sites within settlement boundaries (therefore assumed to be suitable) and in single ownership (therefore assumed to be available) within the 2012 SHELAA.

A45. Paragraph 32 of the NPPF requires Local Planning Authorities to ensure their local plan is based on relevant and up-to-date evidence. This should include the update of the authority's Housing Land Supply position, and therefore the windfall allowance that forms a source of housing supply. This previous windfall allowance used permissions from April 2009 to March 2012 which is now dated, and relied on delivery rates from permissions prior to 2008 which no longer reflect the prevailing economic climate. In addition, as discussed in A26-A28 above, using the capacity of 'assumed deliverable' SHELAA sites to establish a large site allowance significantly under-estimates the potential future supply when compared against actual historic permissions, and has also found to be difficult to understand.

A46. Following the publication of the July 2014 Housing Land Supply Statement the Wiltshire Core Strategy Inspector produced his Final Report confirming that the development plan passed the tests of soundness set out in the NPPF. The housing land supply was discussed in paragraphs 88-97 of the Final Report and included a discussion on the use of a windfall allowance at paragraph 97. It states:

“...the Council promulgates three methods of calculating windfall allowances all of which have some credibility and which produce a county wide five year range of housing delivery between 940 and 2713 homes. The Council has elected to take a conservative estimate of likely windfalls yet the evidence is sufficiently compelling to suggest that the likely rate of housing delivery on such sites, both large and small, will be greater.”⁶

The Wiltshire Core Strategy was subsequently adopted by the Council in January 2015.

A47. Given the national and local policy context the Council has adopted its current windfall allowance to reflect the Inspector’s conclusions. The method is a model based on historic delivery as used in Method 3 set out in the July 2014 Housing Land Supply Statement and referenced in the Wiltshire Core Strategy Inspector’s Final Report. This was referred to as Method A from the 2015 Housing Land Supply Statement onwards up to the present Statement.

A48. Method A uses the number of permissions across a period achieved to date to produce an annualised average to which a delivery rate is then applied. The delivery rate reflects more recent economic conditions - specifically build out of permissions granted from 2008 to 2014 - rather than an earlier period (from 2001 to 2008) used in the windfall allowance calculation until 2017.

As discussed in the section on ‘Historic windfall delivery’, for small sites it is considered that permission figures derived from the 2009 – 2024 period represent an accurate estimate of future delivery, as it covers the low number of permissions granted during the recessionary period following the economic crisis, a relatively steady position up to the present day, with some reduction across the years affected by the COVID pandemic (as shown in Chart 1 above). For large brownfield sites, it is appropriate to base the calculation on permissions in more recent years 2019 – 2024 to reflect the recent downward trend in delivery from this source.

A49. To demonstrate the realistic nature of this method, a number of alternative methods and the allowance generated by each are set out in Table A6.

⁶ It is acknowledged that Methods 1 and 2 referenced in the July 2014 Statement use the capacity of Large sites in the SHLAA to calculate the large part of the allowance (as discussed in A14 above). Method 3 (which produced the largest allowance quoted in the Wiltshire Core Strategy Inspector’s Final Report paragraph 97 above) is based exclusively on permissions during the period 2006-2012.

Windfall allowance calculation

A50. As identified above, the number of windfall sites achieving permission since 2009 has varied with differing longer term trends depending on the size and land type nature (brownfield or greenfield) of the site.

A51. Although future economic conditions are, by their nature, uncertain it is considered that basing the allowance on a longer period results in a more representative picture of the economic cycle and potential future development activity.

A52. For **small brownfield** and **small greenfield sites** the average number of permissions across the period 2009-2024 will be assumed to be permitted each year for the following five years.

A53. For **large brownfield sites** the average number of permissions across the period 2019-2024 will be assumed to be permitted each year for the following five years.

A54. The average number of new windfall permissions across this period for each category of windfall is presented in Table A2.

Table A2: windfall permissions and assumed delivery over five years

Area	Average number of brownfield windfall permissions on small sites (per annum)	Average number of brownfield windfall permissions on large sites (per annum)	Average number of greenfield windfall permissions on small sites (per annum)
East Wiltshire HMA	54	6	20
North and West Wiltshire HMA	161	130	74
South Wiltshire HMA	70	38	28
Wiltshire	285	174	122

Delivery rate

A55. In order to estimate how many windfall sites will actually be delivered within five years, a delivery rate is applied to allow for non-implementation of permissions. The delivery rate has been calculated

using the completion date of windfall permissions granted from 2009 to 2015⁷ over an eight-year period. This is appropriate for two reasons:

Firstly, it reflects the low number of permissions in the early part of that period with a gradual increase to 2015, and thus reflects delivery throughout that economic period as permissions were implemented.

Secondly, if brownfield windfall permissions are implemented, historic delivery records indicate any permission that is implemented will be completed within eight years after permission. Using the period 2009 – 2015 for assessing implementation of permissions provides a comprehensive dataset of delivery rates. This is because virtually all implemented permissions that were granted in 2009 will be complete by 2017. Similarly at the later end of the range, virtually all implemented permissions granted in 2015 will be complete by 2023 which is the present position.

The resulting rate is presented in Table A3.

Table A3: Standard delivery rate

Type	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Small greenfield	13.7%	29.5%	14.3%	7.6%	3.0%	1.4%	0.04%	0.03%
Small brownfield	14.0%	26.3%	14.9%	8.7%	3.3%	0.1%	0.03%	0.02%
Large brownfield	0.02%	14.9%	23.2%	14.2%	5.6%	6.4%	0.01%	0.00%

A56. Table A3 shows that for a small brownfield permission granted in year 1, only 67.2% will reach completion in the five-year period. Indeed, only 68.6% will reach completion at all, providing an allowance for non-delivery. For a large brownfield permission granted in year 1, only 59.7% will reach completion in the five-year period and 66.9% overall. Finally, for a small greenfield permission granted in year 1, only 68% will reach completion in the five-year period and 70.7% overall. This provides a comprehensive assessment of the rate at which permissions are either implemented or lapsed.

A57. This delivery rate has been applied to the assumed number of new windfall sites for small and large brownfield sites. Table A4 shows an example which is for small brownfield sites in the East Wiltshire HMA.

⁷ This uses the same number of dwellings permitted as in earlier Housing Land Supply Statements, however the data used to determine the delivery rate has been refreshed to include completions up to 2015. This will result in a revised rate for each year, and thus for the overall 5-year period.

Table A4: Delivery matrix showing small brownfield sites in the East Wiltshire HMA

	Built in year 1	Built in year 2	Built in year 3	Built in year 4	Built in year 5
54 permitted in year 1	54 x 14.0% = 7.6	54 x 26.3% = 14.2	54 x 14.9% = 8.0	54 x 8.7% = 4.7	54 x 3.3% = 1.8
54 permitted in year 2		54 x 14.0% = 7.6	54 x 26.3% = 14.2	54 x 14.9% = 8.0	54 x 8.7% = 4.7
54 permitted in year 3			54 x 14.0% = 7.6	54 x 26.3% = 14.2	54 x 14.9% = 8.0
54 permitted in year 4				54 x 14.0% = 7.6	54 x 26.3% = 14.2
54 permitted in year 5					54 x 14.0% = 7.6
Sum	7.6	21.8	29.8	34.5	36.3

A58. This demonstrates the effect of assessing delivery from a 'cold start' (in order not to double-count completions on permissions that have already been granted at the base date) and providing a realistic delivery rate.

A59. In the example given, of the **290** dwellings that are forecast to be permitted within 5 years on small brownfield sites in the East Wiltshire HMA, only **130** are assumed to be deliverable in the forthcoming 5 years.⁸

A60. Using the above calculation, the resulting allowance for each category of windfall in each HMA and Wiltshire overall is presented in Table A5⁹.

⁸ Figures from table A4 may not sum exactly due to rounding.

⁹ Figures from table A5 may not sum exactly due to rounding.

Table A5: Summary of windfall allowance for each HMA, development size and land type for 2024-2029.

Area	From brownfield windfall permissions on small sites	From brownfield windfall permissions on large sites	From greenfield windfall permissions on small sites	TOTAL
East Wiltshire HMA	130	10	50	190
North and West Wiltshire HMA	389	225	183	797
South Wiltshire HMA	168	66	69	303
Wiltshire	687	301	302	1,290

A61. This allowance, as described throughout this section, is set out to be a realistic estimate based on prevailing and anticipated economic conditions. To demonstrate this Table A6 shows the proposed method described above (Method A) and two alternative calculations (Methods B and C) using permissions granted during other time periods, thus reflecting a different mix of economic conditions. Each method is described briefly in footnotes 10 and 11.

Table A6: Comparison of methods for calculating windfall allowance

Area	Method A (as above)	Method B ¹⁰	Method C ¹¹
East Wiltshire HMA	190	244	223
North and West Wiltshire HMA	797	916	607
South Wiltshire HMA	303	315	161
Wiltshire	1,290	1,475	991

¹⁰ **Method B:** as Method A but for brownfield sites only. It assumes that the average number of new windfall permissions over the entirety of the Wiltshire Core Strategy period to date (2006-2024) will be permitted for the next five years and will be delivered at the standard development rate. This could be perceived to be a more robust assessment of future windfall delivery as it covers a longer period of time and thus takes into account both peaks and troughs of the economic cycle. However, given the nature of the economic recession from 2008, permissions achieved in the early years of this period are considered to have been driven by an unsustainable financial model, and therefore are unlikely to be a realistic representation of future activity.

¹¹ **Method C:** as Method A but for brownfield sites only. It assumes that the average number of new windfall permissions during the period 2009-2012 will be permitted for the next five years and will be delivered at the standard development rate. This period of time was used for the small brownfield site windfall allowance in Housing Land Supply Statements prior to 2015. As can be seen from Chart 2 and Chart 3 in this section it represents the lowest points in the economic cycle. Since this date there have been periods of improved economic activity, with greater opportunities for delivery and for reasons explained earlier this is likely to continue. As such this method is not considered to be a realistic projection for future years.

Appendix 6 – Summary assessment of supply and remaining housing to be identified (by Community Area settlements and rural remainders)

Area	Indicative requirement 2006-2026	Completions 2006-2024	Deliverable commitments 2024-2026 ¹²	Indicative remaining requirement ¹³
Devizes	2,010	2,066	87	-143
Devizes CA remainder	490	442	105	-56
Devizes CA	2,500	2,508	192	-200
Marlborough	680	726	17	-63
Marlborough CA remainder	240	237	12	-9
Marlborough CA	920	963	29	-72
Pewsey CA	600	611	7	-18
Tidworth and Ludgershall	1,750	1,370	164	216
Tidworth CA remainder	170	117	7	46
Tidworth CA	1,920	1,487	172	261
EAST WILTSHIRE HMA	5,940	5,569	399	-28
Bradford on Avon	595	630	8	-43
Bradford on Avon CA remainder ¹⁴	185	201	22	-38
Bradford on Avon CA ¹⁴	780	831	30	-81
Calne	1,440	2,134	87	-781
Calne CA remainder	165	196	6	-37
Calne CA	1,605	2,330	93	-818
Chippenham	4,510	2,918	453	1,139
Chippenham CA remainder	580	571	67	-59
Chippenham CA	5,090	3,489	521	1,080
Corsham ¹⁵	1,220	984	65	171
Corsham CA remainder ¹⁵	175	459	13	-297
Corsham CA	1,395	1,443	78	-126

¹² Figures in the Deliverable commitments column represent committed sites only and **do not** include a windfall allowance. The summary for each area shows the total number of units assumed to be developable based on historic delivery rates (rounded to the nearest whole unit) and information from developers, site representatives and officers for Large Sites.

¹³ Figures in the Indicative remaining requirement column show as a positive figure where the indicative requirement (completions and commitments) has not yet been met. It shows as zero or a negative figure where the indicative requirement has been met or exceeded.

¹⁴ Bradford on Avon CA remainder and Bradford on Avon CA exclude any development at Staverton Marina which is classified as Trowbridge Principal Settlement.

¹⁵ Corsham CA remainder and Corsham CA exclude any development at South West Chippenham which is classified as Chippenham Principal Settlement.

Area	Indicative requirement 2006-2026	Completions 2006-2024	Deliverable commitments 2024-2026 ¹²	Indicative remaining requirement ¹³
Malmesbury	885	1,043	180	-338
Malmesbury CA remainder	510	617	118	-225
Malmesbury CA	1,395	1,660	297	-562
Melksham and Bowerhill	2,240	2,590	103	-453
Melksham CA remainder ¹⁶	130	186	22	-78
Melksham CA ¹⁶	2,370	2,776	125	-531
Royal Wootton Bassett	1,070	1,170	16	-116
Royal Wootton Bassett and Cricklade CA remainder ¹⁷	385	745	104	-464
Royal Wootton Bassett and Cricklade CA ¹⁷	1,455	1,915	120	-580
Trowbridge	6,810	3,629	352	2,829
Trowbridge CA remainder	165	346	24	-205
Trowbridge CA	6,975	3,975	376	2,624
Warminster	1,920	1,124	230	566
Warminster CA remainder	140	193	23	-76
Warminster CA	2,060	1,317	253	490
Westbury	1,500	1,848	100	-448
Westbury CA remainder	115	90	36	-11
Westbury CA	1,615	1,938	136	-459
NORTH AND WEST WILTSHIRE HMA	24,740	21,674	2,030	1,036
Amesbury, Bulford and Durrington	2,440	2,328	31	81
Amesbury CA remainder	345	317	16	12
Amesbury CA	2,785	2,645	47	93
Mere	235	265	52	-82
Mere CA remainder	50	73	5	-28
Mere CA	285	338	57	-110
Salisbury	6,060	4,681	517	346
Wilton		510	6	
Wilton CA remainder	255	182	1	72
Salisbury and Wilton CAs	6,315	5,373	524	418
Downton	190	183	1	6
Southern Wiltshire CA remainder ¹⁸	425	616	37	-228

¹⁶ Melksham CA remainder and Melksham CA exclude any development at Land North of Green Lane as this is classified as Trowbridge Principal Settlement.

¹⁷ Royal Wootton Bassett & Cricklade CA remainder and Royal Wootton Bassett & Cricklade CA exclude any development at the West of Swindon.

¹⁸ Southern Wiltshire CA remainder and Southern Wiltshire CA exclude development at Old Sarum and Longhedge. These are classified as Salisbury Principal Settlement.

Area	Indicative requirement 2006-2026	Completions 2006-2024	Deliverable commitments 2024-2026 ¹²	Indicative remaining requirement ¹³
Southern Wiltshire CA ¹⁸	615	799	38	-222
Tisbury	200	181	1	18
Tisbury CA remainder	220	94	6	120
Tisbury CA	420	275	7	138
SOUTH WILTSHIRE HMA	10,420	9,430	673	316
Swindon (within Wiltshire)	900	932	0	-32
WILTSHIRE	42,000	37,605	3,103	1,292

Appendix E: Council Briefing Note No.24-20 Implications of Revised
NPPF



Briefing Note

No. 24-20

Service: Planning

Further Enquiries to: Nic Thomas, Director - Planning

Email: [REDACTED]

Date Prepared: 17 December 2024

IMPLICATIONS OF DECEMBER 2024 NATIONAL PLANNING POLICY FRAMEWORK AND REVISIONS TO THE STANDARD METHODOLOGY ON THE HOUSING LAND SUPPLY

Overview

1. On 12 December 2024 the Government issued an update to the [National Planning Policy Framework](#) (NPPF). This followed a consultation into the proposed changes in summer 2024. The changes to the NPPF included amendments to the deliverable housing land supply policies, the terms under which a buffer should be added to the housing requirement to be used in the housing land supply calculation, and the implications of not being able to meet a sufficient deliverable housing land supply.
2. On the same date the Government also issued revisions to the Planning Practice Guidance (PPG) including the standard methodology for assessing and setting Local Housing Need, and published the [2023 Housing Delivery Test results](#).
3. The revisions that are pertinent to the housing land supply calculation and its implications are summarised as follows:
 - a) Local Planning Authorities are now required to demonstrate a deliverable supply of housing sufficient to meet **five** years against their housing requirement set out in adopted strategic policies (or against their Local Housing Need where the strategic policies are more than five years old) in all circumstances. Under the previous NPPF, Wiltshire was only required to demonstrate a **four-year** housing land supply because its draft Local Plan had reached an advanced stage.

- b) Local Planning Authorities are now required to add a buffer to the housing requirement in the **five-year** housing land supply calculation in all circumstances. The buffer to apply is driven by the council's latest Housing Delivery Test results, which for Wiltshire indicates a 5% buffer to be added¹. Under the previous NPPF a buffer was only required if the council's Housing Delivery Test results indicate under-delivery of 85% or lower against the housing requirement, which was not the case for Wiltshire.
- c) The revisions to the PPG have set out a revised standard methodology for the Local Housing Need – this is the calculation that establishes the housing figure to be used in the housing land supply calculation. The revision has changed the method from being based on future household projections, to being based on the amount of existing housing stock in the local authority area. The revision has also changed the adjustment factor which is based on the affordability of housing in the local planning authority. The figure for Wiltshire has changed as follows:

Number of homes per annum under previous Local Housing Need calculation ² .	Number of homes per annum under revised Local Housing Need calculation.	Percentage change
1,917	3,525	+84%

The implications of the revised Local Housing Need calculation are set out in paragraphs 5-7 for determining planning applications and appeals, and in paragraphs 8-11 for the implications on the emerging Local Plan.

- d) The consequences of not being able to demonstrate a five-year housing land supply are that the presumption in favour of sustainable development (often referred to as the 'tilted balance') applies. This is set out in paragraph 11d of the NPPF. This paragraph has also been amended in two ways. Firstly, where there are exception policies³ that prevent the 'tilted balance' applying that these provide a 'strong' reason for refusal, rather than a 'clear' reason for refusal. Secondly, to ensure that when the planning balance is being

¹ The 2023 Housing Delivery Test results were published on 12 December 2024. These indicate that Wiltshire had delivered 135% against its housing requirement in the last three years which is the period over which housing delivery is assessed in the test. This results in a 5% buffer to be applied on the five-year requirement in the housing land supply calculation.

² Under a 2024-base dated assessment

³ Footnote 7 of the NPPF sets these out.

carried out, that particular regard is had to certain key policies in the Framework⁴ related to directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

4. In summary, the changes to the NPPF now require Wiltshire to demonstrate a five-year housing land supply, including a 5% buffer, and must apply the revised Local Housing Need for decision-taking immediately. As the table in paragraph 3.c above shows, this results in a significant increase in the five-year housing requirement to be met from the previous calculation. When this is assessed against the housing land supply which can be delivered within five years, the recalculation shows a significant reduction in the number of years supply. The council cannot demonstrate the requisite five-year housing land supply and can demonstrate a **2.03 years supply**.

Implications for decision-taking

5. Annex 1 of the revised NPPF indicate that new provisions apply immediately for determining planning applications and appeals.
6. Prior to the publication of the revised NPPF the council was already in a position where it was unable to demonstrate the requisite housing land supply (see member Briefing note [24-18](#)) and the 'tilted balance' was applied. The same implications for determining planning applications therefore continue to apply, however with other particular factors to consider because of changes to the NPPF. Firstly, 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. However, and following on from this, the presumption in favour of sustainable development now requires decision-takers to have particular regard to key policies as set out in footnote 9 of the NPPF (highlighted in paragraph 3.d above) to ensure that proposals that can help improve housing land supply are properly and thoroughly assessed against the key policies.
7. The Government's response to the NPPF consultation growth agenda reiterates its Plan for Change. This sets out a commitment to rebuilding Britain, delivering 1.5m new homes along with the critical infrastructure that underpins economic growth. It further sets out that this will

⁴ Specifically policies related to affordable housing, isolated dwellings in the countryside, town centre uses, locations which are sustainable in terms of transport, efficient use of land and density, and design. See footnote 9 of the NPPF.

be achieved in part by reforming the planning system, and radically boosting the supply of housing, while delivering homes and places that are high-quality and genuinely affordable. The approach to applying the presumption in favour of sustainable development should be seen with this national objective in mind.

Implications for the Local Plan

8. Annex 1 of the revised NPPF provides transitional arrangements for plan-making which dictate how emerging plans will be treated in regard to the revised NPPF.
9. The council submitted the Local Plan for independent examination on 28 November 2024. Under the NPPF's transitional arrangements, the Plan (and the housing requirement) will continue be assessed under the relevant previous version of the NPPF, which in this case will be the September 2023 NPPF. The Examining Inspector will need to be satisfied that the council can demonstrate a five-year housing land supply at the point of adoption. This will be assessed against the housing requirement in the emerging Local Plan which is lower than the revised Local Housing Need.
10. However, as the housing requirement in the emerging Local Plan will meet less than 80% of the revised Local Housing Need, the council will be expected to begin work on a new Local Plan promptly, under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (when the relevant provisions are brought into force in 2025), in order to address the shortfall in housing need.
11. Upon adoption of the Local Plan, the five-year housing land supply will be assessed against the housing requirement in the plan (which is based on the previous Local Housing Need calculation) for a period of up to five years from adoption. However, the revised NPPF includes a clause that for authorities whose adopted housing requirement is substantially less than the revised Local Housing Need figure (which is the case for Wiltshire), they will be required to add a **20% buffer** to their five-year housing requirement from **1 July 2026** (the equivalent of a six-year housing land supply). To meet this increased buffer, the council will need to continue to approve planning applications to ensure a sufficient housing land supply can continue to be met at, and beyond, this date.

Implications for new Neighbourhood Plans

12. Where the presumption in favour of sustainable development (NPPF paragraph 11d) applies, NPPF paragraph 14 includes provisions as to how this affects Neighbourhood Plans that meet criteria related to their age and how the Neighbourhood Plan meets its identified housing requirement. These provisions in paragraph 14 are unchanged in the revised NPPF.

Summary

13. The revisions to the Local Housing Need and housing land supply aspects of the planning system are significant changes. They provide for a substantial uplift (84% plus 5% buffer) in the levels of housing that the council will need to plan for. This forms part of the Government's economic growth agenda.
14. The changes introduced on 12 December 2024 mean that the council now has a substantial shortfall in its housing land supply position (2.03 years). This alters the weight to give to housing supply when giving consideration to planning applications for residential development. This means balancing the strengthened need to boost housing supply against any adverse impacts of the proposal, considered against the development plan as whole, and any material considerations on a case-by-case basis. This will need to include consideration of what weight to assign to the most important policies.
15. The changes to the NPPF are wider than those set out above. They can be viewed via the following link, which show a comparison with the December 2023 version:
[NPPF December 2023.pdf → NPPF-December-2024.pdf - Draftable](#); which indicates moved, replaced and inserted text.

Appendix F: Appeal Decision APP/Y3940/W/24/3345598
Land at Glenmore Farm, Westbury BA13 4HQ



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Your Ref: PL/2021/03749

Our Ref: APP/Y3940/W/24/3345598

Development Services
Wiltshire Council
Development Services
County Hall
Trowbridge
BA14 8JF

21 January 2025

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Westbury LVA LLP
Site Address: Land at Glenmore Farm, The Ham / Hawkeridge Road, Westbury,
BA13 4HQ

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

Cameron Alford

Cameron Alford

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>



Appeal Decision

Hearing held on 21 November 2024

Site visit made on 21 November 2024

by Katie McDonald MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 January 2025

Appeal Ref: APP/Y3940/W/24/3345598

Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury BA13 4HQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Westbury LVA LLP against the decision of Wiltshire Council.
 - The application Ref is PL/2021/03749.
 - The development proposed is residential development (use class C3) for up to 145 homes, community orchard, children's play areas (LEAP), tree planting, habitat creation and ecology buffers and mitigation; site drainage and associated infrastructure. All matters reserved except for access.
-

Decision

1. The appeal is allowed and planning permission is granted for a residential development (use class C3) for up to 145 homes, community orchard, children's play areas (LEAP), tree planting, habitat creation and ecology buffers and mitigation; site drainage and associated infrastructure. All matters reserved except for access at Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury BA13 4HQ in accordance with the terms of the application, Ref PL/2021/03749, subject to the conditions in the attached Schedule.

Preliminary Matters

2. The appeal is for outline planning permission with access only. However, 3 parameters plans show the location for development, open space and building heights. These would be subject to a condition to adhere to in any future reserved matters. Additionally, an illustrative masterplan shows a potential layout, but this is for indicative purposes only.
3. A finalised Section 106 planning obligation agreement was discussed at the Hearing and 4 signed counterparts were submitted, dated 12 December 2024. Certified copies were received on 16 January 2025.
4. An agreed Statement of Common Ground was submitted before the Hearing, which set out that the Council no longer wished to defend the appeal due to a change in the housing land supply position.
5. An Ecology Briefing Note was submitted prior to the Hearing, which updated the ecology position given the surveys were over 2 years old. This included a site visit by a qualified ecologist, and I am satisfied that the ecological evidence is sufficient to determine the appeal.
6. The National Planning Policy Framework (the Framework) was updated on 12 December 2024. The appellant and Council were provided with the opportunity

to comment. The Council confirmed that the effect of the revised Framework means that the Council can now only demonstrate 2.03 years supply of housing instead of the previously agreed 3.46 years. However, it maintained concerns over deliverability in 5 years. The appellant provided a reply in relation to deliverability concerns, which I have had regard to.

7. The Council has submitted the Wiltshire Local Plan for Examination. However, given no hearings have taken place yet, it is of limited weight.

Main Issue

8. This is whether the site is suitable for the proposed development, having regard to the Council's settlement strategy.

Reasons

Site and surroundings

9. The site lies to the north west of The Ham and west of Hawkeridge Road, situated to the north west of Westbury. It comprises agricultural fields associated with Glenmore Farm. The site is adjacent to existing residential development to the west and south, which forms the settlement edge of Westbury, with a trading estate located north.
10. The proposal is for a residential development of up to 145 dwellings. The parameters plans indicate that these would be located on the southern part of the site, leaving the northern part for amenity and open space, acting as buffers for both ecological and noise reasons.

Whether the site is suitable for the proposed development

11. Core Policy 1 of the Wiltshire Core Strategy (January 2015) (CS) sets out the spatial strategy for development in the area, identifying the settlements in a hierarchy where sustainable development will take place. Westbury is identified as a Market Town, meaning it can support sustainable patterns of living in Wiltshire through its current levels of facilities, services and employment opportunities. Market Towns have the potential for significant development that will increase the jobs and homes in each town to help sustain, and where necessary, enhance their services and facilities and promote better levels of self-containment and viable sustainable communities.
12. CS Core Policy 2 sets out the delivery strategy and requires that at least 42,000 additional homes are built in Wiltshire between 2006 and 2026. This is disaggregated into 3 Housing Market Areas (HMAs). Westbury is in the North and West HMA, with a requirement of 24,740 homes. The CS splits Wiltshire into several Community Areas, with Westbury Community Area, under Core Policy 32, being given its own minimum housing requirement.
13. CS Core Policy 2 sets out that development will not be permitted outside the development limits unless in circumstances permitted by other policies. The proposal does not meet any of the other circumstances and the proposal's location outside the development limits of Westbury is contrary to CS Core Policy 2 and interrelated to this, would conflict with Core Policies 1 and 32. Thus, there would be an in-principle policy harm owing to the conflict with the settlement strategy set out in CS Core Policies 1, 2 and 32.

Other Matters

Active and sustainable modes of travel

14. The site is located on the settlement edge of Westbury, and is sufficiently close to the services and facilities that this market town provides. The planning obligation would provide a commuted sum towards a night time bus service, and there are bus stops close to the site access. The bus stops would also be upgraded, with shelters and raised height pedestrian access kerbing [condition 18].
15. Additionally, there is an existing pedestrian footway along the front of the site, which, using best endeavours¹, would be widened. However, the existing footway would offer suitable walking links if the wider footpath could not be secured. A 3m wide cycle link would be provided through the site [condition 5], exiting at the northern corner and continuing up along the main road to provide access to the trading estate.
16. Cycling would be an option to commute to the town centre, railway station and other recommended cycle routes, given the terrain is mostly flat. Additionally, 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. A Full Travel Plan would also be necessary to provide future residents with sustainable transport options [condition 17], which follows the principles of the Framework Travel Plan, which details measures to reduce car usage and increase sustainable transport modes.
17. Overall, the location of development is likely to result in future residents relying on a private car for some journeys. However, there are realistic means of accessing services and facilities using sustainable travel modes. Thus, the proposal would be in a suitable location.

Safe and suitable access

18. Despite the concerns raised by local residents, the evidence before me relating to the off site highway works would be an improvement to the existing situation. The speed limit would be decreased outside the site, which is provided for in the s106. Visibility splays would be appropriate, and suitable crossing facilities would be provided. Additionally, there is the cycle link proposed at the northern edge of the site and the closure of an existing unsafe access point. The works proposed have been subjected to stage 1 and 2 road safety audits and the Council confirmed that they would be acceptable. These off site works, visibility splays and access would be subjected to planning conditions [5, 12 and 19], or obligations in the s106.
19. An emergency access was not considered to be necessary by the Council's highways team, and the data presented is robust and accurate. I have no reason to doubt the evidence before me, and for these reasons, the proposal would provide safe and suitable access for future residents.

¹ In the planning obligation

Living conditions for future residents

20. Residents and the Parish Council raised concerns about the proposed footpath link to the small play area off Hawkeridge Park. Whilst layout is not proposed, pedestrian access from the site to this play area should be encouraged. This would enable suitable pedestrian links to existing and future development. It would also promote legibility and community cohesion.
21. Furthermore, despite claims that it is closed for winter months, I heard that it had not been closed for last winter or this winter, and I do not see this as a barrier to providing access through this play area and onto Hawkeridge Park. It would also provide access for existing residents through to the proposal, to access public open space, other play areas and the trading estate. Claims that the Parish Council would not grant access seems perverse when these future residents would be part of the community.
22. The indicative layout has been designed to ensure that living conditions for future residents would be suitable, in specific relation to noise from the nearby trading estate, nightclub and traffic. This is through embedded mitigation and a suitable layout. The Council's Public Protection team have not raised objections, subject to planning conditions, that would control internal and external noise levels. These would ensure that windows in habitable rooms could be opened and would not rely on mechanical ventilation. This would be necessary to ensure suitable future living conditions, and based on the evidence before me, this would be secured [conditions 13 and 14].
23. Claims of odour from a nearby resource recovery centre were raised. That site is subjected to a permit from the Environment Agency and odour is regulated through the agency. The site is further away from the source than existing dwellings, and although future residents may be subjected to unpleasant odours from time to time, this would not lead to unacceptable future living conditions.

Drainage

24. Foul water from the site would drain into the existing sewers. Surface water would be split into separate discharge points, prior to discharge into the water course, with an attenuation basin on site. The appellant detailed at the Hearing that this was subject to a riparian agreement, which involved no third party landowners. The Local Lead Flood Authority raised no objections, and I am satisfied that the site would not result in any increased flood risk, subject to conditions [conditions 10 and 11].

Biodiversity

25. The scheme has been designed with biodiversity and ecology as a driving priority. There are significant ecological buffers provided around the site, which would provide habitats and bat mitigation, along with enhancements and biodiversity net gain (BNG). Evidence of a district level licence for great crested newts was presented and the proposal, with its embedded mitigation, would have no adverse effect upon any other protected species, such that no other licenses would be necessary.
26. *Salisbury Plain Special Protection Area (SPA)* - The site lies within the 6.4km buffer zone of the SPA. The qualifying feature of the SPA is the stone curlew population, and likely significant effects (LSE) would arise from all residential

development within 6.4km of the SPA, due to increased recreational pressure from visitors. This would include the proposal.

27. The Council, as Competent Authority in the first instance, has a Habitats Regulations Assessment (HRA) for the CS and a HRA for the Wiltshire Housing Site Allocations Plan. Within this, the Appropriate Assessment (AA) looks to mitigate the LSE through annual stone curlew and visitor monitoring. The AA reached a conclusion that housing growth would not have an adverse effect on the integrity of the Salisbury Plain SPA, either alone or in-combination with other plans and projects, provided that the mitigation scheme continues to be implemented. This is secured by the Council through its Community Infrastructure Levy (CIL) and would include a receipt from this development.
28. Nonetheless, the proposal would be unplanned development, and could contribute to an effect not mitigated for by the Council's HRAs. However, given the scale of development in comparison to the size of the buffer zone, this effect would be minimal. Additionally, the scale of public open space on site would absorb a significant amount of everyday recreational activity by new residents. Therefore, I am satisfied that with the mitigation from the CIL payment, and the amount of onsite public open space, the scheme would not adversely affect the integrity of the Salisbury Plain SPA.
29. *Bath and Bradford on Avon Special Area of Conservation (SAC)* - The site lies within the zone of medium risk for the SAC. The qualifying features are 3 bats, Bechstein's bat (*Myotis bechsteinii*), Greater horseshoe bat (*Rhinolophus ferrumequinum*) and Lesser horseshoe bat (*Rhinolophus hipposideros*), with the conservation objectives being to ensure the integrity of the site is maintained or restored, to ensure favourable conservation status of the qualifying features. LSE effects would arise from increased recreational pressure at woodlands used by Bechstein's bat for breeding and loss or damage to bat habitats. Natural England also identified that in the Trowbridge area, there is a need to maintain the presence, structure and quality of any linear landscape features which function as flightlines. These should remain unlit, operating as dark corridors.
30. Additionally, the site is located between Round Wood (approx. 2km) and Pickett and Clanger Woods (approx. 1.5 km), both of which are easily accessible by public footpaths and road. These woods are publicly accessible and each support a colony of Bechstein's bats which together are believed to form a meta population of national importance.
31. The proposal would lead to LSE, both in terms of habitat loss on site and by recreational pressure placed upon nearby habitats and woodlands by new residents of the development. This would be an in-combination effect.
32. However, the open space parameters plan, illustrative masterplan and the ecology evidence details a significant buffer of more than 100m to the northern hedgerow, which would be maintained as high quality semi-natural greenspace, of value to the qualifying features. All core bat habitat would also be buffered from development by at least a 22.5m corridor of natural habitat. The central hedge would be retained, there would be significant native tree and scrub planting, an orchard, new hedgerows and other species specific mitigation. Additionally, an 'alternative space for recreation' would be proposed in the northern half of the site to encourage residents to walk and or exercise dogs on-site. Resident's packs are also to be provided.

33. Providing that these measures are subject to conditions, such as construction environmental management plan, a landscape and ecology management plan, and external lighting [conditions 7, 12 and 16], the proposed mitigation would ensure that the proposal would not adversely affect the integrity of the SAC through any habitat loss on site.
34. The Trowbridge Bat Mitigation Strategy (TBMS) outlines a strategy to mitigate increased recreational pressure on the bats. This applies to the site and seeks contributions to purchase, plant up and maintain an amount of habitat. This would mitigate the residual effects of increased recreational pressure from new residents upon nearby habitats and woodlands. The planning obligation commits to the payment of this sum per dwelling. Thus, with the mitigation proposed, the potential adverse effect would be avoided, and the integrity of the SAC would not be adversely affected.
35. *Picket and Clanger Woods Site of Special Scientific Interest (SSSI)* – Special interests of the SSSI are the floristically-rich ancient woodland, supporting an outstanding range of butterfly and moth species, and woodland birds such as nightingale. A range of small mammal species and common lizard have been recorded and as detailed above, it is known to support significant populations of Bechstein's bat.
36. The proposal would result in increased recreational impacts on the SSSI from new residents. The TBMS requirement would not mitigate the impacts on the wider SSSI, and the Council detail that parts of the SSSI are in an unfavourable and recovering status. Therefore, a bespoke recreational mitigation strategy would be necessary, that would contribute a monetary sum to assist with the management of increased recreational pressure. This is provided for in the planning obligation. With this mitigation, the special interests of the SSSI would not be adversely affected.

Planning obligation

37. In addition to those identified above, the planning obligation would also provide:
 - an early years contribution towards the funding of 17 pre-school places.
 - 40% affordable housing, split 60% affordable rent and 40% intermediate houses, with 10% adapted units.
 - Waste and recycling contribution towards the provision of containers.
 - Leisure contribution towards off site sports provision.
 - Monitoring fee
38. Based on the evidence before me, all the obligations would be necessary to make the development acceptable; directly related to the development; and fairly and reasonably related in scale and kind to the development. This would be compliant with the tests in the Framework and the CIL Regulations.
39. Additional infrastructure, such as contributions towards doctors' and dentists' surgeries was raised by interested parties. However, there is simply no evidence before me that seeking obligations would comply with the Framework and CIL tests, despite the various assertions about appointment wait times and overstretched services. Additionally, the Local Education Authority did not require any contributions towards secondary or primary education places, nor did the Highway's Authority necessitate any contribution towards strengthening the rail underbridge on Station Road.

Planning balance

40. The location of the proposal outside the 'limits of development' would conflict with the development plan as a whole. However, the Council does not have a 5 year supply of housing land and there is a significant shortfall of affordable housing. Thus, Footnote 8 of Framework Paragraph 11 details that policies for applications involving the provision of housing are considered out of date. There are no policies that would indicate a strong reason for refusal and thus the 'tilted balance' of 11 d) ii would apply.
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.
42. The delivery of market and affordable housing is of substantial weight in favour. Additionally, there would be biodiversity net gain, public open space, a community orchard, creation of jobs during construction, increased local spending, provision of night time bus service and off site highway improvements. These all weigh in favour and many would benefit the wider community. Aside from the marginal loss of best and most versatile agricultural land, which would be of little weight, there are also no technical reasons that would result in any harm. I have no reason to doubt that the dwellings would not start to be delivered in the next 5 years, especially considering the extensive indicative layout that has been provided to ensure suitable future living conditions.
43. Consequently, the adverse impact of granting planning permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. This is 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, all of which the proposal would provide. As such, the material considerations indicate a decision other than in accordance with the development plan.

Conditions

44. In addition to the conditions above, which would be necessary to make the development acceptable, the plans (including broad accordance with the parameter plans), dwelling numbers, phasing plan and provision of public open space are listed for certainty [condition 4].
45. The dwellings would be built sustainably, including reductions in energy use and emissions and efficient water use, as detailed in chapter 7 of the Design and Access Statement. This would be necessary to ensure the prudent use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy [conditions 6 and 9]. A condition for archaeological investigations would be necessary to ensure that any matters of archaeological interest are correctly recorded [condition 8].

46. Closure of the existing access to Glenmore Farm would be necessary in the interests of highway safety [condition 19]. The Council requested that this was within 3 months of the commencement of development. However, this would be an unreasonable time scale. The access is open now and can be used freely, and whilst it would be necessary to ensure it is closed as soon as practically possible, I see no specific reason to require it to be closed until the development is nearing completion, to ensure its closure can be properly phased into the development as it is built out.
47. The suggested Travel Plan condition [condition 17] has been amended to remove the requirement for the employment of a Travel Plan Co-Ordinator as this would go beyond the realms of a condition. However, I have required details of who has responsibility for monitoring compliance and the means of securing that future monitoring and management arrangements of the travel plan, along with the length of time and frequency.

Conclusion

48. For the reasons set out above, the appeal is allowed.

Katie McDonald

INSPECTOR

APPEARANCES

For the Local Planning Authority:	
Gen Collins LLB(Hons) MA MRTPI	Principal Planning Officer, Wiltshire Council
Mark Wiltshire MIHE	Transport and Highways Manager, Wiltshire Council
For the appellants:	
Alan Williams BSC MPLAN MRTPI	Director, Grass Roots Planning
Matthew McShan	Associate Partner, LVA
Mubassir Malik MEng (Hons) MIOA	Associate Acoustician, Stantec
Interested parties	
Suzanne Wycombe	Ethandune Ward Cllr
David Jenkins	Heywood Parish Cllr
John Masson	Heywood Parish Chairperson
Francis Morland	Heywood Parish Cllr

HEARING DOCUMENTS

HD1	Public Protection comments
HD2	Travel Plan condition
HD3	Finalised Unilateral Undertaking dated 12 December 2024

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
- 3) Details of the appearance, landscaping, layout, and scale, "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 4) The development hereby permitted shall make provision for the following:
 - a) Up to 145 dwellings;
 - b) Public open space to be sited, laid-out and equipped in accordance with the West Wiltshire Leisure and Recreation DPD (or any subsequent replacement DPD); and to include at least 4,106 square metre (sqm) of general public open space and at least 171 sqm of equipped play space.

The layout and scale shall be broadly in accordance with the following plans –

- Dwg Ref: 191119L 02 01 J (Illustrative Masterplan) dated 06/22
- Dwg Ref: 191119 PP 01 (Building Height Parameter Plan) dated 11/22
- Dwg Ref: 191119 PP 04 Rev A (Areas Parameter Plan) dated 11/22
- Dwg Ref: 191119 PP 02 (Open Space Parameter Plan) dated 11/22
- Doc Ref: 191119 R 02 01 D (Design & Access Statement) dated 07/22
- Doc Ref: 4712_01E_EcIA Ecological Impact Assessment

Prior to commencement of the development, a programme, or phasing plan, for the delivery and completion of the dwellings and the public open space(s) shall be first submitted to, and approved in writing by, the local planning authority. The dwellings and the public open space(s) shall then be delivered and completed in accordance with the approved programme.

- 5) The 'means of access' to the site and the off-site highways works shall be provided in accordance with the following drawing –

- Dwg Ref: 4403-532 D (Proposed Site Access Layout) dated 17/08/23

In addition, the final layout shall include a 3 metre wide shared-use cycleway within the application site, as indicated at note 7 on illustrative Masterplan 191119L/02/01/J.

Prior to commencement of the development, a programme for the delivery and completion of the means of access, the off-site highways works and the shared-use cycleway shall be first submitted to, and approved in writing by, the local planning authority. The means of access to the site, the off-site highways works and the shared-use cycle way shall then be delivered and completed in accordance with the approved programme.

All visibility splays shown on Dwg Ref: 4403-532 D (Proposed Site Access Layout) dated 17/08/23 shall be provided prior to first use of the new means of access to the site from The Ham by any vehicle other than any vehicle connected with the initial construction of this access. The visibility splays shall thereafter be retained clear of any obstructions to visibility in perpetuity.

- 6) Application/s for the approval of the reserved matters shall be in accordance with section 4.7 of the approved Design and Access Statement (Dwg Ref: 191119 R 02 01 D) regarding sustainability. A Sustainability Statement shall be submitted with each reserved matters application which demonstrates this, and the development shall be implemented in accordance with the Sustainability Statement.
- 7) Prior to the start of construction ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The LEMP will detail long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development (other than small, privately owned, domestic gardens) including, but not exclusively: Wildlife ponds and wetland for SUDS, Floodplain Wetland Mosaic (wet

grassland, scrapes, reedbed), native tree and scrub planting, semi-natural neutral meadow grassland and retained hedge, scrub and trees.

The LEMP will include:

- i. A phasing plan demonstrating the timing of habitat creation works in relation to landscape buffers (Zone A and Zone B of the Trowbridge Bat Mitigation Strategy) and advanced planting proposals including predevelopment provision of 'space for recreation' will be completed in advance of or alongside vegetation stripping.
- ii. A plan specifying the location and type of integral bird nesting features (including for swift) and bat roosting features to be provided. Numbers to be provided in line with best practice guidelines.
- iii. Distinguishing between formal and informal open space and land required to meet mitigation and BNG objectives.
- iv. Details of how habitats created will be managed to achieve predicted BNG gains for the duration of the development.
- v. A mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.
- vi. Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured.

The LEMP shall be implemented as approved in full and for the lifetime of the development in accordance with the approved details.

- 8) No development shall commence until a written programme of archaeological investigation, which should include on-site work (i.e. trial trenching) and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the local planning authority. The programme of archaeological work shall be carried out in accordance with the approved details.
- 9) No development shall commence until a scheme for water efficiency has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.
- 10) No development shall commence until a scheme for the discharge of surface water from the site has been submitted to and agreed in writing by the local planning authority. This should include detailed drainage calculations which demonstrate that discharge rates from the whole developed area (2.507ha) of the site do not exceed:
 - 1 in 1 year storm event - 1.65 l/s
 - 1 in 30 year storm event - 4.14 l/s
 - 1 in 100 year storm event - 5.15 l/s
- 11) No development shall commence until a detailed drainage ownership and management plan has been submitted to and approved in writing by the local planning authority. The plan shall:

- Detail the required maintenance activities for drainage (including SuDS) features, along with details on how frequently these activities will be completed, and the party responsible for maintenance. The development shall be carried out and maintained in accordance with the approved drainage ownership and maintenance plan.
 - Provide copies of legal agreements which confirm that the developer has the right to cross 3rd party land and discharge to the ordinary watercourse in perpetuity. The legal agreements must demonstrate that the developer has permission to cross third party land to enable the drainage system to be constructed, and for it to be maintained throughout its whole design life.
- 12) No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:
- i. Construction phase environmental management plan, named person for residents to contact definitions and abbreviations and project description and location;
 - ii. A description of management responsibilities;
 - iii. A description of the construction programme;
 - iv. Detailed Site logistics arrangements;
 - v. Details regarding parking, deliveries, and storage;
 - vi. Details regarding dust mitigation;
 - vii. any other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;
 - viii. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc;
 - ix. Details of how surface water quantity and quality will be managed throughout construction;
 - x. Details of the safeguarding measures to deal with the following pollution risks:
 - the use of plant and machinery
 - wheel washing and vehicle wash-down and disposal of resultant dirty water
 - oils/chemicals and materials
 - the use and routing of heavy plant and vehicles
 - the location and form of work and storage areas and compounds
 - the control and removal of spoil and wastes
 - xi. Details of safeguarding measures to highway safety to include:
 - A Traffic Management Plan (including signage drawing(s))
 - Routing Plan
 - Details of temporary/permanent Traffic Regulation Orders
 - pre-condition photo survey - Highway dilapidation survey
 - Number (daily/weekly) and size of delivery vehicles.
 - Number of staff vehicle movements.

- xii. Details of the ecological avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
- Pre-development species surveys, including but not exclusively, roosting bats, otter, water vole and birds.
 - Phasing plan for habitat creation and landscape works including advanced planting proposals including pre-development provision of 'alternative space for recreation'.
 - Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. protection fencing.
 - Working method statements for protected/priority species, such as nesting birds, reptiles, amphibians, roosting bats, badger and dormice.
 - Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
 - Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
 - Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

There shall be no burning undertaken on site at any time.

Construction hours shall be limited to 0730 to 1800 Monday to Friday, 0730 to 1300 Saturday and no working on Sundays, Bank or Public Holidays.

The development shall be implemented in accordance with the approved details of the CEMP.

- 13) No development shall commence until an Acoustic Design Scheme (for external traffic noise) for the protection of the proposed residents from external traffic noise has been submitted to and approved in writing by the local planning authority. The Acoustic Design Scheme (for external traffic noise) shall use Good Acoustic Design (in accordance with the Professional Practice Guidance: Planning and Noise New Residential Development (May 2017 or later versions)) to achieve the following noise limits:
- bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A) and an L_{max,F} of 45dB based on the 10th highest measured level.
 - living rooms and dining rooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
 - external noise levels within private external amenity spaces shall not exceed 55 dB LAeq,16hr (0700 – 2300)

The Acoustic Design Scheme (for external traffic noise) shall be implemented during construction of each dwelling, and thereafter be permanently retained. For the avoidance of doubt, using closed windows to achieve the internal noise level target shall only be considered once all other good acoustic design acoustic mitigation measures have been utilised.

In accordance with a timetable in the approved Acoustic Design Scheme (for external traffic noise), a post completion report, prepared by the acoustic consultancy who designed the Acoustic Design Scheme or other suitably qualified expert, shall be submitted to and approved in writing by the local planning authority. This shall provide evidence that the approved Acoustic Design Scheme (for external traffic noise) has been fully implemented, any additional measures required to achieve compliance.

- 14) No development shall commence until an Acoustic Design Scheme (entertainment and industrial noise) for the protection of the proposed residents from entertainment and industrial noise has been submitted to and approved in writing by the local planning authority. This shall relate to internal noise levels and private external amenity areas. The Acoustic Design Scheme (entertainment and industrial noise) shall use Good Acoustic Design (in accordance with the Professional Practice Guidance: Planning and Noise - New Residential Development (May 2017 or later versions)) and it shall include the site layout (showing barrier blocks), internal dwelling layouts, façade construction (including design and installation), manufacturers details of windows and ventilation, and boundary treatments.

Within 320 m of the West Wiltshire Trading Estate boundary, (ie closer than existing dwellings), the design shall achieve a rating level (LArTr) of equal to and no greater than typical background sound levels (LA90T) for facades with openable windows to habitable rooms (living rooms and bedrooms) and for private external amenity areas when assessed using BS4142:2014+A1:2019 or any subsequent version.

Internal noise levels from entertainment noise, shall be designed to not exceed the following:

- NR 20 dB Leq,15minutes
- NR 20 dB LfMax
- The LFN Reference Curve within Table 9 of NANR45 revision1 December 2011 - Procedure for the Assessment of Low Frequency Noise Complaints.

The Acoustic Design Scheme (entertainment and industrial noise) shall be implemented during construction of each dwelling, and thereafter be permanently retained. In accordance with a timetable in the approved Acoustic Design Scheme (entertainment and industrial noise), a post completion report, prepared by the acoustic consultancy who designed the Acoustic Design Scheme (entertainment and industrial noise) or other suitably qualified expert, shall be submitted to and approved in writing by the local planning authority. This shall provide evidence that the approved Acoustic Design Scheme (entertainment and industrial noise) has been fully implemented, any additional measures required to achieve compliance.

- 15) Prior to commencement of development above slab level, a scheme for the provision of at least one public electric vehicle 'rapid' charging point (EVRCP) in a publicly accessible parking area or bay shall be submitted to and improved in writing by the local planning authority. The EVRCP shall be installed and be ready for use prior to the first occupation of the 100th dwelling or in accordance with a programme to be first agreed by the

local planning authority, whichever is the sooner. The EVRCP shall thereafter be retained and shall remain operational at all times (other than when under-going reasonable maintenance).

- 16) No external lighting shall be installed in public areas until details of the type of light appliance, height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the local planning authority. The details shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals. Where light spill has the potential to impact bat habitat, a lighting impact assessment shall be submitted with the reserved matter application(s) to demonstrate the requirements of section 8.3 of the Trowbridge Bat Mitigation Strategy February 2020 are met. The external lighting shall be installed and maintained in accordance with the approved details, and no additional external lighting in public areas shall be installed. Prior to final occupation of the development, a post-development lighting survey demonstrating compliance with the approved details, conducted in accordance with section 8.3.4 of the Trowbridge Bat Mitigation Strategy, shall be submitted and approved in writing by the local planning authority.
- 17) Prior to first occupation of any dwelling, a Full Travel Plan shall be submitted to and approved in writing by the local planning authority. The Full Travel Plan shall be based on the Framework Travel Plan and include details of who has responsibility for monitoring compliance and the means of securing that future monitoring and management arrangements. This shall include the length of time over which monitoring will occur and the frequency. The Full Travel Plan shall be implemented in accordance with the approved details.
- 18) Prior to occupation of the 30th dwelling, 2 bus stops including shelters and raised height bus passenger access kerbing (one for northbound passengers, and one for southbound passengers) outside the site shall have been provided in accordance with details to be first submitted to and approved by the local planning authority.
- 19) Prior to occupation of the final dwellinghouse, the existing northern vehicular access point to Glenmore Farm (for the avoidance of doubt the vehicular access to Hawkridge Road located 63 metres north-west of Shallow Wagon Lane) shall have been properly and permanently closed and the highway verge reinstated. Thereafter the access point shall remain closed in perpetuity.

*****END OF CONDITIONS*****

Appendix G: Permission in Principle Application PL/2022/02032:
Greenacres, Blounts Court, Potterne, Devizes, Wiltshire



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The Town and Country Planning Act 1990 The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Approval of Permission in Principle

Application Reference Number: PL/2022/02032

Decision Date: 19 May 2022

Applicant: Mr James Bamber
C/o Context Planning Ltd, Cambridge House, Henry Street, Bath, BA1 1BT

Particulars of Development: Erection of one dwelling.

At: Greenacres, Blounts Court, Potterne, Devizes, SN10 5QF

In pursuance of its powers under the above Act, the Council hereby GRANTS Permission in Principle for the development referred to in the above application and plan submitted by you.

Informatives: (3)

1

This permission in principle (PIP) shall cease to have effect three years after the date of this Decision Notice. The Technical Details Consent (TDC) relating to the proposed development must be granted prior to the expiration of the PIP.

In accordance with Paragraph: 045 Reference ID: 58-045-20180615 of the Permission in Principle Guidance (28/07/2017, as amended) – the Technical Details Consent (TDC) Key Development considerations that are required are as follows:

- 1) Full plans and elevations of the proposed structure, to a recognised scale.
- 2) A Design and Access Statement which addresses how any proposed development would:
 - a. Respect the established pattern and character of surrounding development;

and

b. Ensure that an acceptable level of residential amenity would be available to the occupants of the proposed dwelling in terms of amenity space, privacy, outlook and levels of natural light and existing surrounding dwellings in terms of amenity impacts; and

c. Include a materials specification, with sample photos/brochures.

3) An Ecological Assessment, including biodiversity net gains for the proposed development including an associated plan relating to any key habitat features and requirements for avoidance/mitigation or compensation as required.

4) A site plan (to a recognised scale) which displays the proposed access point(s) and demonstrates suitable levels of visibility, including but not reserved to:-

a. Intervisibility can be provided from the site access, both for vehicles and pedestrians;

b. The proposed site plan should also display any pedestrian routes within the site;

c. The proposed parking layout; the number of parking spaces provided on site should be provided in accordance with the standards set out in the Wiltshire Council Parking Supplementary Planning Document (SPD).

5) The applicant should consider the site's accessibility by sustainable modes of transport and proximity to facilities.

6) The applicant will be required to provide details of cycle parking and electric vehicle charging infrastructure.

7) Details of the refuse collection strategy for the site should be provided, including bins storage. A refuse collection point must be provided which is located in accordance with the maximum carry distances as outlined in the Councils Supplementary Waste Document.

8) Details of new planting, landscaping and boundary treatment to be created, on a landscaping plan, to a recognised scale. Enhanced planting would be sought within this rural location, in particular on a boundary to undeveloped land.

9) A statement of how the development will be of a high quality of sustainable design which includes reference to how the layout, design and construction of the development will involve the efficient use of natural resources through reducing resource requirements in terms of energy demands and water use; the consideration of opportunities for renewable and low carbon energy technologies; the use of passive solar design to maximise the use of the sun's energy for heating and facilitate sustainable cooling of buildings; and the mitigation of flooding, pollution and overheating.

10) To enable the recording of any matters of archaeological interest, submission of a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results.

11) A survey of trees on and in the vicinity of the site, and a plan showing the root protection areas of those trees. Should the proposed development, including during the construction phase or resulting from any improvement to the access, affect any tree or tree root protection area, an arboricultural impact assessment, with tree protection plan and method statement, should additionally be submitted.

- 2 It would appear that the development would be Community Infrastructure Levy (CIL) liable. CIL will apply to the development consented through the permission in principle route if a Technical Details Consent (TDC) has been granted. Charges will become due from the date that a chargeable development is commenced.
- 3 For the avoidance of doubt, the permission in principle hereby approved relates solely to the site identified in the revised 1:1250 location plan submitted on 4 May 2022.

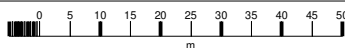
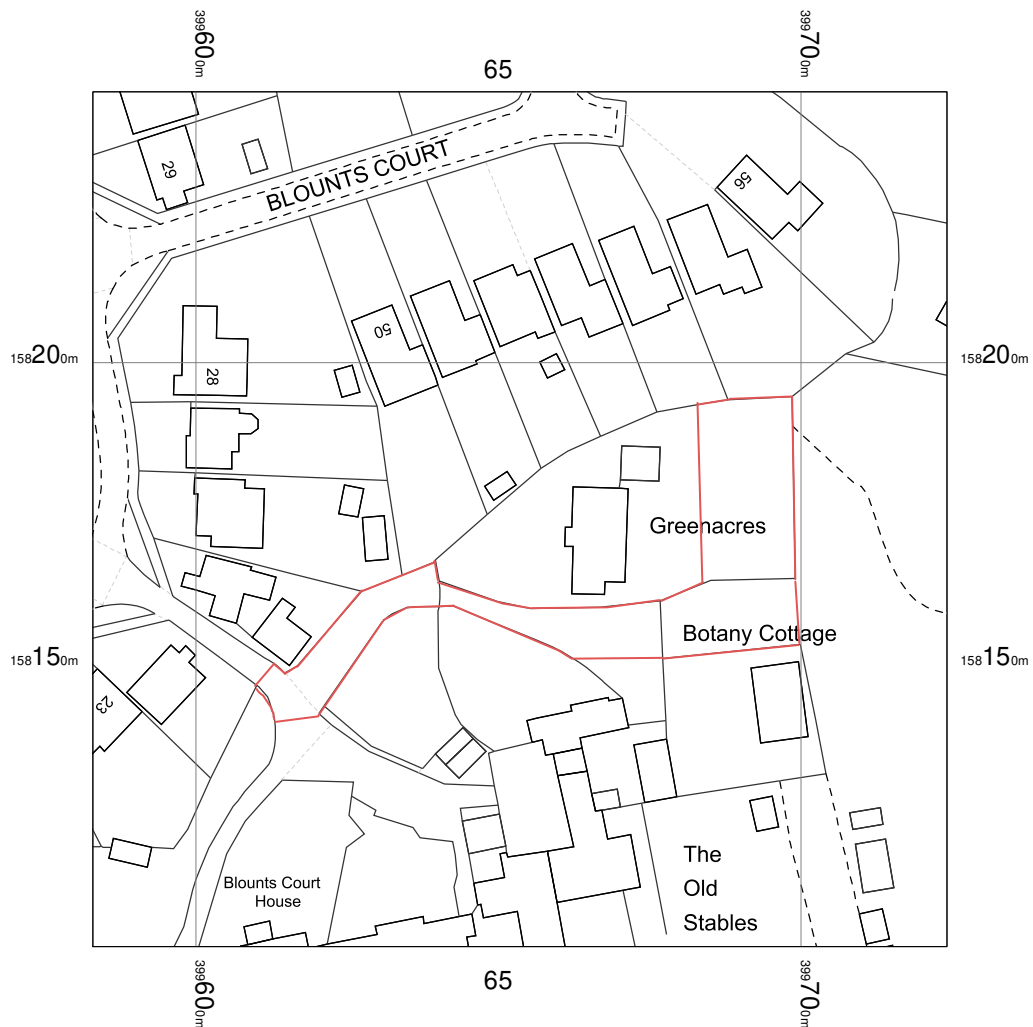
Further, it is advised that the determination of this application has been made in consideration of that specific site, and it is advised that a separate assessment would be carried out by the local planning authority in determining any application for a different proposed site including one that wholly or partially incorporates the site relating to this permission in principle.

Parvis Khansari ~ Corporate Director, Place

NOTES

- 1 Permission in principle is designed to separate decision making on 'in principle' issues addressing land use, location, and amount of development from matters of technical detail, such as what the buildings will look like. The aim is to give up-front certainty that the fundamental principles of development are acceptable before developers need to get into costly, technical matters. It will also ensure that the principle of development only needs to be established once in the process. Permission in principle must be followed by an application for technical details consent covering remaining detailed matters such as the design of buildings, development layout and landscaping schemes. Applications for technical details consent must be decided by the local planning authority in accordance with the terms of the permission in principle. A grant of permission in principle plus a grant of technical details consent equates to full planning permission

Land rear of Greenacres, Blounts Court, SN10 5QF

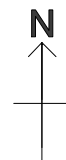


Greenacres
Blounts Court,
Devizes,
Potterne,
Wiltshire
SN10 5QF

OS MasterMap 1250/2500/10000 scale
Sunday, August 15, 2021, ID: MPMBW-00984052
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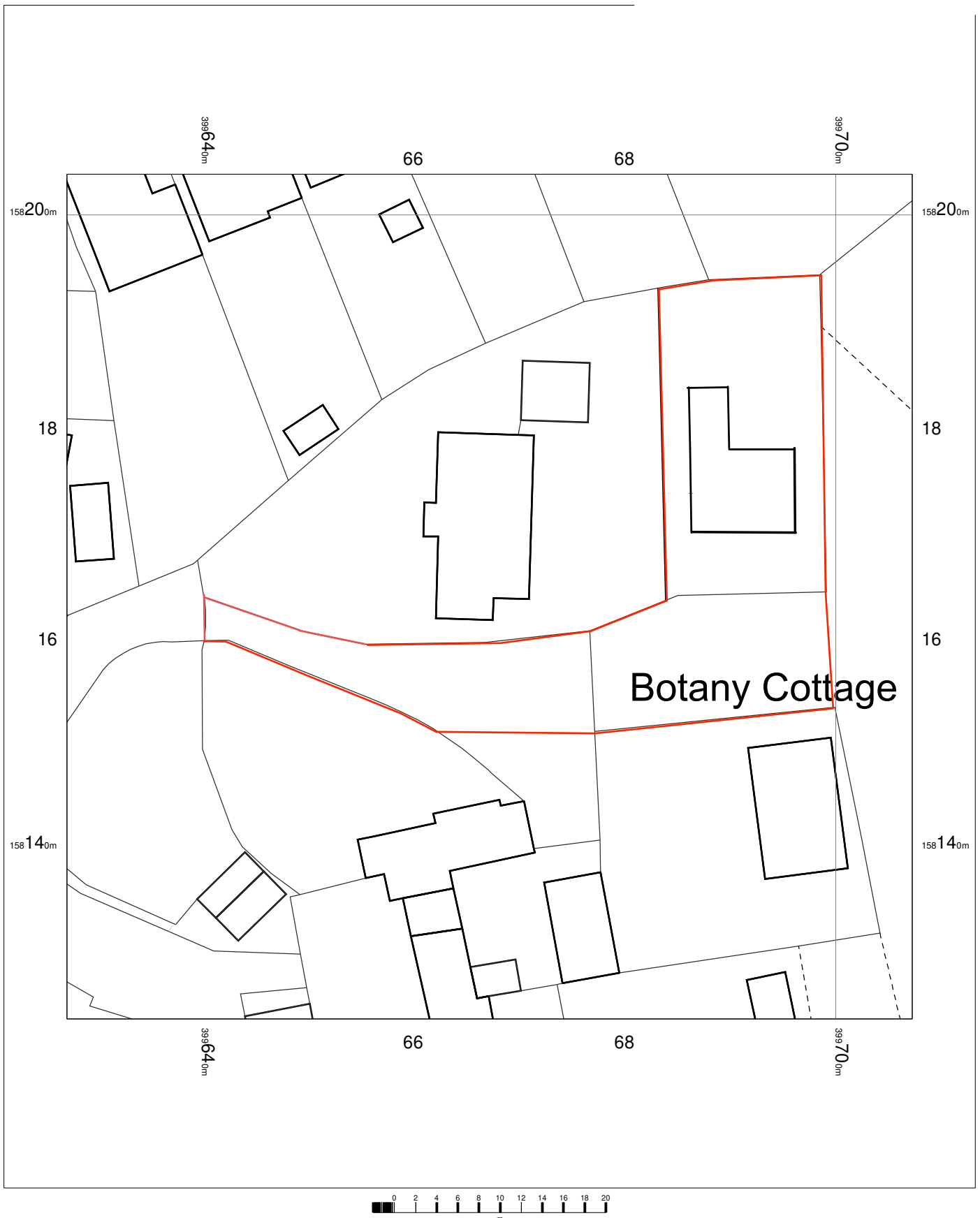
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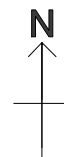


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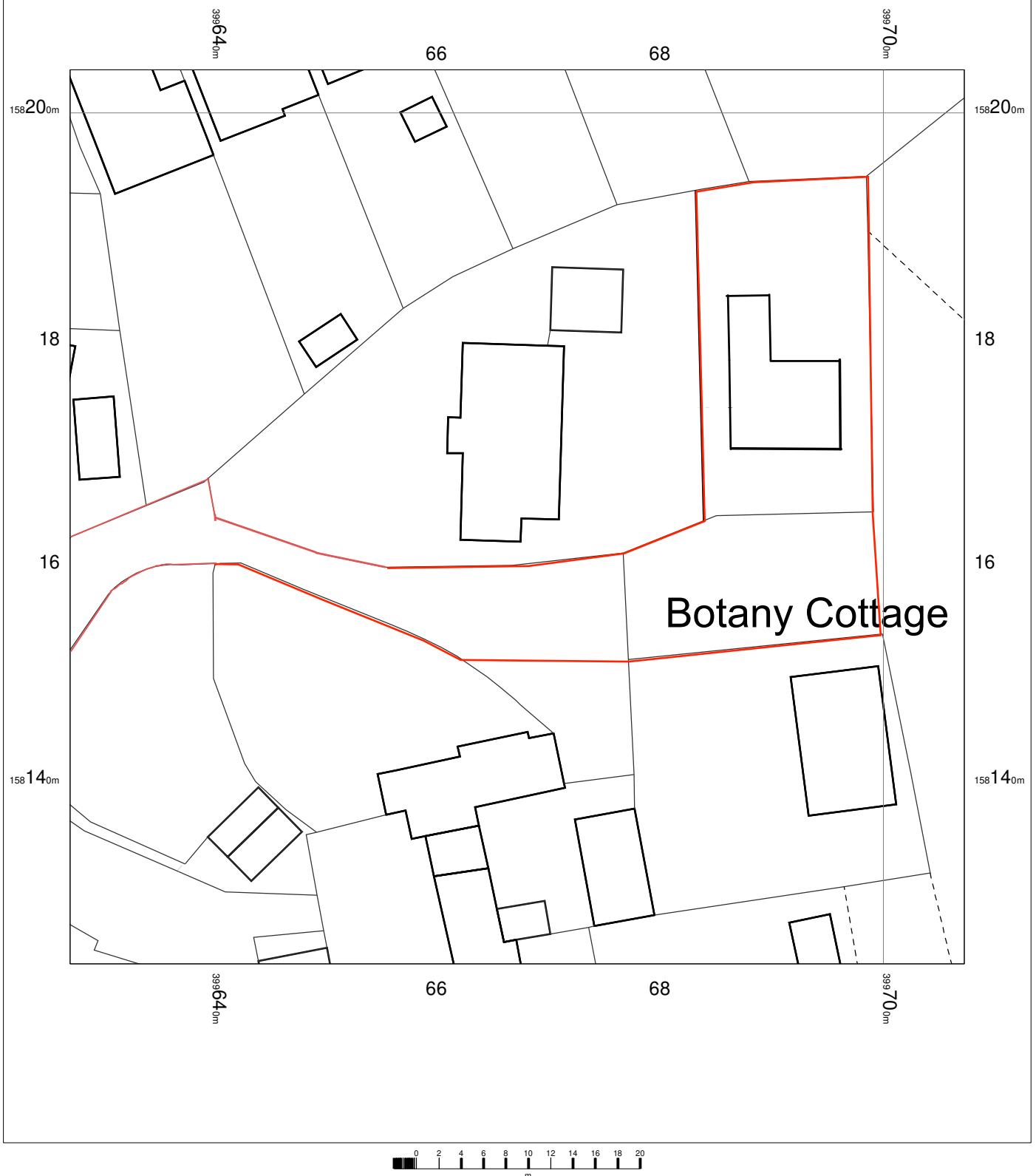
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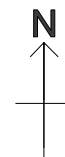


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OFFICER REPORT

Application Reference/s:	PL/2022/02032
Application Type:	Permission in Principle
Site Inspection:	20 April 2022
Site notice ends:	4 May 2022
Press notice ends:	n/a
Consultation ends:	5 May 2022
Target decision date:	19 May 2022
Case officer:	David Jones

Site Address:	Greenacres, Blounts Court, Potterne, Devizes, SN10 5QF
Proposal:	Erection of one dwelling.
Recommendation:	Approve

1. The application site and surroundings

- 1.1. The site comprises a domestic garden belonging to Greenacres, a detached single-storey house located to the east and north of the site, together with an unmade agricultural access track and a private residential access track laid to gravel that is shared by several properties. The overall area of the application site is approximately 0.1ha, with the part of the site comprising the existing residential garden and agricultural areas being approximately 0.06 ha in area. The elevation of the site rises to the south and to the east.
- 1.2. The site is located outside the limit of development for the large village of Potterne, as defined by both the Wiltshire Core Strategy and the Potterne Neighbourhood Plan. The development boundary runs along part of the north boundary of the site, along the rear boundary of the residential curtilages of properties at 54 and 55 Blounts Court. The dwelling and its curtilage at Greenacres falls outside the development boundary, as does that of Botany Cottage to the south.
- 1.3. The site bounds the residential curtilage of Botany Cottage to the south, which includes the main house (to the west) and a three-bay detached garage (to the east). To the east the site bounds onto agricultural land, which is currently planted with orchard trees. To the north, northeast and south of the site are trees, some of which are included in a Tree Preservation Order. The site is not located in a conservation area or in an Area of Outstanding Natural Beauty.

2. Available planning history

K/81/0161	Two detached bungalows with garages	Refused 28 May 1981

K/81/0963	Bungalow and garage	Refused 21 January 1982
K/84/0555	Proposed detached bungalow with double garage	Approved 16 August 1984
E/2011/1313/FUL	Erection of two agricultural buildings.	Approved with conditions 21 November 2011
Pre-application advice was not sought.		

3. The proposal

- 3.1. The application seeks Permission in Principle for a dwelling on the site. This is a process introduced in 2018 as an alternative to full or outline planning permission for small housing sites, which separates the consideration of matters of principle (this first stage) from the technical details (a later second stage).
- 3.2. The scope of permission in principle is limited to location, land use and the amount of development. Other matters fall to be considered at the technical details consent stage. Planning conditions cannot be imposed on Permission in Principle; no details of the proposed house are required for such applications.
- 3.3. The application proposes solely the erection of one dwelling on the site. An illustrative block plan has been submitted showing an outline of a possible footprint of a dwelling sited within the site. The siting, scale and design of the proposed dwelling however will be a matter for the technical details stage.
- 3.4. Following officer advice, the agent submitted a revised location plan, which amended the site boundary so that it adjoined the public road at Blounts Court. Details of the proposed vehicular access will also be a matter for the technical details stage, however it is apparent that the access will be onto Blounts Court where the site boundary meets that road.
- 3.5. Considered drawings and documents:
Application form
1:1250 location plan submitted on 4 May 2022
1:500 illustrative block plan submitted on 4 May 2022

4. Designations / constraints

- Outside Limits of Development
- Bounds onto Limit of Development – Potterne (Large Village)
- Tree Preservation Order E/419 (“Trees at Blounts Court, Potterne”)

5. The Development Plan – policies of relevanceWiltshire Core Strategy*SPATIAL VISION*

CP1	Settlement strategy
CP2	Delivery strategy
CP3	Infrastructure requirements

AREA STRATEGIES

CP12	Devizes Area Strategy
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DELIVERING THE SPATIAL OBJECTIVES: CORE POLICIES

CP50	Biodiversity
CP51	Landscape
CP57	Ensuring high quality design and place shaping
CP58	Ensuring the conservation of the historic environment
CP60	Sustainable transport
CP61	Transport and new development

The Potterne Neighbourhood Plan (made January 2017)*GENERAL POLICIES*

PNP1

6. Other policies and guidanceNational Planning Policy Framework (revised 20th July 2021)Planning Practice Guidance (national)

PPG: Permission in Principle Reference ID: 58-045-20180615 (updated 15th March 2019)

National Design Guide – 30th January 2021

National Model Design Code – 20th July 2021

Planning for well-designed places

Local Transport Plan 2011-2026 Car Parking Strategy (March 2011) – minimum residential parking standards

7. Summary of representations (comments in full published online)

Potterne Parish Council

Objection. Issues raised:

1. Site is located outside the Core Strategy settlement boundary. The siting of such boundary was determined after careful consideration in order to limit the development and spread of the village, and to preserve the rural outlook of existing properties. This boundary was endorsed by the whole of the Potterne community in its NDP. As far as the Parish

Council is concerned it is wholly irrelevant that the Site is located “just outside” such boundary (as claimed in para 4.5 of the Planning Statement). If the limit is not treated as sacrosanct the village would progressively eat into the surrounding countryside, thus defeating the whole purpose of having a boundary.

2. It is far from clear where exactly the proposed dwelling would be located, or its size and design. The filed Site Plan is expressed to be an illustrative plan only, and it appears from conversations with the Applicant and the neighbours that no firm decision has been made on the ultimate location, size or design. What is clear, however, is that, due to the slope of the terrain, the proposed dwelling will have an overbearing effect on its immediate locality and will seriously impact on the privacy and rights of light of the neighbouring houses, particularly those to the north of the Site.

3. We disagree with the Applicant’s claims (para 7.4 of the Planning Statement) that the proposed dwelling “would not therefore conflict with any uniform building line or the established character of the area..., it will be in line with the neighbouring dwelling at Botany Cottage and the development does not result in encroachment into the countryside.” It is clear from Google Maps (aerial view) that the proposed dwelling would be well outside the dwelling building line of Botany Cottage, Greenacres and 58 Blounts Court: it is believed the Applicant’s claim is based on a line running along the outbuildings of Botany Cottage, not the residence itself. Furthermore, it is clear from the position of the fencing shown on Google Maps that the Site was originally about half as wide as now, and so it has already encroached into the countryside since then.

Highways Officer

“I am happy with the principle of a single dwelling taking access over the private driveway. The adopted highway is sufficient in geometry etc to accommodate the movements associated with a single dwelling. Any layout design will need to accommodate parking to meet standards and turning (EV charging point to be included) bin storage as well”

Assistant County
Archaeologist

The site is located in an area of some archaeological potential. Burials dating from the Roman period were recorded in the mid 1960s around 100 metres to the north west of the application site. Traces of Romano-British material have also been recorded within the application area as well as to the south west. There is a chance that groundworks associated with the construction of the new house, as well as its proposed access road, would expose or impact upon as yet unrecorded

archaeological features and/or deposits from the prehistoric era as well as the Roman period. I would therefore advise that these groundworks be monitored by qualified archaeologists, with this work secured via a condition to be attached to any planning permission that may be issued.

Six members of the public, residing at: 54 Blounts Court, 55 Blounts Court, 56 Blounts Court, 'Trees' Blounts Court, 'Wood Tops' Blounts Court, and Blounts Court House.	Objections. Issues raised include: Proposal is outside the settlement boundary defined in both the Core Strategy and Neighbourhood Plan, and policies restricting development outside the limit should be adhered to; Site is a greenfield site; Building marked on plans at Botany Cottage is an outbuilding not the house itself, and it is misleading to describe the site as an infill plot; Road and access track leading to site are not suitable for builders' vehicles or an additional dwelling; Road at proposed access serves several properties and is in poor condition and is a pinch point; Properties in vicinity were built with large gardens, to avoid a cramped style of development were they subdivided further; Planning permission had been applied for an additional house at The Squirrels and following objections this application was withdrawn – the principle should apply to this application; Redevelopment of existing house at Greenacres should be considered as an alternative option; Precedent would be set for sub-division of plots on Blounts Court resulting in loss of character and amenity of area; Applicant has circulated to neighbouring residents an outline of their envisaged proposal that is a larger site, extending further to the east, and showing a building that due to its size, height and siting would be detrimental to the residential amenities of neighbouring houses; Access track crosses private land and it is not clear whether there would be a right to access the proposed dwelling; Due to elevation of the site there will be a loss of privacy on neighbouring properties; Further neighbouring amenity concerns including increased noise and disturbance from the site; Site is on Wiltshire maps of archaeological interest; Loss of trees on site.
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8. Assessment

8.1. Main issues

- 8.1.1 The scope of determining a Permission in Principle application is limited to the location, land use and amount of development. Issues relevant to these 'in principle' matters alone can be considered. In the event of permission in principle being granted, other matters such as the design, layout, access and landscaping would fall to be considered at a later date in an application for 'technical details' approval.
- 8.1.2 Several of the representations received refer to a possible scheme for creating a dwelling contained in a letter which is understood to have been circulated by the applicant to local residents. A copy of this circulated letter has been passed on to the case officer by a member of the public. The assessment of this Permission in Principle application is made based only on the submitted details, including the site boundary as provided in the revised location plan. The assessment cannot consider any other possible scheme for the same site or a similar or enlarged site.
- 8.1.3 Several of the representations received refer also to the planning history at a property on Blounts Court known as The Squirrels. It is noted that the proposal to create an additional dwelling in that location was withdrawn, and so there are no reasons for refusal that might be considered as material considerations. Furthermore, the assessment of this Permission in Principle application is made on the specific facts and matters of its location and proposal. Accordingly, any application made subsequent to the determination of this current application, for any other site in the area, would likewise be made on the facts and matters pertaining to its own location and proposal.
- 8.1.4 Further to consideration regarding establishing the principle of development for the proposed dwelling, the main issues to be considered, taking into regard the limitations of the scope of a Permission in Principle application, are design and layout, highways, trees and ecology, and amenities for residents of the proposed dwelling and for neighbouring residents.

8.2. Principle of development

- 8.2.1 Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of the application must be made in accordance with the Development Plan, unless material considerations indicate otherwise.
- 8.2.2 The Spatial Strategy for the Devizes Community Area (Core Policy 12) places the site outside the Limits of Development, where rural policies of the Core Strategy therefore apply, and the Potterne Neighbourhood Plan likewise confirmed the development boundary in this location.
- 8.2.3 New residential development in the open countryside outside of any defined settlement boundaries is strictly controlled so as to restrict homes being built in unsustainable locations remote from local services, facilities and transport routes (as per the Core Strategy settlement and delivery policies CP1 and CP2). The proposal does not represent development that would benefit from an exception policy identified under paragraph 2.25 in the Core Strategy (part of the justification for policy CP2).
- 8.2.4 The proposal therefore is not in accordance with Core Strategy policy CP2 and further, the proposal is not supported by the Neighbourhood Plan policy PNP1, which permits such

new development within the development boundary or on an allocated site, which the site is not. The principle for the development of a new dwelling in this location is therefore contrary to the adopted development plan.

8.3. Design and layout

8.3.1 Core Policy 57 requires a high standard of design in all development which is complementary to the locality through drawing on the local context. Proposals are required to demonstrate how they make a positive contribution to the character of the area.

8.3.2 It is considered that the size and shape of the site area, including with regards made to the position of the access and the gradual sloping ground, is appropriate for the erection of a single dwelling within the site, and demarcation of its curtilage, that will be capable of according with the relevant policies and guidance on design and layout, which will be detailed at the technical details stage.

8.3.3 It is considered that the introduction of a dwelling within the site proposed, subject to appropriate details pertaining to height, form, scale, design and materials being submitted at technical details stage, is capable of being sympathetic to the site and its surroundings, and additionally by virtue of its position bounded on three sides by existing residential properties and by sharing an existing residential access track, it will be broadly concordant with the existing pattern of development in this locality and the impact of expanding the built form of the village will be limited.

8.3.4 Blounts Court House, The Bell House and The Old Stables are considered to be non-designated heritage assets. Subject to matters of scale and design etc, the proposal for introducing one dwelling and its curtilage, as proposed, need not have any material impact on the settings of any heritage asset.

8.4. Highways

8.4.1 Core Policy 60 Sustainable Transport supports the premise for development within sustainable locations. Core Policy 61 Transport and new development, amongst other criteria aims to ensure that the proposal is capable of being served by safe access to the highway network. The application has been assessed by the highways development management officer, who is content with the principle of a single dwelling taking access over the private driveway and who further advises that the adopted highway (at Blounts Court) is sufficient in geometry, etc to accommodate the movements associated with a single dwelling, and has raised no objection with respect to the impact on the local network.

8.4.2 Details will have to be submitted at technical detail stage with respect to access and other transport related matters, including refuse storage & collection, electric vehicle charging and bicycle storage. It is considered that the site is adequate in size, shape and position relative to the road to be able to accommodate the necessary access, turning, parking and other requirements relating to transport.

8.5. Sustainability of location

8.6. Core Policy 61 of the Core Strategy requires new development to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. The site is located adjacent to the settlement boundary of Potterne which is designated as a large village within the Core Strategy.

Further, it is recognised that the site lies within 0.5km of a range of services located in the village, including a public house, shop, post office, church, hairdressers, school and bus stops (with regular services to the towns and city of Devizes, Trowbridge and Salisbury) all within potential walking and cycling distance of the site. The streets from the site, passing through the Blount Court residential area, leading to the centre of the village have pavements and are well lit and with housing that at times provide additional light spill.

- 8.7. The site, whilst outside the village bounds, is relatively well located in terms of access to the limited village services and facilities by differing modes of transport. A degree of dependence on travel by car would nonetheless be likely given the need to travel further afield eg for employment and larger shopping trips. The location in this respect thus does not offer support for the proposal, but at the same time, it is a relatively neutral factor that would not support refusal of the application.

8.8. Trees and ecology

- 8.8.1 Due to the proximity to trees, including several understood to belong either individually, as a group or in a woodland, to Tree Preservation Order E/419, the technical details stage will have to consider any impact on trees. There are further areas of woodland along the edges of the surrounding built up area, and the technical details stage will have to consider any impact in respect of ecology and provide measures to safeguard and enhance habitat and biodiversity as appropriate. It is considered that there is a reasonable prospect that the development of one dwelling on the site can be carried out in accordance with a tree protection plan and method statement that protects the significant trees on and in the vicinity of the site, as well as mitigates and compensates with respect to biodiversity and habitat.

8.9. Amenity

- 8.9.1 As part of a high quality design, Core Policy 57 requires that proposals demonstrate how (amongst other things) they have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

Neighbouring residential properties

- 8.9.2 The representations received that have raised concerns with regards to possible impacts on neighbouring residential amenity have been considered. The assessment of this application cannot consider the potential impact of any possible dwelling erected on a different / larger site. Further, details relating to the height, number of storeys, position of fenestration and other openings, siting and ground level of the proposed building, boundary treatment, landscaping, and other design matters, are a matter for the technical details stage.
- 8.9.3 It is considered that the site proposed, by virtue of its size and shape, position and distances relevant to existing residential properties and their gardens, and also taking into account the likely position within the site of the access, parking and manoeuvring areas, is reasonably capable of accommodating the suggested development in a manner that can safeguard the residential amenities of other properties in the area, including Greenacres, 54, 55 & 56 Blounts Court, and Botany Cottage, provided acceptable details are submitted at technical details stage. The elevation change across the site, and relative to nearby

properties including at Greenacres, 54 and 55 Blounts Court which are at a lower level, is not considered to be such that precludes an acceptable scheme being feasible, provided appropriate details are submitted.

8.9.4 The access track that is understood to be utilised by the proposed dwelling, runs alongside the main garden of Botany Cottage, located to the front of that house, and at this point it is currently shared by Botany Cottage and Greenacres, as well as providing access to the agricultural land to the east. It is considered that the introduction of additional vehicular traffic, likely to arise due to the proposed dwelling, onto this shared track will not have an unacceptable impact on the amenities enjoyed at Botany Cottage or Greenacres by virtue of the sizes of their private garden areas. Details submitted at technical details stage should show how any track surface and boundary treatment proposed could provide any necessary mitigation in this regard.

8.9.5 It is considered that the construction of a single house in this location, taking into regard the size and character of the access, and that it would be subject to the public protection regime, will not give rise to an unacceptable impact on local residential amenities.

Occupants of the proposed dwelling

8.9.6 It is considered that adequate private amenity and storage space for the occupants of the proposed dwelling can be provided within the proposed site.

8.10. Archaeology

8.10.1 Archaeological concerns would be considered at 'technical approval' stage.

9. Other matters

9.1. Concerns have been raised regarding rights of access. Rather than a planning matter, this is essentially a private issue between the developer and whoever may own the access route into the site from the public highway.

9.2. Comments also suggest that the development would set a precedent for further development in the vicinity. All applications need to be considered on their own merits however and the situation of this site is not considered to support the principle of development elsewhere.

10. Other material considerations

10.1. Government policy as set out in the NPPF is a material consideration that needs to be afforded significant weight.

10.2. The Neighbourhood Plan is more than 2 years old and the Council is unable to currently demonstrate a 5 year housing land supply.

10.3. Paragraph 11 of the National Planning Policy Framework thus advises that the development plan policies which are most important for determining an application should be considered as out of date, and that permission should be granted unless (so far as relevant here), the adverse impacts of approving the development would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies as a whole.

Adverse impacts

- 10.4. Development Limits are established in order to prevent uncontrolled and unplanned expansion of settlements into the open countryside. There would be an adverse impact arising from then incremental growth of the village into the countryside. The site is not within a protected landscape and would not be prominent in long views. As noted above the development would relate relatively well to the existing built form of the village and nearby dwellings, and the adverse impact in this respect would be very limited. Considering the matters of location, land use and the amount of development, there are no other inevitable significant adverse impacts identified that would arise at technical details stage.

Benefits

- 10.5. The provision of an additional dwelling would be of limited, but nonetheless significant benefit in the light of the government's objective of significantly boosting the supply of homes.
- 10.6. There would also be a small economic benefit arising from construction of a dwelling and its ongoing occupation and maintenance.
- 10.7. Weighing the above, it is concluded that there are no adverse impacts of approving the development that would significantly and demonstrably outweigh the benefits.

11. Conclusion and recommendation

- 11.1. The development would be contrary to the development plan. Material circumstances as set out above are sufficient to warrant approval of the application.
- 11.2. Informatives on the decision notice will provide the expiry of the permission in principle, the requirements for details to be considered at the technical details (TDC) stage, and the likely Community Infrastructure Levy (CIL) liability that would arise. A further informative will provide clarity as regards to the site boundary subject to the permission in principle, in consideration of the revised location plan and also the understood circulation by the applicant during the application period of a different proposed site boundary.

12. Informatives

- 12.1. Expiry, TDC requirements
- 12.2. CIL
- 12.3. Approval granted for the specific site

Date: 19th May 2022

Appendix H: Appeal APP/Y3940/W/21/3266427: Foxhill House, Clench
Common, Marlborough, Wiltshire



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Appeal Decision

Site Visit made on 4 May 2021

by Mr Stuart Willis MSc, BA (Hons), PGCE, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 May 2021

Appeal Ref: APP/Y3940/W/21/3266427

Foxhill House, Clench Common, Marlborough, Wiltshire SN8 4DR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant permission in principle.
 - The appeal is made by Mrs H Jarratt against the decision of Wiltshire Council.
 - The application Ref 20/04651/PIP, dated 5 June 2020, was refused by notice dated 10 July 2020.
 - The development proposed is the removal of existing kennel buildings, and the erection of 1 no. dwelling.
-

Decision

1. The appeal is allowed, and permission in principle is granted for residential development comprising 1 dwelling at Foxhill House, Clench Common, Marlborough, Wiltshire SN8 4DR in accordance with the terms of the application, Ref 20/04651/PIP, dated 5 June 2020.

Preliminary Matters

2. The proposal is for permission in principle. Planning Practice Guidance (PPG) advises that this is an alternative way of obtaining planning permission for housing-led development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second (technical details consent) stage is when the detailed development proposals are assessed. This appeal relates to the first of these 2 stages.
3. The scope of the considerations for permission in principle is limited to location, land use and the amount of development permitted. All other matters are considered as part of a subsequent Technical Details Consent application if permission in principle is granted. I have determined the appeal accordingly.
4. An applicant can apply for permission in principle for a range of dwellings by expressing a minimum and maximum net number of dwellings as part of the application. In this instance, permission in principle has been sought for one dwelling on the appeal site. I have determined the appeal on that basis.

Main Issue

5. The main issue of the appeal is whether the location, the proposed land use and the amount of development is suitable with particular regard to the local housing strategy, local and national policy relating to accessibility to services and facilities, and the character and appearance of the area.

Reasons

6. The appeal site includes several buildings said to have been last used as kennels with a hardstanding area and access to the front. There are garden and parking areas for dwellings to the other three sides of the site. The site is part of a small cluster of properties with development beyond being more sporadic and loose knit. The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
7. Core Policies 1 and 2 of the Wiltshire Core Strategy (CS) identify that Wiltshire is a predominantly rural area and set out the settlement hierarchy for development. There is a general presumption against development outside the defined limits, with it being strictly controlled and only permitted in line with exceptions under other policies. Core Policy 2 of the CS also seeks to prioritise the re-use of previously developed land.
8. While Core Policy 2 refers to infill development, Clench Common, where the appeal site is located, is not one of the defined settlements listed in Core Policy 14 of the CS that provides the spatial strategy for the Marlborough Community Area. The evidence before me indicates that the site is previously developed land given its last use as kennels. Nonetheless, the proposed development would be residential development outside of any settlement defined in the development plan.
9. The appellant suggests that the scale of the property means it could be affordable. However, there has been no mechanism presented to me which would restrict the sale or occupation of the dwelling to ensure that it could properly be regarded as an affordable unit in line with the definition contained in the National Planning Policy Framework (Framework).
10. The site is not isolated in the context of paragraph 79 of the Framework given its proximity to other properties. Therefore, the exceptions listed in that paragraph are not applicable to the proposal. Paragraph 79 does not imply that a dwelling has to be "isolated" in order for restrictive policies to apply and there may be other circumstances when development in the countryside should be avoided.
11. The scheme has not been put forward as being related to the other exceptions policies of the CS. It would therefore be contrary to the above CS policies.
12. Core Policy 61 of the CS requires new development to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.
13. There are a range of services in settlements in the wider area at Marlborough and Oare. Notwithstanding this, the roads near the site are generally unlit rural lanes with no footpaths, in some instances where the shape of the road limits forward visibility. These circumstances do not lend themselves to safe use by pedestrians and would be unlikely to encourage cycling to the services and facilities, in particular at times of darkness or adverse weather conditions.
14. Despite a bus stop being close by, the details before me indicate a limited frequency of service and therefore, I cannot be sure that buses would be an attractive or probable option.

15. The site is poorly located in terms of access to services and facilities by modes of transport other than by private motor vehicle and there would be a high degree of dependence on travel by car.
16. The proposed development, though, would not be in a suitable location for housing with regard to local housing strategy and accessibility to services and facilities. It would be contrary to Core Policy 1, 2, 14 and 61 of the CS where they, in part, seek to direct development to sites within development limits and accessible locations subject to certain exceptions.
17. Nevertheless, the Framework acknowledges that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and that development in one village may support services in a village nearby. The proposal would not generate significant movements and is not a considerable distance from settlements that do have services and facilities. These factors, along with the scheme utilising previously developed land means the harm from the conflict with these policies would be moderate.
18. The North Wessex Downs AONB Management Plan 2019-2024 refers to the threat of incremental housing development outside settlements. While development nearby is generally sporadic, the site forms part of a small cluster of dwellings and gardens which are visually and physically close to the site. There are views over the site to the adjacent properties, although the cluster is generally enclosed with longer range views to and from the site of the undeveloped fields beyond being restricted by tall mature vegetation.
19. Although low level and set back from the road, there are already several buildings on the site as well as a wide hard surfaced access and fencing to much of the boundary. The largely open front means these features are all visible from the road. Therefore, where the site can be seen it would be seen with the existing properties, ancillary buildings and domestic paraphernalia adjacent to it. The scheme would not extend development beyond the existing cluster and would not result in the loss of an undeveloped area.
20. The site at present does not make a positive contribution to the wider character and appearance of the area and AONB which is predominately undeveloped fields, mature vegetation and often wide-ranging views.
21. The presence of a dwelling and the associated domestic equipment would not be unexpected or incongruous with the site at present or its immediate surroundings. Details of the appearance and scale of the dwelling, along with the layout of the site would be subject to the technical details stage. An assessment of those matters and whether sufficient internal space could be provided are not a consideration as part of this initial stage.
22. As such, the proposed development would not harm the character and appearance of the area or the landscape and scenic beauty of the AONB. The scheme would accord with Core Policy 57 of the CS where it refers to taking account of the characteristics of the site and the local context. This would be a neutral factor.

Other Matters

23. That there have been previous applications at the site and in the nearby area do not alter my findings on the main issue. The technical details consent would

provide information to allow the assessment of any effects on privacy. Given the scheme is for a single dwelling additional noise would not be significant.

24. The appeal at Homington¹, while also for permission in principle for a single dwelling, related to an undeveloped grassed area in an elevated position. Therefore, the characteristics of that site were materially different to the one subject to this appeal that I have assessed on its own merits.

Planning Balance

25. The proposal would contribute to the supply of housing and go towards addressing the existing shortfall in housing land supply. The scale of the proposal means this factor attracts limited weight.
26. There would be benefits arising from the construction period and future spend of occupants giving support to the local services and facilities in other villages. However, as construction benefits would be short term and the scheme is for a single unit, the weight I give these factors is small.
27. A fallback position has been put to me by the appellant of reopening and intensifying the use of the kennels. The evidence before me indicates that utilising the existing buildings would be feasible. The re-opening or redevelopment of the kennels would be likely to give rise to noise, disturbance, and traffic movements greater than the appeal scheme.
28. However, there is no planning permission in place for new build kennels. Consequently, it is not clear what proposals would entail, what effect they would have or whether permission would be granted for such a scheme. Given the appellant indicates that new kennels would be needed to make the scheme viable, there is no guarantee that the kennels would begin operating were the appeal dismissed. There is no detailed information provided with regard to potential development under permitted development rights. There is also no certificate of lawful development for any such proposal. Therefore, I give the fallback positions limited weight.
29. The proposal would conflict with the housing strategy in the development plan and where it seeks to ensure development is in accessible locations. These policies are broadly consistent with the Framework where it states that the planning system should actively manage patterns of growth. Nonetheless, it would re-use previously developed land and not generate a significant number of vehicle trips. Moreover, the site is not a considerable distance from nearby settlements. Therefore, while the scheme would conflict with the development plan as a whole, I give the conflict with these policies moderate weight.
30. The Council's Housing Land Supply Statement indicates that commitments and completions for the East Wiltshire Housing Market Area and Marlborough Community Areas already exceeds their target. Nevertheless, they acknowledge that they are currently unable to demonstrate a 5-year supply of housing land with the current level at 4.56 years.
31. The application of policies in the Framework that protect areas or assets of particular importance do not provide a clear reason for refusing the development proposed, as outlined in paragraph 11d)i. Therefore, the

¹ APP/Y3940/W/19/3238851

presumption in favour of sustainable development outlined in Paragraph 11d)ii of the Framework is engaged.

32. The proposal would align with the Framework where it seeks to significantly boost the supply of housing and acknowledges that small-scale developments can make an important contribution to meeting the housing requirement and be built out quickly. The Framework also seeks to make use of previously developed land. Even with the shortfall identified, given the scale of the proposal this attracts limited weight.
33. The economic and social benefits from the build and occupation of the dwelling as well as support for local services, facilities and the community, including those in other villages would be minimal given the size of the development, and their weight in favour of the scheme is small.
34. The proposal would conflict with the Framework where it seeks to promote sustainable transport, actively managed patterns of growth and that appropriate opportunities to promote sustainable transport modes can be taken up. Given the scale of the scheme and associated movements, I give this moderate weight.
35. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission, and therefore appeals, must be determined in accordance with the development plan, unless material considerations indicate otherwise.
36. The proposal benefits from the presumption of sustainable development as outlined in Paragraph 11d)ii of the Framework. In this instance, the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
37. On the basis of the individual merits of the scheme, the material considerations indicate that planning permission should be granted notwithstanding the conflict with the development plan.

Conditions

38. PPG indicates that it is not possible to impose conditions as the terms of any permission in principle must only include site location, type of development and amount².

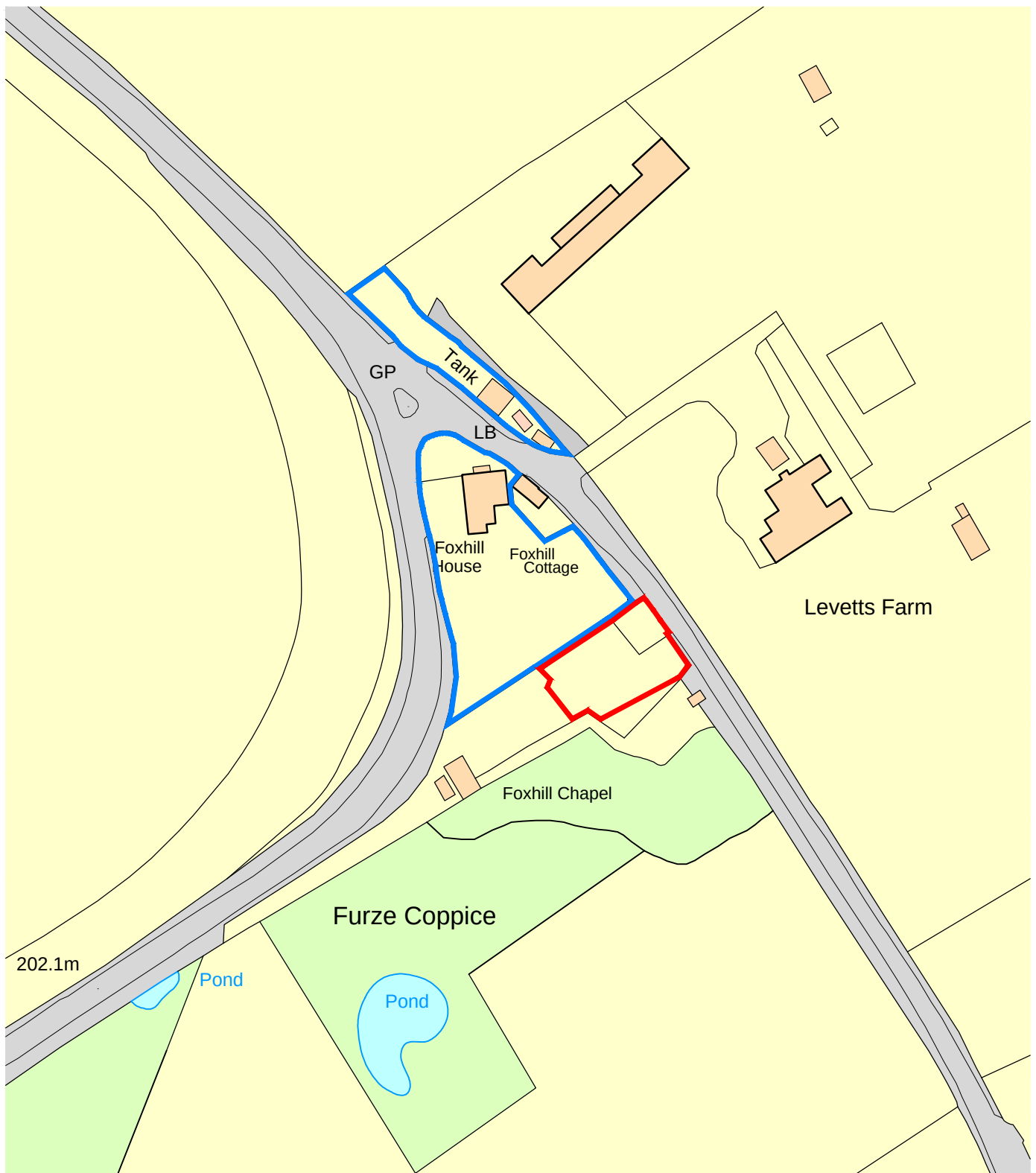
Conclusion

39. I conclude that, for the reasons given above, the appeal is allowed.

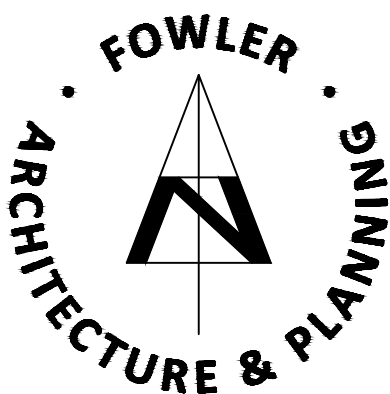
Stuart Willis

INSPECTOR

² Paragraph: 020 Reference ID: 58-020-20180615



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project
LAND at FOXHILL HOUSE
Clench Common

drawing
location plan

scale 1:1250 @ A4	drawn by DC	date April 2020
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200120-10
drawing no

-
rev

Appendix I: Planning Application PL/2021/03235 & Appeal
APP/Y3940/W/22/3299162: Land at Rosehill Close,
Bradenstoke, Wiltshire



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Your Ref: PL/2021/03235
Our Ref: APP/Y3940/W/22/3299162

Wiltshire Council
Planning Appeals
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

10 January 2023

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Rosehill Homes
Site Address: Land at Rosehill Close , Bradenstoke, SN15 4LB

I enclose a copy of our Inspector's decision on the above appeal(s), together with a copy of the decision on an application for an award of costs.

If you wish to learn more about how an appeal decision or related cost decision may be challenged, or to give feedback or raise complaint about the way we handled the appeal(s), you may wish to visit our "Feedback & Complaints" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access you may write to the Customer Quality Unit at the address above. Alternatively, if you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

The Planning Inspectorate is not the administering body for High Court challenges and cannot change or revoke the outcome of an appeal decision. If you feel there are grounds for challenging the decision you may consider obtaining legal advice as only the High Court can quash the decision. If you would like more information on the strictly enforced deadlines and grounds for challenge, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

Guidance on Awards of costs, including how the amount of costs can be settled, can be located following the Planning Practice Guidance.

<http://planningguidance.communities.gov.uk/blog/guidance/appeals/how-to-make-an-application-for-an-award-of-costs/>

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Yours faithfully,

Heather Langridge

Heather Langridge

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Appeal Decision

Site visit made on 15 November 2022

by R E Jones BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 January 2023

Appeal Ref: APP/Y3940/W/22/3299162

Land at Rosehill Close, Bradenstoke SN15 4LB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Rosehill Homes Ltd against the decision of Wiltshire Council.
 - The application Ref PL/2021/03235, dated 11 March 2021, was refused by notice dated 28 April 2022.
 - The development proposed is construction of four dwellings and associated works.
-

Decision

1. The appeal is allowed and planning permission is granted for the construction of four dwellings and associated works at land at Rosehill Close, Bradenstoke SN15 4LB, in accordance with the terms of the application PL/2021/03235, dated 11 March 2021, and subject to the conditions set out in the attached schedule.

Applications for costs

2. An application for costs was made by Rosehill Homes Ltd against Wiltshire Council. This application is the subject of a separate Decision.

Main Issue

3. The main issue is whether or not the appeal site is a suitable location for four dwellings taking into consideration development plan policies regarding the character and appearance of the area and the accessibility of services and facilities.

Reasons

Location of the proposed development

Character and appearance

4. The appeal site comprises a large, roughly rectangular area of overgrown scrub located at the eastern edge of Bradenstoke. The site's western and southern boundaries abut the neighbouring residential curtilages of Boundary Close and Rosehill Close respectively. The long eastern boundary adjoins agricultural land, while to the north there is a public footpath running along the boundary with fields located beyond.
5. The site's natural, undeveloped appearance along with its contiguous relationship with agricultural land to the north and east gives it an attractive open character. However, its proximity to dwellings and associated curtilage land to the south and west gives the site the appearance of partially adjoining the built-up edge of Bradenstoke.

6. The appeal proposal is a revised scheme following a previous appeal decision (Ref APP/Y3940/W/15/3004345) (the previous scheme) on an earlier application. That scheme covered a larger area that included a fourth dwelling on part of the field to the east, currently earmarked for habitat under the current scheme.
7. The Council's strategy for new housing is broadly set out in Core Policies 1 and 2 of the Wiltshire Core Strategy 2015 (Core Strategy).
8. Core Policy 1 identifies four tiers of settlement within which sustainable development will take place, comprising Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages.
9. Core Policy 2 outlines a development delivery strategy, requiring amongst other things, sustainable locations for new houses. In small villages such as Bradenstoke, this is limited to infill within the existing built-up area where the proposed development would meet housing needs, provided that it respects the character and form of the settlement, that it does not elongate the village, and that it does not consolidate existing sporadic loose knit areas of development
10. These policies are broadly consistent with the National Planning Policy Framework's (the Framework) aims of promoting sustainable development in rural areas by requiring housing to be located where it will enhance or maintain the vitality of rural communities.
11. The explanatory text to Core Policy 2 defines infill as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally one dwelling.
12. The four dwellings proposed would be modest in numeric terms and, in my view equate to a few. However, the site's open aspect along its eastern boundary and the lack of development or physical containment to the north mean it does not appear as a small gap. Accordingly, the limited number of dwellings proposed would not relate to a small gap within the village, nor would the site accord with the Core Strategy's definition of infill.
13. The proposed dwellings would not be within the village but located beyond the settlement's edge. It would encroach onto the existing field to the east and erode the open appearance of the adjoining countryside. In doing so it would extend the village to the north and outwards to the east. The loss of the open field to development and the intrusion into the undeveloped space would result in a degree of visual harm when seen from the neighbouring residential land. This harm would be relatively minor, given the extent of the incursion, while it would not impose development in a sensitive landscape area.
14. When observed from the footpath to the north the proposed dwellings would be seen against the backdrop of the properties at Boundary Close, while continuing the linear arrangement of Rosehill Close. In this context the proposal integrates well with the parts of the village it adjoins. Additionally, it would be seen to neatly reconfigure the alignment of the settlement's edge by resolving the protruding arrangement attributed to the three dwellings at Rosehill Close. This contrasts with the previous scheme, where Plot 7 extended stridently beyond the settlement and deviated awkwardly from the cul-de-sac's building line. Accordingly, the current scheme would respect the general pattern and form of the settlement.

15. Located further to the east is the Lillybrook park home estate. This is a planned estate of chalets that follow a logical layout pattern around a series of roads. Despite the presence of that estate to the east, it maintains a sizeable distance from the appeal site. It does not have the character of a sporadic loose knit area of development in the context of Bradenstoke. Taking these factors into account the proposal would not be seen to consolidate existing sporadic loose knit areas of development related to the settlement.
16. Although I have found that the proposal would be well integrated and align well with the existing settlement pattern, it is nevertheless beyond the village edge and would encroach onto an area of open countryside. Moreover, it would not accord with the definition of infill outlined in the settlement strategy. Its location would therefore harm the area's character and appearance, but the impact would be very minor. There would be conflict with Core Policies 1, 2 and 19 where it relates to the requirements for residential development in Small Villages.

Accessibility to services and facilities

17. Core Policy 60 seeks amongst other things to promote development in accessible locations, while Core Policy 61 seeks to reduce the need to travel by private car.
18. As indicated earlier, the settlement strategy allows for some limited development in Small Villages, which could in turn help to support the viability of local services. Bradenstoke has a small number of facilities that include a church, public house, and village hall. These are a short walk from the site and could be accessed easily by foot, for most of the way, along a pavement leading into the village. Part of the route is unpaved, although this amounts to a short section between the appeal site and Herbert Ludlow Gardens. Along this section pedestrians could safely take refuge along the highway verge to allow vehicles to pass. Streetlights are limited along the route, however, there are dwellings close by facing the road offering good levels of passive surveillance.
19. The nearest large village is Lyneham located around 1 mile from the appeal site, and contains amongst other things, shops, cafés, and a pharmacy. Nonetheless, there is no longer a regular bus service that connects Bradenstoke to Lyneham or to the locality's bigger centres where future occupiers can access a broader range of services and facilities.
20. The pedestrian route to access Lyneham's amenities is for much of its length, along Hollow Way. This road is narrow in places, and has no streetlights or pavement. Therefore, even if the services and facilities in nearby Lyneham were used by future residents it would be unlikely that the occupiers of the proposed dwellings would choose to walk to them on a regular basis, as it would be much safer and more convenient to access them by car.
21. I acknowledge that journeys made by bicycle to local amenities could be an option, yet this would not be suitable to all future occupiers. Moreover, there are a greater range of services and employment opportunities further afield, making the use of the car by future residents even more likely. The proposal would not therefore encourage sustainable forms of transport to and from the site.

22. Therefore, despite the proposal being within convenient reach of the modest amenities in Bradenstoke, there would inevitably be some outward travelling as facilities are not comprehensive. This would inevitably be by private car. I attribute this as a moderate increase due to the status of the village and its relative accessibility and this needs to be considered with the need to protect rural services and facilities. The proposal is beyond the settlement's edge, so would conflict with Core Policies 1, 2, 60 and 61 of the Core Strategy, where they require schemes to be in accessible locations and relate well to transport options other than the car.

Findings on the main issue

23. Taking the above into account, the appeal site is not a suitable location for four dwellings taking into consideration development plan policies regarding the character and appearance of the area and the accessibility of services and facilities. In addition to the policy conflicts referred to, the development fails to meet any of the circumstances for the creation of additional development listed under Paragraph 4.25 of the Core Strategy. I give the weight of those conflicts' further consideration in the planning balance.

Other Matters

24. Interested parties have raised concerns that the roads in the village would not be able to safely accommodate the increase in traffic from future residents and construction activities. Although my midweek, lunchtime site visit was only a snapshot in time, I did not observe high volumes of traffic in the village or a lack of safe passing places along the narrower sections of road. There is also no specific evidence before me of any road traffic accidents in the village. Furthermore, the Council's Highway advisers have not raised concerns from a road safety perspective. I am therefore satisfied that the proposal would be acceptable from a highway safety standpoint.
25. Further concerns relate to the additional pressure the proposal would place on water supplies. However, no specific evidence has been submitted to quantify this, nor are there any objections raised from local water agencies.
26. I am satisfied that the proposed dwellings would not harm the privacy of neighbouring occupiers at Boundary Close given the generous separation distance maintained from those properties.
27. The concerns regarding the upkeep and future maintenance costs of the private road that would access the dwellings would be a matter between the residents and owners of that land.
28. There would be a loss of agricultural land, however, it did not appear to be in productive use, while there is no evidence to suggest it is high in quality. Accordingly, this matter attracts limited weight.

Planning Balance

29. The adverse impacts arising from the proposal relate to its unsatisfactory location when judged against the settlement strategy policies for Wiltshire. My findings judged those impacts to be relatively minor given the number of future trips by private vehicle and the proximity and alignment of the scheme to the settlement's edge.

30. The Council is not meeting its 5-year housing land supply requirement and therefore paragraph 11(d) of the Framework is triggered. The supply of deliverable housing sites in Wiltshire is equivalent to 4.72 years of the housing requirement according to the Council's latest findings. The appeal site is located within the North and West Housing Market Area (HMA) where the shortfall is 4.16 years (around 537 dwelling units). I find this a moderate under supply.
31. The four dwellings proposed would be a small but important contribution to the existing housing shortfall. Small scale schemes can be built out quicker compared to larger volume developer sites and would provide new family housing, to meet the local need established by the Lyneham & Bradenstoke Neighbourhood Plan (2021) (the NP). Although the appeal scheme is outside of the village and would not meet the new housing policy of the NP, it is nevertheless built up to its edge. Because of this I consider the conflict to be slight and outweighed by the additional supply.
32. The Council and interested parties do not consider that the shortfall in housing supply is significant and the proposal's modest number would be limited in contribution. However, the starting point of the Framework's presumption is that permission should be granted and the Government's objective is to significantly boost the supply of homes.
33. The additional homes would to a small extent help the vitality of the village and support the small number of local services. The scheme may also benefit the facilities in the nearby village of Lyneham through increased spending by future occupiers. These factors would align favourably with Paragraph 79 of the Framework.
34. There would be some net biodiversity enhancement proposals that would weigh in favour of the scheme, and align with the Framework's environmental objectives, as well as additional landscaping. Electric vehicle charging points at each dwelling would weigh positively in the scheme's favour by encouraging less polluting vehicle ownership amongst future occupiers.
35. The adverse impacts associated with this proposal would not be great. They therefore do not significantly and demonstrably outweigh the benefits of four additional homes when assessed against the policies in the Framework taken as a whole. As a result, the presumption in favour of sustainable development should be applied.

Conditions

36. I have had regard to the Council's suggested conditions, amending them where necessary for clarity and to ensure compliance with the tests set out in paragraph 55 of the Framework. I also sought agreement from the Appellant to the pre-commencement conditions.
37. I have imposed a condition specifying the approved plans as this provides certainty. Conditions are also required to secure details of landscaping in the interests of the appearance of the area. There is other housing in the area so that limiting construction hours is warranted, while a condition requiring obscure glazing to a window at Unit 1 would safeguard neighbouring privacy.

- 38. Making provision for vehicle charging points is required to promote sustainable transport and to meet the expectations of development plan policies.
- 39. Conditions relating to the implementation of surface water management at the site are necessary in the interests of public health and the avoidance of surface water flooding. If contamination is encountered, a condition requiring the procedures for dealing with this risk is necessary in the interest of public health and safety.
- 40. A construction management plan is necessary to establish safety and environmental procedures for the work phase of the scheme. Details that require protection measures around existing landscape and ecological features are necessary to protect their health and that they do not become damaged during construction. Accordingly, these measures should be agreed before work begins.
- 41. A landscape and ecological management plan is necessary to safeguard the future of important environmental features at the site.
- 42. I have not included the Council's suggested condition relating to the burning of materials. This is somewhat vague and could prohibit things such as barbeques or fire pits. Moreover, there is nothing requiring this in the development plan policies before me. Therefore, the condition lacks precision and is unnecessary.
- 43. I do not consider it necessary to impose a shorter timeframe condition as suggested by the Council, in light of my conclusions. This does not, in my view, prevent the possibility of the scheme being built in a time efficient manner.

Conclusion

- 44. The proposed development would be contrary to the development plan but material considerations, especially the presumption in the Framework, outweigh this conflict. Therefore, for the reasons given, the appeal should be allowed subject to the conditions in the attached schedule.

RE Jones

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following drawing numbers and documents: 3712-01 Rev. F – Location Plan; 3712-02 Rev. H – Block Plan & Street Elevations; 3712-03 Rev. A – Semi Detached Houses Units 1 and 2 Plans & Elevations; 3712-04 Rev. B – Detached Houses Units 3 & 4 Plans, Elevs & Section; 3712-05 Rev. J – Proposed Site Plan; Reptile Mitigation Strategy, by Darwin Ecology; Biodiversity Net Gain Post-Development Habitats Map, by Darwin Ecology.
3. No development shall commence on site until a scheme for the discharge of surface water from the site, including any sustainable drainage systems and all third-party approvals, has been submitted to and approved in writing by the Local Planning Authority.
4. No development shall commence, except ground investigations and remediation, until infiltration testing and soakaway design in accordance with Wiltshire Council's Surface Water Soakaway Guidance have been undertaken to verify that soakaways will be suitable for the development. If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the occupation of the development.
5. No development shall commence on site until details of the provision of an electric charging point for each dwelling have been submitted to and approved in writing by the local planning authority. The approved charging points shall be installed prior to the first occupation of the dwellings that it would serve and shall be retained thereafter.
6. In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor to deal with the contamination and provide a written remedial statement to be followed by a written verification report that confirms the works that have been undertaken to render the development suitable for use.
7. Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including the following:
 - a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g., exclusion fencing;
 - b) Working method statements for protected/priority species, such as nesting birds and reptiles;

- c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only;
- d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site;
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW);
- f) Timeframe for provision of compliance report to the local planning authority.

The above requirements shall be completed by the ecologist/ECoW and include photographic evidence. Development shall be carried out in strict accordance with the approved CEMP.

8. Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets. The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.
9. No development shall commence on site (including any works of demolition) until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. Thereafter, the approved CMP shall be implemented and adhered to throughout the entire construction period. The CMP shall provide details of the following:
 - i. the anticipated number, frequency, and types of vehicles used during the demolition and construction;
 - ii. the parking of vehicles of site operatives and visitors;
 - iii. the loading and unloading of plant, materials and waste;
 - iv. the storage of plant and materials used in constructing the development;
 - v. the erection and maintenance of security hoarding;
 - vi. wheel washing facilities;
 - vii. measures to control the emission of noise, vibration, dust and dirt during the demolition and construction phases of the development;
 - viii. a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - ix. hours of materials/construction related deliveries;
 - x. the location and use of generators and temporary site accommodation; and
 - xi. details of public engagement both prior to and during construction works.
10. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

11. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
 - location and current canopy spread of all existing trees and hedgerows on the land;
 - full details of any to be retained, together with measures for their protection in the course of development;
 - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
 - means of enclosure and plot boundaries;
 - all hard and soft surfacing materials.
12. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.
13. Before the development hereby permitted is first occupied the landing window in the side elevation of Unit 1 shall be fixed shut and obscure glazed and shall be retained as such thereafter.

*****End of Schedule*****



Costs Decision

Site visit made on 15 November 2022

by R E Jones BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 January 2023

Costs application in relation to Appeal Ref: APP/Y3940/W/22/3299162 Land at Rosehill Close, Bradenstoke SN15 4LB

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
 - The application is made by Rosehill Homes Ltd for a full award of costs against Wiltshire Council.
 - The appeal was against the refusal of planning permission for construction of four dwellings and associated works.
-

Decision

1. The application for the award of costs is refused.

Reasons

2. Planning Practice Guidance advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary expense in the appeal process.
3. Council Officers recommended that planning permission be granted for the proposal, but the Council members took a different course of action. While the Council is not duty bound to follow the advice of its professional officers if a different decision is reached the Council must clearly demonstrate on planning grounds why a proposal is unacceptable and provide clear evidence to substantiate that reasoning.
4. The Planning Committee minutes indicate that members had objectively highlighted that the development was outside of the settlement and within the open countryside. This they considered would have consequential effects on elongating the settlement, while the limited public transport facilities nearby would increase the need to travel by car. They also referred to the scheme's development on open, undeveloped land, while it would not meet the development plan's definition of 'infill'. Those impacts would, in their view, be at odds with the development plan's housing policies as outlined in the refusal reason.
5. Committee members were given clarification that the application site was not allocated within the development plan or its supporting documents, including the village Neighbourhood Plan (NP). The refusal reason also refers to it being unallocated housing land. The NP does provide some scope for the development of small-scale schemes such as the appeal proposal. However, that would depend on it meeting the aims of other policies such as those in the Core Strategy regarding the principle of development and location. In this

regard the scheme was outside of the settlement and therefore contrary to development plan policy.

6. Accordingly, I do not consider that the Council failed to properly evaluate the application or consider the merits of the scheme and therefore the appeal could not have been avoided. I have found that the Council had reasonable concerns about the impact of the proposed development which justified its decision. The appellant had to address those concerns and the evidence of third parties in any event. Furthermore, having assessed the evidence submitted by the appellant in addressing the Council's reasonable concerns, I do not consider that unnecessary expense was incurred on the Appellant.
7. The proposal was 'called-in' to be determined by the Planning Committee. The reasons for the call-in given by the ward member, were not, according to the applicant, consistent with those outlined in the subsequent refusal notice. However, the reasons for refusing a scheme do not, in my view, need to repeat those referred to in the call-in. There could, as it would seem in this case, be other matters that persuade elected members to come to a view based on material and information presented by officers at the committee. Relying solely on call-in reasons to refuse a development would question the need for it to be determined at a planning committee in the first instance, while also denying other members from having their viewpoints discussed. Accordingly, the Council did not act unreasonably in this respect.
8. The Council took some 13 months to determine the application and during this time it is understood that the applicant worked with officers to address comments received from consultees. No doubt the applicant was frustrated by the outcome of the final decision. However, the Council's members were entitled to come to a different view to its officers, while developers will run the risk of such an outcome occurring following a lengthy determination period. Moreover, the increase in the development costs during that time would be a separate matter that cannot be directly attributed to the determination period. Consequently, the Council did not act unreasonably in this respect.
9. I therefore conclude that for the reasons set out above, unreasonable behaviour resulting in unnecessary expense during the appeal process has not been demonstrated. For this reason, and having regard to all other matters raised, an award for costs is therefore not justified.

RE Jones

INSPECTOR



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2021/03235
Decision Date: 28 April 2022

Applicant: Rosehill Homes Ltd
c/o LP Planning, Unit 5A First Floor, Industry Park,
Cricketts Lane, Chippenham, SN15 3EQ

Particulars of Development: Construction of four dwellings and associated works
At: Land at Rosehill Close, Bradenstoke, SN15 4LB

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason(s): (1)

- 1 The proposal is outside of any defined settlement and so is located in the open countryside, has not been allocated for residential development within the Wiltshire Core Strategy (January 2015), The Wiltshire Housing Sites Allocation Plan (February 2020) or the Lyneham & Bradenstoke Neighbourhood Plan (2021). The development fails to meet any of the special circumstances for the creation of additional residential development in such circumstances listed under Paragraph 4.25 of the Wiltshire Core Strategy. The proposals do not constitute infill development and elongate the village of Bradenstoke. Therefore, the proposal is contrary to Core Policies 1, 2, 19, 60 (i & ii) & 61 of the Wiltshire Core Strategy, Saved Policy H4 of the North Wiltshire Local Plan and the Lyneham & Bradenstoke Neighbourhood Plan. The proposal is in conflict with the development plan taken as a whole. As such, the proposal fails to constitute and secure sustainable development as required by the NPPF and is contrary to the development strategy of the development plan. In accordance with paragraph 11d (ii) of the NPPF the benefits of the proposal have been fully considered but the adverse impacts would significantly and demonstrably outweigh those benefits, when assessed against the policies in the NPPF taken as a whole.

Parvis Khansari - Corporate Director, Place

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).

REPORT TO THE AREA PLANNING COMMITTEE

Date of Meeting	27 April 2022
Application Number	PL/2021/03235
Site Address	Land at Rosehill Close, Bradenstoke, SN15 4LB
Proposal	Construction of four dwellings and associated works
Applicant	Rosehill Homes Ltd
Town/Parish Council	Lyneham and Bradenstoke Parish Council
Division	Lyneham
Grid Ref	400503 179558
Type of application	Full planning permission
Case Officer	Raymond Cole

Reason for the application being considered by Committee

The application has been called-in by the Division Member Councillor Allison Bucknell to consider the scale of development, its visual impact upon the surrounding area and its relationship to adjoining properties.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be approved.

2. Report Summary

The application has been the subject of consultation and publicity, including neighbour notification and publication on the Council's website. Representations have been received from 28 people; 1 supporting and 27 objecting to the proposed development.

Lyneham and Bradenstoke Parish Council objects to the proposal.

The main issues for consideration are:

- The principle of the development in this location;
- The design and effect of the proposed development on the character and appearance of the locality;
- The impact on residential amenity;
- Highway safety and parking;

- Drainage; and
- Ecology.

3. Site Description

The site comprises 0.6 hectares of land located on the eastern edge of Bradenstoke outside of any defined settlement boundary. It is situated to the north of Rosehill Close, from which access is taken. This is a short residential cul-de-sac of three detached houses that rise gently up a slope. To the west of the site is existing residential development, while to the north and east are agricultural fields. A public right of way (footpath LYNE31) runs along the northern boundary.

The current use of the site is described in the application form as being vacant and its last use as “open land”. The site comprises Grade 3 agricultural land according to broad areas identified by Natural England. However, it is not currently being farmed and it is predominantly overgrown scrub.

4. Planning History

14/10007/FUL – Erection of 4 Dwellings. Refused – 20 January 2015. The proposed layout included the construction of a dwelling in the north-east corner of the site, whereas the current proposal excludes development in that area. The application was refused for the following reasons:

1. *The proposal is for 4No new dwellings in the countryside with no special justification. The development does not represent 'limited infill' and is thus contrary to saved policy H4 of the North Wiltshire Local Plan 2011, Core Policy 2 of the Emerging Wiltshire Core Strategy and Paragraph 55 of the National Planning Policy Framework.*
2. *The proposed housing is considered to be overdevelopment of the site with cramped plot sizes (plots 4 & 5) with the potential for overlooking between properties. The proposal is therefore considered to be contrary to Core Policy 3 of the North Wiltshire Local Plan 2011 and Core Policy 57 of the Emerging Wiltshire Core Strategy*
3. *The proposal, located remote from services, employment opportunities and being not well served by public transport, is contrary to the key aims of NPPF which seeks to reduce growth in the length and number of motorised journeys*

An appeal against this decision was dismissed on 14 August 2015. The inspector considered that the proposal would elongate the village and would unacceptably intrude development into the countryside. They concluded that the proposal would have significant adverse environmental impacts and that, taken as a whole, it would not constitute sustainable development. The Inspector considered that the proposal would not have had an adverse impact upon the living conditions of the surrounding occupiers.

14/07651/OUT – Erection of Dwelling. Withdrawn – 8 September 2014.

5. The Proposal

The application seeks full planning permission for the construction of two semi-detached three-bedroom dwellings and two detached four-bedroom dwellings, together with associated works including the construction of an access road, turning head and areas of hardstanding for car parking.

The proposed layout features an extension of the existing private road in a straight line, with the four new houses to the west, a turning head and pedestrian connection to the public footpath to the north, and land retained for habitat mitigation and enhancement to the east.

6. Planning Policy

Wiltshire Core Strategy 2015 (WCS)

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 3: Infrastructure Requirements

Core Policy 19: Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area

Core Policy 45: Meeting Wiltshire's Housing Needs

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 60: Sustainable Transport

Core Policy 61: Transport and New Development

Core Policy 62: Development Impacts on the Transport Network

Core Policy 64: Demand Management

Core Policy 67: Flood Risk

Saved Policies from the North Wiltshire Local Plan 2011 (NWLP)

H4 Residential development in the open countryside

NE14 Trees and the control of new development

NE18 Noise and pollution

Wiltshire Housing Site Allocations Plan 2020

Paragraph 4.12: Spatial Strategy

Lyneham and Bradenstoke Neighbourhood Development Plan 2020 to 2030 – Made October 2021 (NDP)

Policy 1: Small Scale Residential Development

Policy 2: Design

Policy 7: Safe and Sustainable Travel

National Planning Policy Framework 2021 (NPPF)

Paragraphs 2, 8, 11, 12, 14, 38, 47, 55, 60, 85, 92, 110, 111, 112, 124, 130, 167, 174, and 180.

7. Consultations

Wessex Water – No objection

Wessex Water has no objections to this application. Their records indicate that the potential for surface water infiltration in this area is good. There must be no surface water connections to the foul sewer network.

Thames Water – No objection

No comments to make as there are no Thames Water assets at this location that may be affected.

Wiltshire Council Drainage Engineer – No objection subject to conditions

From a review of data for the area, flood risk appears negligible. Pre-commencement conditions are recommended to secure details of (i) a scheme for the disposal of surface water from the site and (ii) infiltration testing and soakaway design or an alternative method of surface water drainage.

Wiltshire Council Highways – Comment

The site is outside of the development boundary and as the proposal would increase vehicular movements in a rural setting it would increase carbon emissions. This would be contrary to the Wiltshire Core Strategy and the climate strategy for Wiltshire.

The access is wide enough to accommodate conflicting movements. From a parking and access standpoint the proposal would not warrant an objection.

The carriageway width, of 5m, for the private access to the four new dwellings is sufficient to allow service vehicles to gain access to the new development. The provision of a turning head appears to allow for larger vehicles, including waste collection vehicles, to turn enabling the kerbside pick-up of bins for the existing dwellings as well as the four proposed.

While the site is outside of the development boundary for Lyneham, the access and parking arrangements are acceptable if the principle of development is agreed.

Wiltshire Council Waste & Recycling – Comment

There is uncertainty whether the contractor's refuse collection vehicles would travel along the private road, due to its narrow width. Residents may need to carry their containers or wheel their bins to the main road, or the developer would have to arrange the collections for the residents.

An indemnity will be required for the Council to operate on private roads prior to their adoption.

Wiltshire Council Public Protection – Comment

Requested conditions regarding land contamination, hours of construction and the provision of electric vehicle charging points.

Wiltshire Council Ecologist – No objection subject to conditions

A condition is recommended to ensure that the development is carried out in accordance with the Reptile Mitigation Strategy and Biodiversity Net Gain Post-Development Habitats Map. Two further conditions are recommended to secure the submission, approval and subsequent implementation of a Construction Environment Management Plan and Landscape and Ecological Management Plan.

Wiltshire Council Arboriculture – Comment

Requested a plan to show the canopy spread and root protection areas of all trees that could be affected (subsequently submitted).

Wiltshire Council Urban Design – Comment

- Questioned the width of the private drive;
- Identified an opportunity for a swale alongside the private drive;
- A means of enclosure would be needed to prevent vehicle encroachment on the open space;
- Clarity is needed on the function and the management and maintenance of the open space;
- Provision should be made for water butts and electric vehicle charging points;
- There is a lack of information on proposed hard and soft landscaping;
- Further details of the dormer windows are required;
- More precise details of the external materials are needed; and
- Planting should be included on the strip of land adjoining the public footpath to soften this edge.

Lyneham and Bradenstoke Parish Council – Object

1. The development is not infill. The draft neighbourhood plan illustrated a high degree of opposition from residents to any development on greenfield sites and a wish to protect greenfield areas, rural historic settings and open spaces.
2. The existing water supply and sewerage is inadequate. The proposal would place additional demands on an already failing water system. Parts of the village which have not been consulted on the application would be most affected. The whole of the village should have been consulted.
3. The main road into Bradenstoke is narrow and unsuitable. Future residents would need to commute out of the village for work and leisure which would exacerbate existing highway safety issues.
4. Bradenstoke is an unsustainable location for this development. There are few public transport links, shops, leisure facilities; and there is no nursery or education provision.
5. There is a rich variety of wildlife on the site. There is no gas supply in the village, meaning that houses would need to be heated using oil, adding to the carbon load.
6. There is no need for new houses in the village.

8. Publicity

As a result of publicity, representations have been received from 28 people; 1 supporting and 27 objecting to the proposed development.

Comments made by the supporter include:

- Would enhance the nature and character of the area.
- The proposal would have no impact on the character or historic nature of the original sections of the village.
- The inclusion of office/study space in two of the houses will allow owners to capitalise on new ways of working and reduce reliance upon the car.
- The use of soakaways is proposed so surface water will not enter the public sewer system.
- The foul drainage capacity is in excess of the requirements of the existing and proposed developments.
- Recent developments have had little impact on water supply.
- The access road would be of sufficient capacity for the likely traffic from the development.
- Concern about provision of the access gate to the public right of way which would reduce security and affect privacy.
- The proposals would enhance the environment.

Comments made against the proposal include:

- Utilities in the area are under pressure and cannot accommodate new housing.
- Existing water infrastructure is not able to support the needs of the local area.
- Access in and out of the village is narrow and is unsuitable for additional traffic.
- There are no regular bus services, and it is difficult for pedestrians and cyclists to access the nearest bus route.
- There is no evidence of need for larger homes.
- Increased traffic would exacerbate existing highway and pedestrian safety concerns.
- Rosehill Close is a private road. Additional residents and vehicle movements will result in increased costs to maintain the road and shared drainage system.
- The construction phase will degrade the private road.
- The proposed gate from the adjacent footpath would increase footfall through the area and increase the risk of crime.
- The road is narrow and there are no passing places. This is likely to lead to disputes as a result of damage.
- There is a range of species in the area including slow worms, small mammals, deer, amphibians and snakes. The proposal would have a detrimental impact on these species.
- The proposal would increase the likelihood that the settlement would merge with neighbouring villages.
- There is a lack of adequate broadband connection in the area.
- The site is outside of the village boundary and there is no justification to build in this location.
- The site may have contamination as it was previously a pig farm which suffered from foot and mouth disease. Affected animal carcasses are buried on the land.
- There is no provision for social/affordable housing in the proposal.

- The Lyneham and Bradenstoke Neighbourhood Plan does not sanction the extension of the village, nor does it permit the development of greenfield sites unless they would be of great benefit to the community.
- The proposal does not comply with the development plan.
- The application incorrectly states that there are no trees or hedges on the site and that it cannot be seen from a public footpath.
- The proposal is not infill.
- The location is remote from services, employment opportunities and is not well served by public transport. The proposal is therefore contrary to the aims of the NPPF.
- Loss of agricultural land.
- The development will be visible from the public footpath and will affect the view enjoyed by users of this path.
- Concern that the proposal would erode the separation between Bradenstoke and Lyneham resulting in the loss of its unique character.
- Concern about potential for future development
- The whole village should have been consulted on the application.
- Unsuitable access to the village.
- The proposed houses should have more sustainable sources of energy.
- Would contribute to carbon emissions produced by the village.
- Loss of view from adjacent footpath.
- Loss of privacy for dwellings in Boundary Close.

The North Wiltshire Swift Group also commented that all new developments should provide habitat opportunities for those species such as swifts who prefer, or can adapt to, the built environment. The group recommended that a swift box be incorporated into each of the new dwellings.

9. Planning Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“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.”

Section 70(2) of the Town and Country Planning Act 1990 provides that:

In dealing with an application for planning permission, the authority shall have regard to:

- the provisions of the development plan, so far as material to the application,
- a post-examination draft neighbourhood 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.

For the purpose of determining this application, the development plan comprises the Wiltshire Core Strategy Adopted January 2015, the Saved Policies of the North Wiltshire

Local Plan 2011, the Wiltshire Housing Site Allocations Plan 2020 and the Lyneham and Bradenstoke Neighbourhood Development Plan 2020 to 2030 Made October 2021.

Principle of the development

Core Policy 1 of the Wiltshire Core Strategy sets out the settlement strategy for the County. It identifies a hierarchy of settlements to which development will be directed with the aim of achieving sustainable development. Core Policy 2 provides a delivery strategy for housing and employment development and states that, “within the limits of development as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages”. It continues that, other than in specified circumstances (none of which apply in this case), development will not be permitted outside the limits of development as, defined on the policies map.

Core Policy 19 identifies the settlements in the Royal Wootton Bassett and Cricklade Community Area and the category in which they appear in the hierarchy. Bradenstoke is categorised as a Small Village, and it has no defined settlement boundary on the policies map.

Being outside a settlement boundary, the application site is in the open countryside. Saved Policy H4 of the North Wiltshire Local Plan 2011 tackles residential development in the open countryside and sets out the criteria against which proposals should be considered.

Policy H4 states:

“New Dwellings in the Countryside outside the Framework Boundaries, as defined on the proposals map, will be permitted provided that:

- i) It is in connection with the essential needs of agriculture or forestry or other rural based enterprise;
- ii) It is a replacement for an existing dwelling where:
 - a. The residential use has not been abandoned; and
 - b. the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and
 - c. the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage.”

The proposal meets neither of these two conditions. However, in a supporting statement, the agent has drawn attention to that part of Core Policy 2 which states that:

“At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i) Respects the existing character and form of the settlement
- ii) Does not elongate the village or impose development in sensitive landscape areas
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.”

As set out in paragraph 4.34 of the WCS, “Infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling”.

The agent argues that “a few” can in principle cover four and, while the site does not occupy a gap, the proposal accords with the aims and intentions of the policy because it:

- “is small in scale at four dwellings;
- immediately adjoins the built-up area of the village on two sides i.e. in the adjacent dwellings on Rosehill Close and those located off Boundary [Close], and therefore relates closely to the existing built-up area;
- avoids consolidating existing loose-knit developments;
- has good pedestrian connectivity to the village core;
- does not occupy any sensitive area.”

The agent adds that the development would not protrude beyond the existing built-up eastern limit of the village and would not therefore elongate the settlement. They contrast this with the scheme that was dismissed at appeal in 2015, where the Inspector noted that the plot in the north-east corner of the site in particular would have projected well beyond the edge of the village and was thus considered to unacceptably intrude into the countryside. The current proposal seeks to address this by respecting the existing building line which has been established on the western side of Rosehill Close. As a natural extension to the existing dwellings at Rosehill Close, they consider that it would respect the existing character and form of the settlement.

The current proposal is not within the existing built area, and it would not constitute infill. The site is on the periphery of Bradenstoke and development in this location would extend the village. That was the view of the Inspector who dismissed the appeal in 2015. They found that “...the proposed houses would not be within the built up area of the village, but would be beyond its existing clearly defined edge. They would elongate the village, extending buildings into the countryside, and would not be, as considered by the appellant, rounding off”. On this basis, the proposed development does not accord with Core Policies 1, 2 and 19 of the Wiltshire Core Strategy 2015.

Policy 1 of the Neighbourhood Development Plan states that proposals for residential development of 10 dwellings or less within Bradenstoke will be supported subject to other policies within the development plan. As the application proposes four dwellings, it broadly complies with this policy.

The Highway Officer noted that new residential development in this location would usually attract an objection on the basis of the sustainability of the location. It is acknowledged that there are few services, facilities and employment opportunities in Bradenstoke and that future occupiers of the site would therefore be required to travel to higher-order settlements to access the facilities required in day-to-day life. Given the location of the site and the lack of public transport options in this area, in all probability these trips would take place via private vehicle. Therefore, the proposal would increase vehicular movements in a rural setting and by doing so it would increase carbon emissions, which would be contrary to the

Wiltshire Core Strategy and the Wiltshire Climate Strategy 2022-2027. This accords with the findings of the appeal Inspector who noted that there is no school or shop within Bradenstoke and the bus service which was available had limited frequency. Consequently, the Inspector considered that future occupiers would be reliant on the private car. This is a matter which weighs against granting permission in this case.

It is also important to consider the proposal against Core Policy 45 which requires new housing to be designed to address local housing need. It states that housing size and type will be expected to reflect that of the demonstrable need for the community within which a site is located. The supporting planning statement explains that the mix of dwellings proposed would match the identified need for housing which is set out in the Lyneham and Bradenstoke Parish Housing Needs Survey (May 2019). However, this survey highlights that the size of homes most sought in this area are two and three bedroomed properties, with less than 10% of respondents requiring a four bedroomed property. The proposed development would provide two three-bedroom houses and two four-bedroom houses. Policy 1 of the Neighbourhood Development Plan, nevertheless, requires proposals to address local needs for family housing and smaller housing among the specified types. Therefore, as the proposal would generally address local housing need, it is considered to be in broad accordance with Core Policy 45. It would not be reasonable to refuse the application on this basis.

Other material considerations relevant to the principle of the development

Given the above findings in relation to Core Policies 1, 2 and 19, it is necessary to consider what, if any, material considerations would justify a decision otherwise than in accordance with the strategy of the plan. In this context there are several matters that must be taken in account. Firstly, the Council cannot currently demonstrate an NPPF compliant available and deliverable supply of land for housing for the requisite 5-year period plus buffer. The latest Housing Land Supply Statement (HLSS) identified that the number of years of supply is 4.72 years. As such the policies of the plan most relevant to the determination of the application are considered to be out of date and paragraph 11.d) of The Framework is engaged.

As set out in Supreme Court of Appeal decision *Suffolk Coastal District Council v Hopkins Homes Ltd & Anor* [2017] UKSC 37, even where paragraph 11.d) of The Framework is triggered through a lack of five-year housing land supply, the weight to be given to the relevant development plan policies and the NPPF remain questions of planning judgement for the decision-maker. The weighting of those will vary according to the particular circumstances of each case. This can include consideration of the extent of the shortfall of housing supply, as confirmed most recently by *Hallam Land Management v SoS DCLG* [2018] EWCA Civ 1808; the actions being taken by the local planning authority to address any shortfall, and/or the particular circumstances of the restrictive policy. In these respects, it must be noted that the shortfall is relatively limited as was confirmed by the Planning Inspectors considering the Purton Road appeal (Ref APP/Y3940/W/18/3202551; 17/08188/OUT) which was tested through the courts and found to be sound by multiple justices; and more recently the Filands Appeal Decision (Ref APP/Y3940/W/21/3278256 21/01363/OUT) where the inspector found the shortfall to be modest. It is also material to note that the Council has an action plan in place for addressing the shortfall and is taking steps to do so. Importantly this has included granting permission for development on sites

where no significant site-specific harm arises; there is reasonable access to services, facilities and employment opportunities by virtue of good connectivity by a range of modes of transport and proximity to major settlements; and the scale of development proposed is proportionate to adjacent settlements. Indeed, this plan of action has already resulted in the grant of consent on other sites in this community area and elsewhere in this Housing Market Area as set out in the latest HLSS.

A team of officers meets regularly to keep under review other potential sites. Other actions include dedicating additional resource and priority to unlocking stalled strategic allocated sites such as Rawlings Green, Chippenham with a decision to approve now issued. The Wiltshire Housing Sites Allocation Plan has also been adopted since the Purton Road appeal decision identified the shortfall in housing and this will deliver additional sites in this housing market area.

Through the determination of the appeal at Purton Road the Council's Housing Land Supply position was considered and tested. At that time, it was agreed that the five-year housing land supply figure was between 4.42 and 4.62 years. See Inspector's decision letter paragraph 21, where he considered that even at the lower end of the agreed range there is a relatively modest shortfall in housing land in the Wiltshire Council area. The Filands Appeal subsequently established that the shortfall was 4.41 years. The Council has since then published the Housing Land Supply Statement April 2022 (base date April 2021) which states that the Council can demonstrate 4.72 years of supply at the unitary level. This is higher than the range of supply considered by the Inspectors and where significant weight was attached to the conflict with the development plan policies 1, 2, 19, and moderate weight to saved policy H4.

It should be noted that the Wiltshire administrative area is one of the largest in the country in terms of geographical area. Therefore, in accordance with the spatial strategy set out in the WCS there is also a need to consider both the housing market area and community areas to fully comprehend the spatial distribution of homes in the administrative boundary. Although there is a deficit in housing provision within this housing market area, this is due to the under-provision in other community areas namely Corsham, Trowbridge and Warminster, all of which are substantial distances from the application site.

The latest HLSS, published in April 2022 (base date April 2021), shows that in the remainder of the Royal Wootton Bassett and Cricklade Community Area, 587 dwellings have been completed, with a further 189 units identified as being developable by 2026. This means that the indicative requirement has been exceeded by 391 dwellings (when the indicative requirement is 385 dwellings). There is also a surplus in Royal Wootton Bassett itself. This clearly demonstrates that the spatial strategy is delivering the requirement to meet the housing needs in a sustainable manner in this Community Area.

It is also material to note that the Council cannot demonstrate that affordable housing needs in Wiltshire and in this locality are being met.

As such the Council cannot demonstrate the available and deliverable supply of land for housing that is required by the NPPF and the tilted balance under paragraph 11.d) is engaged. The site, whilst in the open countryside, lies directly adjacent to the village of

Bradenstoke and so cannot be considered remote or isolated. The amount of development is limited at 4 dwellings, and this is considered reasonably well related to the scale of the settlement itself. Delivery of the proposed development to a shorter timeframe can be controlled by condition and will assist with boosting the supply of housing.

The overall planning balance is considered in the conclusion to this report. In summary though the proposals do conflict with the development plan in terms of the principle of development in this location.

Design and effect on the character and appearance of the locality

Core Policy 57 of the WCS requires a high standard of design in all new developments. It states that development is expected to create a strong sense of place by drawing on the local context and being complementary to the locality. This is reflected in section 12 of the NPPF which requires at paragraph 130 that development is visually attractive and sympathetic to local character including the surrounding built environment and landscape setting.

Core Policy 51 of the WCS states that development should protect, conserve and where possible enhance the landscape character and must not have a harmful impact upon it. Any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

The proposed houses would be 1½ or 2 storeys in height and generally consistent in their scale and materials with the existing houses in Rosehill Close. The proposed semi-detached houses would feature gable ends, front porches and rear extensions, while the detached houses would feature half-hipped roofs and rear catslide roof extensions to minimise their bulk and massing. Re-constituted stone would be used in the walls and roof tiles of the proposed houses, and the window frames and doors would be in aluminium (powder coated grey).

In the design, appearance and choice of external materials, the proposed houses would be similar to the three existing detached houses in Rosehill Close.

It is considered that the size of the proposed dwellings and the size and shape of individual plots are also comparable with many others in the local neighbourhood.

Due to dense boundary vegetation, the development would effectively be screened from Hollow Way, to the south. However, it would be clearly visible from the public right of way to the north (LYNE31). Concern was raised during the public consultation period that the proposal would increase the likelihood that the settlement would merge with the neighbouring villages, and by doing so that it would lose its unique character. It was also highlighted that the development would be visible from the adjacent public footpath and that it would affect the view enjoyed by users of this path.

Whilst these concerns are appreciated, they are not considered to constitute a reason to refuse permission in this case. The proposed dwellings would be situated outside of the existing built area of the village, and they would reduce the gap between Bradenstoke and

Lyneham by developing a currently open site. However, the proposed dwellings would not project further east towards Lyneham than the existing dwellings at Rosehill Close and they would be well related to the existing built form in this location. When viewed from the adjacent public right of way, the proposed dwellings would be read as an extension to the existing development at Rosehill Close and against the backdrop of the dwellings at Boundary Close. As such, when viewed from public vantage points, the proposed dwellings would not appear as wholly alien or incongruous features and they would not therefore cause harm to the wider landscape or the character and appearance of the area.

The design and scale of the proposed dwellings is considered to be appropriate in this location. Following the comments raised by the Urban Design Officer, the design of the proposed dwellings was amended to provide dormer windows with a more traditional appearance, and it is considered that this alteration represents a significant improvement upon what was initially proposed. In accordance with the Urban Design Officer's comments, the proposed turning head was set back from the public right of way, allowing space to create an area of soft landscaping, details of which can be secured via condition. Details of boundary treatments, hard surfacing and electric vehicle charging points are also capable of being secured through the use of conditions. It is considered that the initial scheme submissions as revised form the previous proposal alongside these further design amendments have addressed the previous objections and Inspector's concerns regarding overdevelopment of the site.

In summary, it is considered that the proposed dwellings would be read against the existing built form in this location. They are considered to be acceptable in terms of their design and they would not appear as alien features in this context. The proposal therefore complies with Core Policies 51 and 57 of the WCS, Policy 2 of the NDP and paragraph 130 of the NPPF.

Impact on residential amenity

The proposed development would adjoin existing dwellings at Rosehill Close and Boundary Close. The submitted block plan indicates that the proposed dwellings would be approximately 10 metres from the boundary line with the dwellings at Boundary Close, with a back-to-back distance of approximately 47 metres. Whilst the proposed dwellings would be visible from nos. 6 to 8 Boundary Close, given this separation distance it is considered that the proposed dwellings would not give rise to a significant loss of light or an overbearing impact for the existing residents. Moreover, whilst there would be some mutual overlooking between the existing dwellings at Boundary Close and the proposed dwellings, given the separation distance described above this is not considered to be so detrimental so as to warrant the refusal of the application on this basis. This accords with the conclusions of the appeal Inspector who stated that *'the separation between the proposed houses and those around them, combined with their siting and the rise of the land, would not result in unacceptable levels of privacy for existing and future occupiers.'* A minimum distance of 21m is usually applied in such circumstances to maintain satisfactory levels of privacy.

The southern-most dwelling would be approximately 5 metres from the boundary with no. 3 Rosehill Close and a further 13 metres to the side elevation of this neighbour. Given this separation distance it is considered that the proposed dwelling would not give rise to a significant overbearing impact or loss of light that the proposal could reasonably be refused

on these grounds. A first-floor window is proposed in the side elevation of the southern-most dwelling which would face no. 3 Rosehill Close. While the floor plans indicate that the window would serve a hall and landing, rather than a habitable room, it would nonetheless be reasonable to apply a condition requiring it to be glazed with obscure glass. This would ensure that no unacceptable overlooking would occur as a result of the proposal.

Turning to the amenity achievable within the site itself, it is considered that the dwellings would not appear unduly cramped. They would enjoy an adequate level of privacy, and each would benefit from a reasonable size garden. It is considered that the future occupiers would have a good standard of amenity and therefore the proposal complies with Core Policy 57 of the WCS.

Highway safety and parking

Significant concern was raised during the public consultation period regarding the highway connections to and from the village. It was felt that these were unsuitable for increased traffic and that the proposal would exacerbate existing highway safety issues. The Highway Officer was aware of these concerns and noted that while the proposal would add to the vehicle movements along Hollow Way, the direction of travel will most likely be away from the centre of the village and towards Lyneham and the wider highway network. In this respect the Highway Officer considered that the proposal would not have a severe cumulative negative impact on the public highway as it would produce an additional 12 to 24 daily vehicle movements in a village of many households.

The Highway Officer considered that the access to the public highway from the private drive, Rosehill Close, was wide enough to accommodate conflicting movements. Therefore, from a parking and access standpoint the Highway Officer raised no objection to the proposal.

The NPPF states, at paragraph 111, that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Neither applies in this instance and the Highway Officer raises no objection to the proposal. As such it would not be reasonable to refuse the application on this basis.

The minimum residential parking standard for houses with three bedrooms is 2 spaces, and for a house with four or more bedrooms it is 3 spaces. The proposed block plan shows the correct number of spaces provided at the front of each house, as well as a garage for the four-bedroom homes, and a layby for three visitors' cars on the east side of the private drive. Therefore, the proposal accords with the Wiltshire Local Transport Plan 2011-2026, Car Parking Strategy.

In their supporting statement, the agent explains that covered cycle storage would be provided for Units 1 and 2 (the semi-detached houses), while cycle storage would be accommodated by the garages for Units 3 and 4 (the detached houses). Thus, the proposal would accord with the Wiltshire Local Transport Plan 2011-2026, Cycling Strategy.

In light of the above, it is considered that the proposed development would be satisfactory in terms of highway safety and parking provision, and it would accord with Core Policies 61 and 64 of the WCS.

Drainage

Core Policy 67 requires all new development to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to the soil and ground unless site or environmental conditions make these measures unsuitable.

The supporting planning statement explains that surface water would be discharged via soakaways in gardens and the road verge, as is the case with the existing properties at Rosehill Close. Wessex Water, in its response to consultation on the application, indicated that the potential for surface water infiltration in the area is good.

The application confirms that foul water would be discharged via an existing chamber in Rosehill Close which is connected to Wessex Water's main on Hollow Way. Wessex Water has not raised any concerns regarding sewer capacity.

Further details of the proposed drainage scheme are capable of being secured via conditions. The Council's Drainage Engineer concurs with this approach, and they noted that flood risk mapping data for the area indicates that flood risk is negligible.

Thus, it is considered that the requirements of Core Policy 67 of the WCS and paragraph 167 of the NPPF have been met.

Ecology

The application was accompanied by a Preliminary Ecological Appraisal report. A Phase 2 report was subsequently submitted following surveys for reptiles and badgers. More recently, a reptile mitigation strategy, a plan showing the proposed new habitats and a biodiversity spreadsheet were submitted. The Council's Senior Ecologist has reviewed all of the documents and raises no objection to the proposal subject to conditions.

A condition is recommended to ensure that the development is carried out in accordance with the Reptile Mitigation Strategy and Biodiversity Net Gain Post-Development Habitats Map. Two further conditions are recommended to secure the submission, approval and subsequent implementation of a Construction Environment Management Plan and Landscape and Ecological Management Plan.

Subject to the use of these conditions, the proposal is considered to accord with Core Policy 50 of the WCS and paragraph 174(d) of the NPPF.

Other matters

Concern was raised during the public consultation period regarding potential land contamination. It was highlighted that the site was previously used as a pig farm which suffered from foot and mouth disease. It was stated that animal carcasses which had been

affected by this disease are buried on the land. The Public Protection Officer requested a condition requiring an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses which will help to negate the risk associated with land contamination. However historical biological contamination is not covered by Contaminated Land legislation. The Public Protection team confirmed that they would not object to the proposal on that ground, and they noted the long period of time which has elapsed since the foot and mouth disease was prevalent in the UK.

Concern was raised about the impact that the proposal would have upon existing infrastructure in the area. It was highlighted that existing water infrastructure is not able to support the needs of the local area and that the broadband connection is inadequate too. Thames Water has raised no objection to the proposal and as noted by the appeal Inspector, there is no evidence that the existing services would be compromised by the additional dwellings proposed. As such limited weight can be attached to this issue.

A comment highlighted that the proposal does not include provision for social or affordable housing. The development is not of a scale which would trigger an affordable housing contribution or the provision of an affordable unit on the site itself. Therefore, it would not be reasonable to refuse the application on this basis.

Concern was raised regarding the potential for future development on the site. Whilst this concern is appreciated there is no precedent in planning terms and each application must be assessed on its own merit. It does not follow that what is found to be acceptable on one site will also be acceptable on another.

A comment stated that the proposed dwellings should have more sustainable sources of energy. Whilst the provision of solar panels and other green energy sources are encouraged, these features and broader matters regarding sustainable construction are being addressed through building regulations. In this case the application includes other environmentally friendly features such as electric vehicle charging points.

Concern was raised about how the application was publicised by the Council and it was felt that the whole village of Bradenstoke should have been consulted on the application. The Council sent notification letters to the neighbours surrounding the site and this approach fulfils the Council's duty to consult as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015. Bradenstoke contains a large number of homes, and it would be unnecessary and disproportionate for the Council to send notification letters to all for what is a 'minor development' on the edge of the village.

Concern was raised that additional occupants on Rosehill Close and their associated vehicle movements would result in increased costs to maintain the road and shared drainage system. The financial implications of maintenance would be a private legal matter between the individuals involved and it would not be reasonable to refuse the application on this basis.

Concern was raised regarding the impact of the construction phase of the development. However, the disturbance caused by the construction phase of the development could be controlled and mitigated through the submission and approval of a construction management plan, secured through the use of a condition. It should be noted that any damage caused to

third party property as a result of the proposal would be a private legal matter between the individuals involved.

It was suggested that the proposed gate to the public footpath would increase footfall through the area, and thereby increase the risk of crime. There is no evidence that additional pedestrians walking along Rosehill Close would increase the risk of crime and it would not be reasonable to refuse the application on this basis. Indeed, Policy 7 of the Neighbourhood Development Plan requires the design of new development to encourage walking and cycling and take every available opportunity to improve and enhance the existing network through the provision of new footpaths and cycleways and connections to the existing network.

10. Conclusion (Planning Balance)

The Council is currently unable to demonstrate a five-year supply of deliverable housing sites, thus engaging the 'tilted balance' set out at paragraph 11d) of the NPPF. This means granting permission unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear 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 the Framework taken as a whole.

The site, whilst in the open countryside, lies directly adjacent to the village of Bradenstoke, so cannot be considered to be remote or isolated. The amount of development is limited to 4 dwellings and is considered to be reasonably well related to the scale of the settlement.

The benefit of the proposal is considered to be the provision of additional homes that would help to address local needs for family housing and for smaller housing in accordance with Policy 1 of the NDP and Core Policy 45 of the WCS. Early delivery of the site to support increased supply can be controlled through condition. However, the proposal would deliver a relatively small number of homes in the context of the housing land supply shortfall and the stated objective of the NPPF to significantly boost the supply of housing. The Council's housing land supply shortfall is relatively modest, and the lack of supply is not persistent. Consequently, moderate weight is afforded to this benefit.

There would be some economic benefit through construction jobs in the short-term and potential support for local shops, services and facilities in the long-term. There is no guarantee that the construction jobs would be locally sourced. It is likely that some of the jobs would be sourced locally but this depends very much on market forces at the time and what skill levels are available locally. The construction of four dwellings is a relatively small development and therefore, will not generate a substantial number of construction jobs over a long period of time. Limited weight is given to this benefit.

The harm that arises is due to conflict with the spatial strategy of the WCS and with the policies set out in the NPPF. The expansion of Bradenstoke, where existing services are limited, would conflict with the development strategy of the plan. It would perpetuate the

need for future residents to travel by motor vehicles to access shops, schools, employment and other essential services. Therefore, additional residential development in this location would not contribute to a sustainable pattern of development. This attracts significant negative weight.

There would be some harm to the character, appearance and visual amenity of the locality arising from the loss of an undeveloped site in the open countryside to built development. However, this would be limited due to the context in which the development would be visible against the background of existing housing on adjoining land.

The proposal has been designed to be sympathetic to the surrounding built environment and landscape setting, avoiding conflict with paragraph 130c of the NPPF. There is limited conflict with paragraph 174b of the NPPF relating to the intrinsic character and beauty of the countryside.

The proposal would make use of an existing access to the public highway with no adverse impact on highway safety. There would be no adverse impact on existing trees, while landscape and biodiversity enhancements can be secured through the use of planning conditions. The proposal would not cause harm to the amenities enjoyed by the occupiers of neighbouring residential properties. Such matters weigh neither in favour nor against the proposal as they would be required to be addressed in any scheme. Nonetheless, they can assist the decision-maker in reaching a conclusion where cases are more finely balanced.

It is considered that the adverse impacts of granting planning permission (i.e., conflict with the spatial strategy) in this case would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework and the development plan taken as a whole. Accordingly, the application is recommended for approval subject to conditions.

RECOMMENDATION

That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. 3712-01 Rev. F – Location Plan

Drawing No. 3712-02 Rev. H – Block Plan & Street Elevations

Drawing No. 3712-03 Rev. A – Semi Detached Houses Units 1 and 2 Plans & Elevations

Drawing No. 3712-04 Rev. B – Detached Houses Units 3 & 4 Plans, Elevs & Section

Drawing No. 3712-05 Rev. J – Proposed Site Plan

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence on site until a scheme for the discharge of surface water from the site, including any sustainable drainage systems and all third-party approvals, has been submitted to and approved in writing by the Local Planning Authority.

REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.

4. No development shall commence, except ground investigations and remediation, until infiltration testing and soakaway design in accordance with Wiltshire Council's Surface Water Soakaway Guidance have been undertaken to verify that soakaways will be suitable for the development. If the infiltration test results demonstrate that soakaways are not appropriate, an alternative method of surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the occupation of the development.

REASON: To comply with Core Policy 67: Flood Risk within the Wiltshire Core Strategy (adopted January 2015) and to ensure that the development can be adequately drained without increasing flood risk to others.

5. No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of each dwelling and permanently retained thereafter.

REASON: To comply with Core Policy 55: Air Quality of the Wiltshire Core Strategy (Adopted January 2015) which requires measures to be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

6. In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor to deal with the contamination and provide a written remedial statement to be followed by a written verification report that confirms the works that have been undertaken to render the development suitable for use.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried

out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. The development hereby permitted shall be carried out in strict accordance with the following documents:

- Reptile Mitigation Strategy, by Darwin Ecology, dated April 2022
- Biodiversity Net Gain Post-Development Habitats Map, by Darwin Ecology, dated 29/03/22

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 8 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g., exclusion fencing.
- b) Working method statements for protected/priority species, such as nesting birds and reptiles.
- c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre-construction/construction related elements of strategies only.
- d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

- 9 Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

10 No development shall commence on site (including any works of demolition) until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. Thereafter, the approved CMP shall be implemented and adhered to throughout the entire construction period. The CMP shall provide details as appropriate, including the following:

- i. the anticipated number, frequency, and types of vehicles used during the demolition and construction;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant, materials and waste;
- iv. the storage of plant and materials used in constructing the development;
- v. the erection and maintenance of security hoarding;
- vi. wheel washing facilities;
- vii. measures to control the emission of noise, vibration, dust and dirt during the demolition and construction phases of the development;
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works;
- ix. hours of materials/construction related deliveries;
- x. the location and use of generators and temporary site accommodation; and
- xi. details of public engagement both prior to and during construction works.

REASON: To protect the amenities of the occupiers of neighbouring residential properties, the amenities of the area in general, and in the interests of highway safety. It is considered necessary for this to be a pre-commencement condition because of the safety and amenity issues that need to be addressed.

11. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To protect the amenities of the occupiers of neighbouring residential properties.

12. There shall be no burning of materials undertaken on site at any time.

REASON: To prevent pollution and to protect the amenities of the occupiers of neighbouring residential properties.

13. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- means of enclosure;
- all hard and soft surfacing materials.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

14. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

15. Before the development hereby permitted is first occupied the window at first floor level in the side elevation of Unit 1 shall be fixed shut and obscure glazed and shall be retained as such thereafter.

REASON: In the interests of residential amenity and privacy.

INFORMATIVE

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

INFORMATIVE

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website

<https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

INFORMATIVE

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

INFORMATIVE

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Background Documents Used in the Preparation of this Report:

Application submission (PL/2021/03235)

Wiltshire Core Strategy 2015

Wiltshire Housing Site Allocations Plan 2020

Lyneham and Bradenstoke Neighbourhood Development Plan 2020 to 2030

National Planning Policy Framework 2021
Housing Land Supply Statement April 2022
Wiltshire Local Transport Plan 2011-2026 - Car Parking Strategy
Wiltshire Council Local Transport Plan 2011-2026 - Cycling Strategy
Planning appeal decision APP/Y3940/W/15/3004345

Northern Area Planning Committee

MINUTES OF THE NORTHERN AREA PLANNING COMMITTEE MEETING HELD ON 27 APRIL 2022 AT COUNCIL CHAMBER - COUNCIL OFFICES, MONKTON PARK, CHIPPENHAM, SN15 1ER.

Present:

Cllr Tony Trotman (Chairman), Cllr Chuck Berry, Cllr Steve Bucknell, Cllr Gavin Grant, Cllr Jacqui Lay, Cllr Dr Brian Mathew, Cllr Nic Puntis, Cllr Martin Smith, Cllr Elizabeth Threlfall, Cllr Peter Hutton (Substitute) and Cllr Bob Jones MBE (Substitute)

Also Present:

Cllr Allison Bucknell

24 **Apologies**

Apologies for absence were received from Councillor Howard Greenman, who arranged for Councillor Peter Hutton to attend the meeting in his absence. Additionally, apologies for absence were received from Councillor David Bowler, who arranged for Councillor Bob Jones MBE to attend the meeting in his absence.

25 **Minutes of the Previous Meeting**

The minutes of the meeting held on 2 March 2022 were presented for consideration, and it was;

Resolved:

To approve and sign as a true and correct record of the minutes of the meeting held on 2 March 2022.

26 **Declarations of Interest**

There were no declarations of disclosable interest or dispensations granted by the Standards Committee.

27 **Chairman's Announcements**

The Chairman informed those in attendance of the procedures in place if there was to be a fire alarm.

28 **Public Participation**

No questions had been received from councillors or members of the public.

The Chairman welcomed all present. He then explained the rules of public participation and the procedure to be followed at the meeting.

29 **Planning Appeals and Updates**

Development Management Team Leader, Lee Burman noted that there had been an amendment to the Planning Appeals Report, with the final item on page 18 of the agenda (PL/2021/08453) being a hearing rather than written representations.

Councillor Tony Trotman moved that the Committee note the contents of the appeals report included within the agenda. It was seconded by Councillor Chuck Berry.

Resolved:

To note the Planning Appeals Update Report for 27 April 2022.

30 **Planning Applications**

The Committee considered and determined the following planning applications:

31 **PL/2021/08063 - Meadow View, The Common, Minety, Malmesbury, SN16 9RH**

Public Participation

Richard Cosker spoke in support of the application.

Ged Brockett spoke in support of the application.

Andy Richardson spoke in support of the application.

Development Management Team Leader, Lee Burman presented a report which outlined demolition of existing residential dwelling and garage, and construction of a replacement dwelling and garage plus associated works

Details were provided of the site and issues raised by the proposals, including the principle of development, impact on the character and appearance of the site & locality, impact on residential amenities, highways safety, ecology, lawfulness.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on whether the fire had taken place within the house itself, with it clarified by the officer that the fire had taken place within the house and that this would not render the building incapable of retention and could be repaired. Furthermore, it was questioned where the boundary starts and ends for buildings being appropriate for repair, it was clarified by the officer that the latest submissions provided by the applicant

suggested it would be more cost effective to completely replace the building. Additionally, it was clarified by the officer that the current building was not insulated up to modern standards with it acknowledged that the proposed replacement would have greater energy efficiency.

Additional technical questions were received in relation to Policy H4 with examples cited of 1950s bungalows being purchased and then knocked down to be replaced by a new house. It was clarified by the officer that Policy H4 only deals with developments in the countryside. Additionally, it was clarified by the officer that the building was currently occupied and was not abandoned. Further questions were asked as to whether it would be possible to add a condition surrounding the use of an air source heat pump, to which the officer stated that this would not be possible but the property itself would demonstrate energy improvements. It was also confirmed by the officer that the property was in the countryside and outside of any framework boundaries.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

The Local Unitary Member, Councillor Chuck Berry then spoke regarding the application. Cllr Berry raised the following points that having listened to the applicant the reasoning behind the replacement property was clear, however he did have an understanding why the officer had applied the policies within their recommendation. Cllr Berry acknowledged that within a year's time, this application could fall within the policies in place and that time could have been lost in terms of reducing Carbon Dioxide. Cllr Berry noted that as a wider community, Minety has been contributing to this reduction by having larger numbers of battery and solar farms. In addition, the road in which the property is located on already has a number of properties on both sides.

At the start of the debate a motion to refuse the officer's recommendation was moved by Councillor Chuck Berry and seconded by Councillor Gavin Grant. The reasoning being that Members heard presentations from the applicant team and considered that the energy efficiency benefits of development and the financial costs benefits of a rebuild as opposed to repair were sufficient material considerations to support approval and an assessment that the proposals accorded with saved policy H4 of the North Wiltshire Local Plan.

During the debate, issues were raised such as the need to consider the policies in place at the time of consideration and not to be speculative to future policy changes. Policy H4 was discussed in relation to the application, with it acknowledged that in order for Policy H4 to be applied, all three of its criteria needed to be met. Policy H4 2.b was identified as a point of criteria that could not be met, with an argument placed that though if millions of pounds were to be spent on the property it would make it capable of retention, the property is a domestic home and therefore an expert assessment of the costs suggest there would be no real financial benefit of completing repairs. It was stated that the application would not be an attempt to build for benefit of profit but rather for family use; therefore suggesting that the current building would be incapable of retention due to the repair costs.

Further issues that were debated included the need to create properties that are more environmentally friendly and the importance of taking every opportunity to promote such developments. In addition to this, it was stated that the applicant could have potentially gone further in their proposal from an environmental perspective, with it acknowledged that it would have been positive to have seen a passive house design with the lowest Carbon footprint possible.

At the conclusion of the debate, it was,

Resolved:

To delegate authority to the Head of Development Management to grant planning permission subject to appropriate conditions to be prepared by officers and following presentations to Committee and debate for the following reason(s):

Members having heard presentations from the applicant team considered that the energy efficiency benefits of development and the financial costs benefits of a rebuild as opposed to repair were sufficient material considerations to support approval and an assessment that the proposals accorded with saved policy H4 of the North Wiltshire Local Plan.

32 PL/2021/03235 - Land at Rosehill Close, Bradenstoke, SN15 4LB

Public Participation

Robin Goodfellow spoke in objection to the application.

Kate McFarlane spoke in objection to the application.

Charlotte Watkins spoke in support of the application.

Shendie Green spoke on behalf of Lyneham and Bradenstoke Parish Council.

Development Management Team Leader, Lee Burman presented a report which outlined the construction of four dwellings and associated works.

Details were provided of the site and issues raised by the proposals, including the principle of development in this location; the design and effect of the proposed development on the character and appearance of the locality; the impact on residential amenity; highways safety and parking; drainage; ecology.

Members of the Committee had the opportunity to ask technical questions regarding the application. Details were sought on whether the neighbourhood development plan made in October 2021 had designated this site for development, to which the Officer clarified that the development had not designated any site nor had it made any allocations for housing. In addition, the Lyneham Banks landslip issue was mentioned with there being rumours that a separate development may have caused the slip; the Officer clarified that there were no indications that the proposal would exacerbate the situation or cause further issues. The Officer also clarified in relation to the access road to the proposed development that this was a private road which highways officers advised was sufficiently wide enough for two-way travel.

Additional technical questions were received in relation to whether the officer's recommendation for this application was looking to make up a shortfall of housing not arising elsewhere in the county; to which the Officer noted that this was not the case and that shortfalls are considered in relation to defined housing market areas by Inspectors at appeal rather than as being county wide. Comparisons were also drawn to another recent proposal which was rejected, to which the Officer stated that each application is assessed on its own merits and that this was a small-scale development in comparison to the other proposal of 50+ dwellings which would be disproportionate. Furthermore that 4 dwellings in the instance of Bradenstoke would not be enough to refuse as it would be proportionate to the scale of development.

Furthermore, clarification was sought as to what "infill" meant to the site in question, with it clarified by the officer that infill is defined as a small gap that can be used to accommodate a maximum of 4 dwellings but most commonly 1 and is an area surrounded by other dwellings, which this application was not.

Members of the public then had the opportunity to present their views to the Committee as detailed above.

The Local Unitary Member, Councillor Allison Bucknell then spoke regarding the application. Cllr Bucknell raised the following points that despite the applicant's opinion that they had fulfilled requirements, the application was still contrary to policies, with the only point in favour being that Wiltshire Council can't demonstrate a 5-year land supply and has a tilted balance. Cllr Bucknell stated that the application lies on the edge of a village in open land and outside of a settlement boundary, with no buses available for sustainable use and that the footpaths to Bradenstoke and Lyneham were unsafe and in some parts unlit. Furthermore, Cllr Bucknell highlighted that the development would be contrary to Core Policies 1, 2, 19 and 45. Additionally, that the case officer had applied moderate weight to the notion of creating additional homes, however, did not mention the recent granting of 250 houses in two nearby locations in Lyneham.

At the start of the debate a motion to refuse the officer's recommendation was moved by Councillor Steve Bucknell and seconded by Councillor Gavin Grant. The reasoning being that the proposal is outside of any defined settlement and so is located in the open countryside, has not been allocated for residential development within the development plan. The proposals would result in an increased need to travel and the elongation of the village not being infill development.

During the debate, issues were raised such as the unfairness towards neighbourhood plans if they can be overruled by tilted balance due to a lack of 5-year land supply. The importance of local plans was further stressed and how they are intrinsic to the considerations of the Committee and in ensuring that there is an element of control in what takes place in towns and villages. It was also stated that there had not been an extension of the village boundary proposed within the neighbourhood plan that was agreed less than 2 years ago

and that though this development would not meet the criteria of being infill, it would however elongate the village which would be contrary to Core Policy 2.

At the conclusion of the debate, it was,

Resolved:

To refuse on the basis that the conflict with the development plan, including the neighbourhood plan, outweighed the benefits of development, which were considered to be limited. Committee members being of the opinion that insufficient weight was afforded to the wishes of the local community as expressed by the Lyneham and Bradenstoke Neighbourhood Plan. Members Resolved to refuse for the following reason: -

The proposal is outside of any defined settlement and so is located in the open countryside, has not been allocated for residential development within the Wiltshire Core Strategy (January 2015), The Wiltshire Housing Sites Allocation Plan (February 2020) or the Lyneham & Bradenstoke Neighbourhood Plan (2021). The development fails to meet any of the special circumstances for the creation of additional residential development in such circumstances listed under Paragraph 4.25 of the Wiltshire Core Strategy. The proposals do not constitute infill development and elongate the village of Bradenstoke. Therefore, the proposal is contrary to Core Policies 1, 2, 19, 60 (i & ii) & 61 of the Wiltshire Core Strategy, Saved Policy H4 of the North Wiltshire Local Plan, and the Lyneham & Bradenstoke Neighbourhood Plan. The proposal is in conflict with the development plan taken as a whole. As such, the proposal fails to constitute and secure sustainable development as required by the NPPF and is contrary to the development strategy of the development plan. In accordance with paragraph 11d (ii) of the NPPF the benefits of the proposal have been fully considered but the adverse impacts would significantly and demonstrably outweigh those benefits, when assessed against the policies in the NPPF taken as a whole.

33 **Urgent Items**

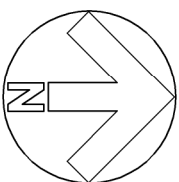
There were no urgent items.

(Duration of meeting: 2.00pm – 3.43pm)

The Officer who has produced these minutes is Ben Fielding –

[REDACTED] of Democratic Services, direct line , e-mail

Press enquiries to Communications, direct line ((01225) 713114 or email
communications@wiltshire.gov.uk



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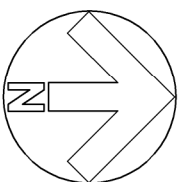
F	01/02/22	Updated (red & blue outlines for new access roadway width of 5m)	AH
E	17/01/22	Updated (red & blue outlines)	AH
D	27/07/21	Updated to reflect trees	ALK
C	20/07/21	Red and blue lines amended	ALK
B	23/06/21	Blue line amended	AH
A	10/02/21	Updated to correct red boundary line	HB
Rev.	Date		Init

CLIENT			
ROSEHILL HOMES LTD			
PROJECT			
PROPOSED DWELLINGS ROSEHILL CLOSE, BRADENSTOKE			
DRAWING			
LOCATION PLAN			
DRAWN:	Date:	Scale:	
ALK	08/10/2020	1:1250 @ A3	
Drawing number:		Rev.	F
3712-01			

DOLMAN

ARCHITECTURAL DESIGNERS BUILDING SURVEYORS
COST CONSULTANTS CDM PRINCIPAL DESIGNERS
Sussex House
Bath Road
Devizes
Wiltshire SN10 2AF
Tel: 01380 729456
Web: www.dolmansurveyors.co.uk
Email: info@dolmansurveyors.co.uk





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J	01/02/22	Updated (for new access roadway width of 5m)	AH
H	17/01/22	Updated (red & blue outlines)	AH
G	27/07/21	Updated to reflect trees	ALK
F	20/07/21	Alteration to red line, relocation of Units 1 & 2 to North-West	ALK
E	15/07/21	Alteration to turning head and red line,	ALK
D	14/07/21	relocation of Unit 4 to South-East	ALK
C	23/06/21	Blue line amended	AH
B	23/02/21	Foot path access gate added	HB
A	10/02/21	Updated to correct red boundary line	HB
Rev.	Date		Init

CLIENT	ROSEHILL HOMES LTD		
PROJECT	PROPOSED DWELLINGS ROSEHILL CLOSE, BRADENSTOKE		
DRAWING	PROPOSED SITE PLAN		
DRAWN:	Date:	Scale:	
KEPS	31/01/2021	1:1250	
Drawing number:	3712-05	Rev.	J

DOLMAN

ARCHITECTURAL DESIGNERS BUILDING SURVEYORS
COST CONSULTANTS CDM PRINCIPAL DESIGNERS

Sussex House
Bath Road
Devizes

Wiltshire SN10 2AF

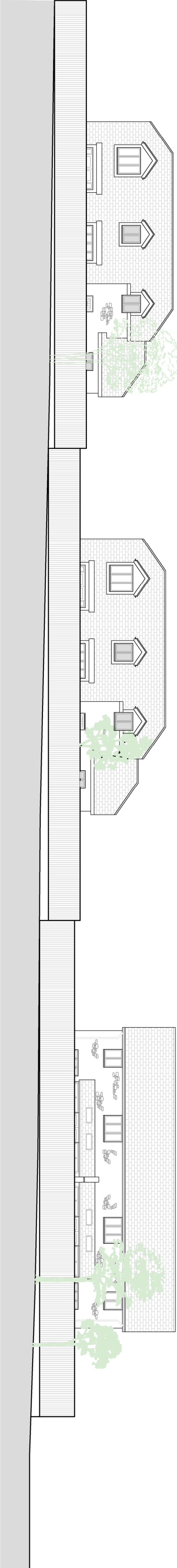
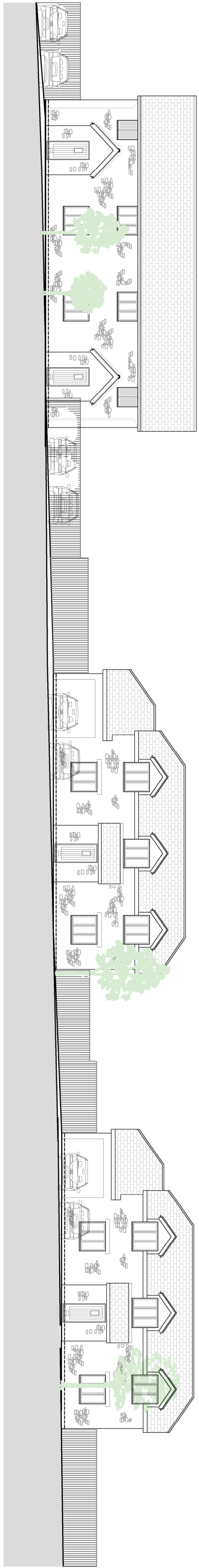
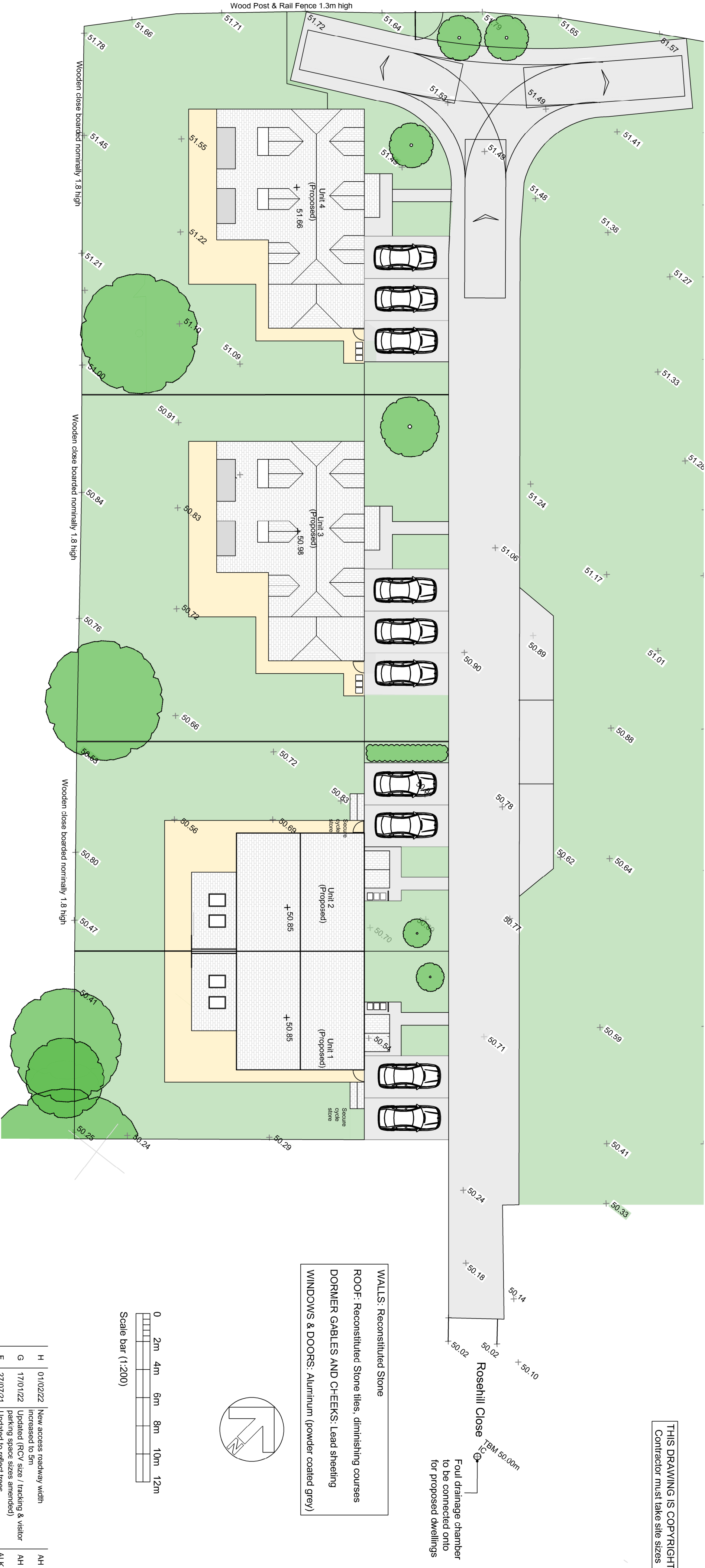
Tel: 01380 729456

Web: www.dolmansurveyors.co.uk

Email: info@dolmansurveyors.co.uk

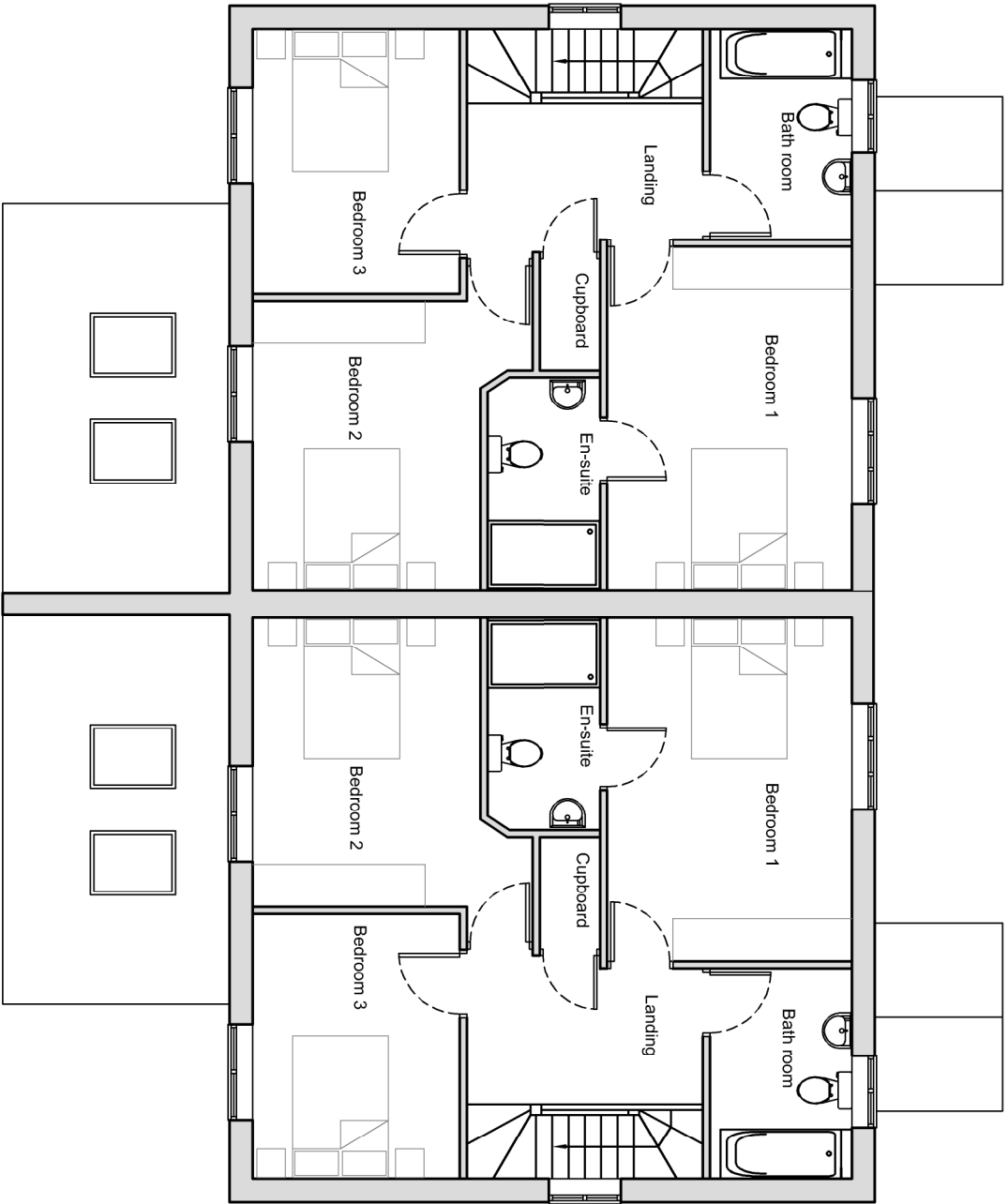


THIS DRAWING IS COPYRIGHT
Contractor must take site sizes

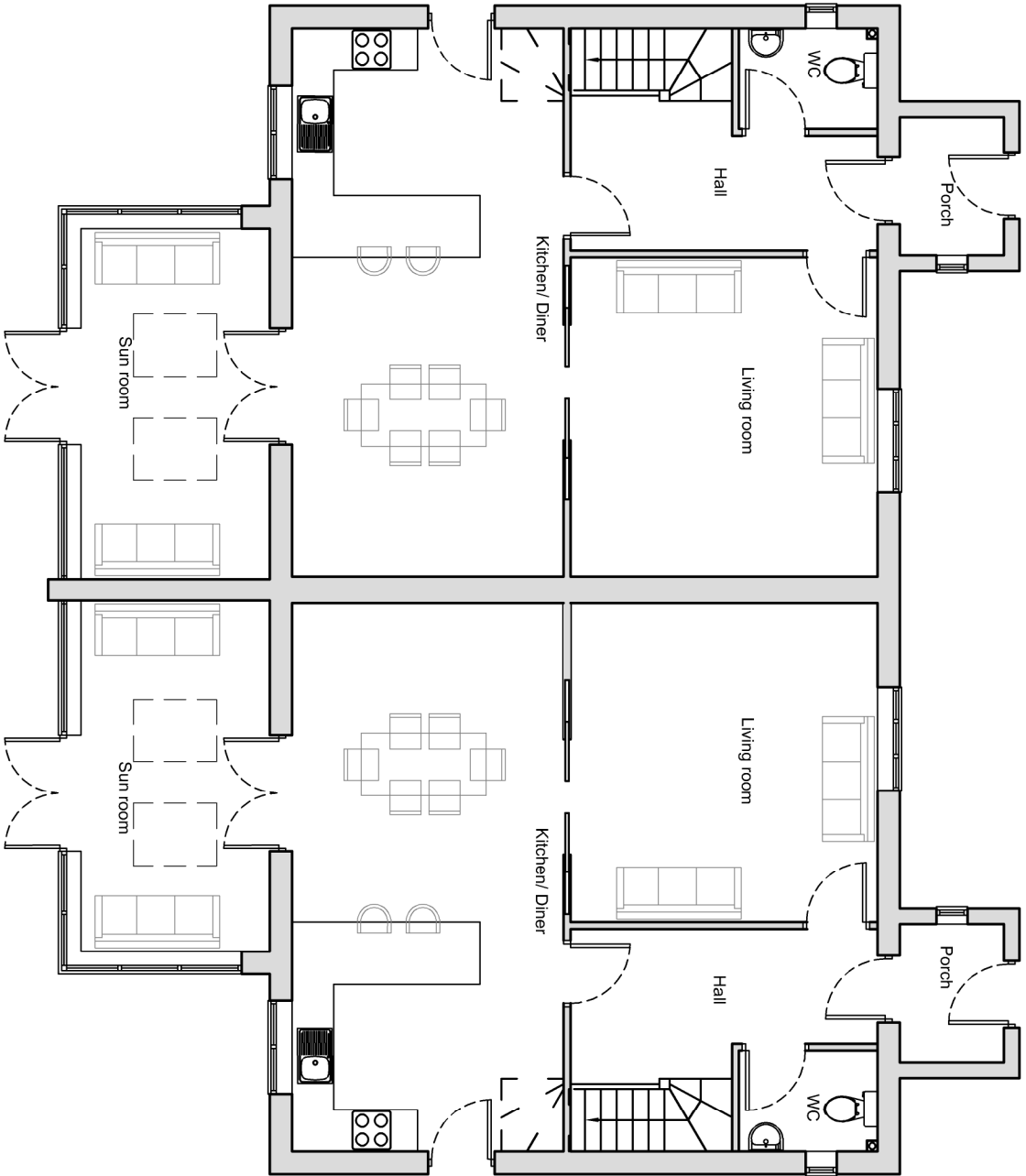


South-West (Rear) Street Elevation

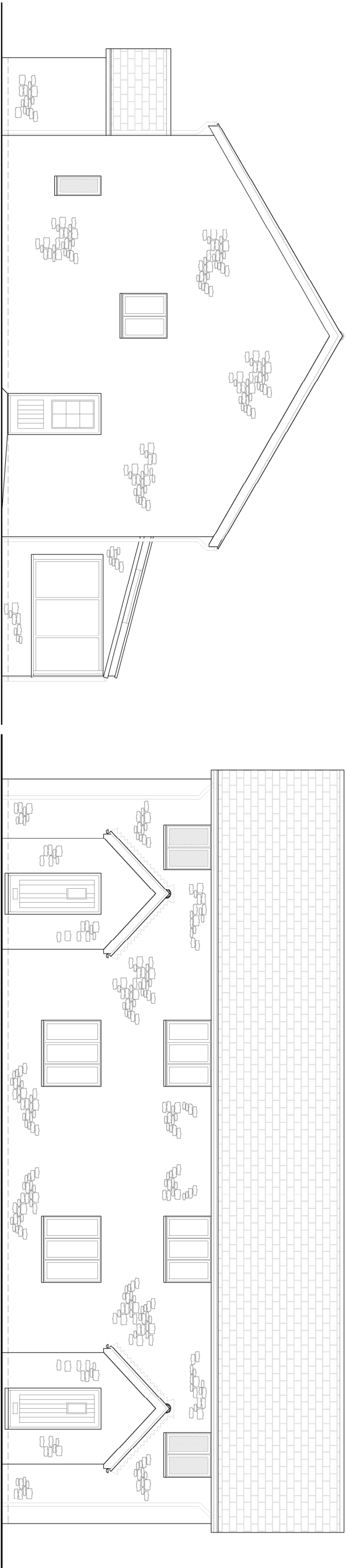
CLIENT		ROSEHILL HOMES LTD	
PROJECT		PROPOSED DWELLINGS ROSEHILL CLOSE, BRADENSTOKE	
DRAWING		BLOCK PLAN & STREET ELEVATIONS	
DRAWN: KEPS	Date: 30/01/2021	Scale: 1:200 @ A2	
Drawing number: 3712-02	Rev. H		
DOLMAN		ARCHITECTURAL DESIGNERS BUILDING SURVEYORS COST CONSULTANTS CDM PRINCIPAL DESIGNERS	
Sussex House Bain Road Devizes		Tel: 01380 729456 Web: www.dolmansurveyors.co.uk Email: info@dolmansurveyors.co.uk	
Wiltshire SN10 2AF			
Rev.	Date	Init.	
H	01/02/22	AH	
G	17/01/22	AH	
F	27/07/21	ALK	
E	20/07/21	ALK	
D	15/07/21	ALK	
C	14/07/21	ALK	
B	08/03/21	HB	
A	17/02/21	HB	



FIRST FLOOR PLAN



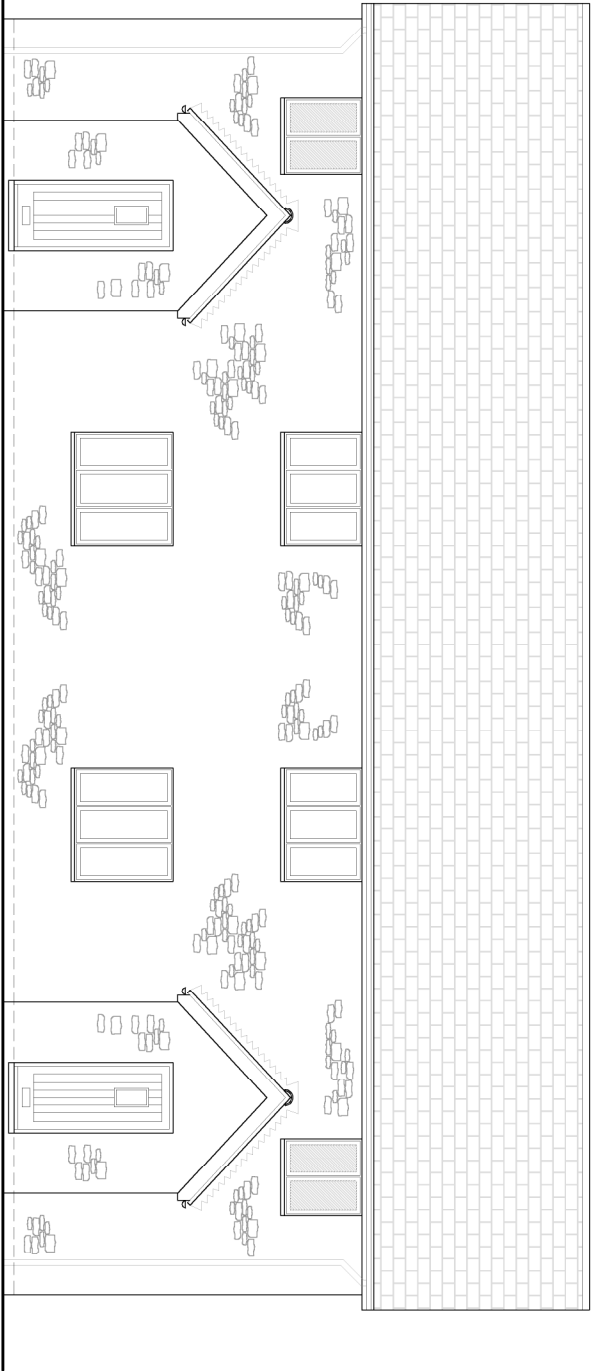
GROUND FLOOR PLAN



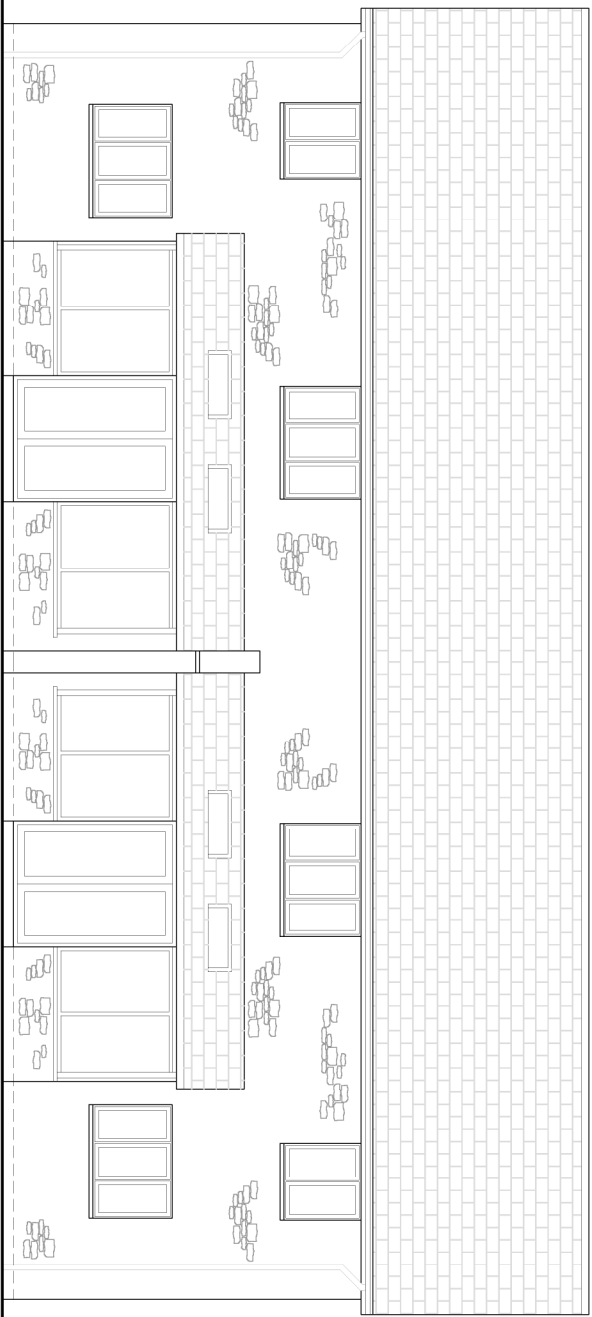
Side Elevation (North West)



Side Elevation (South East)

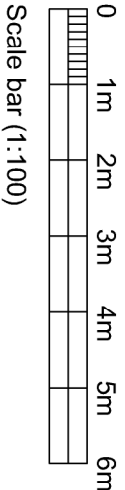
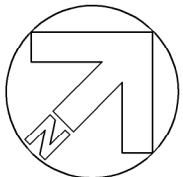


Front Elevation (North East)

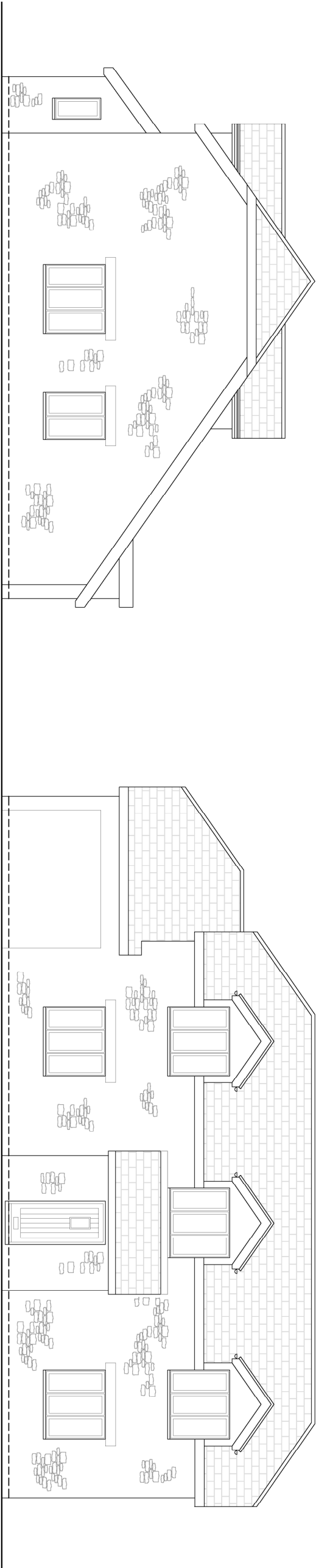
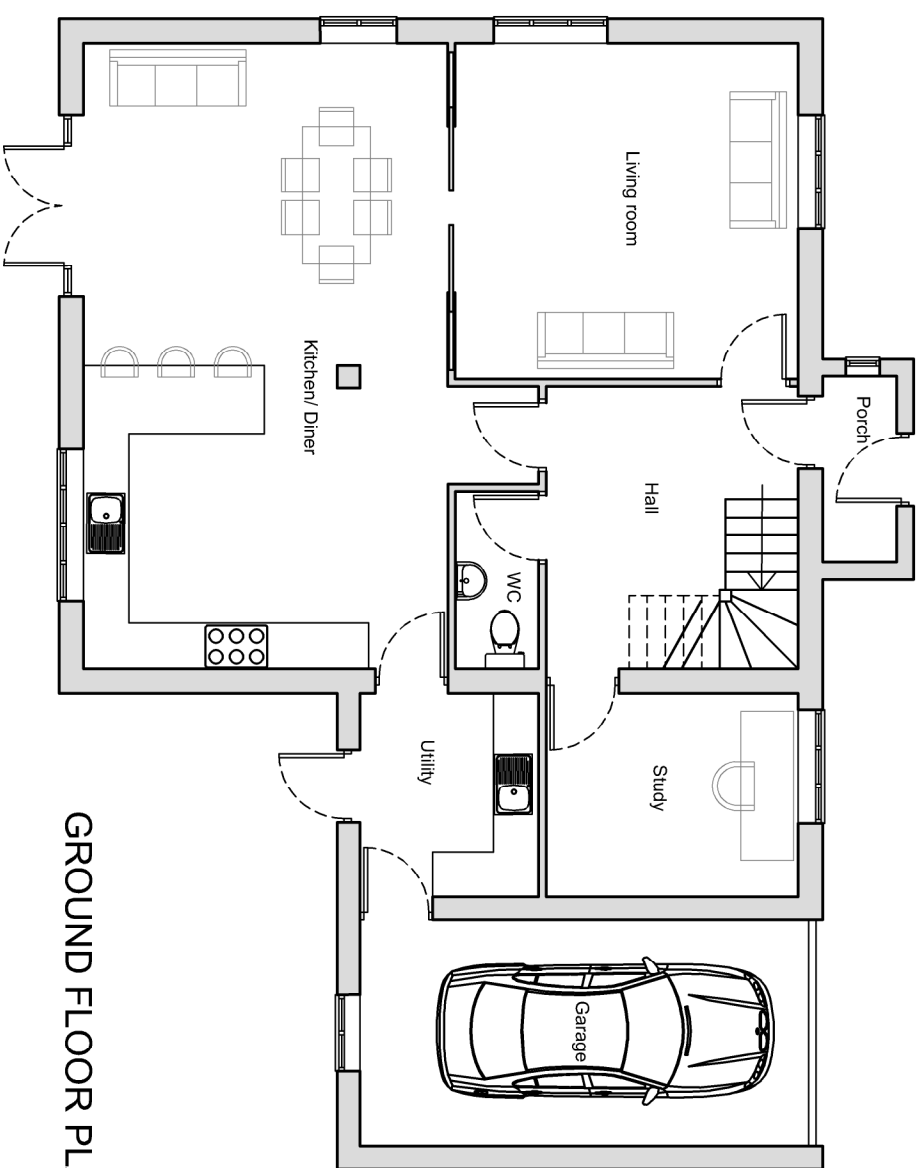
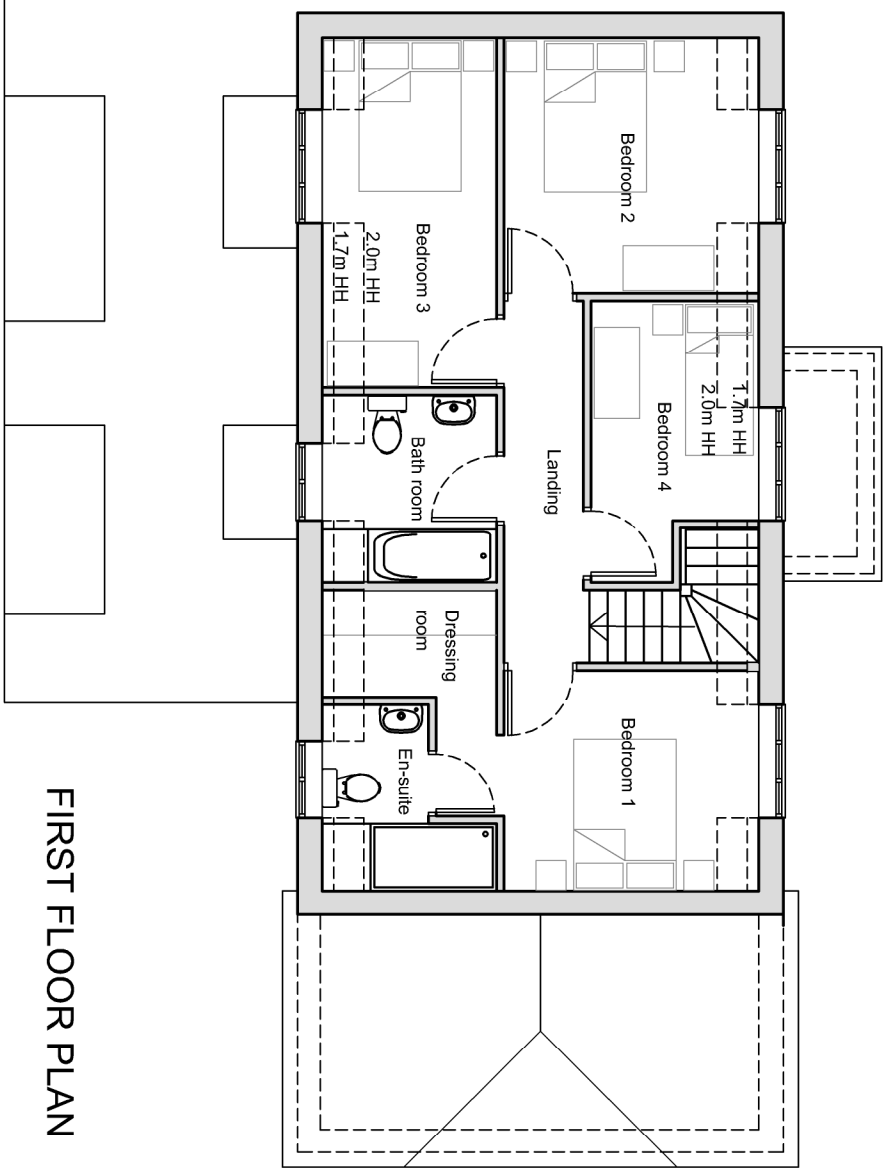
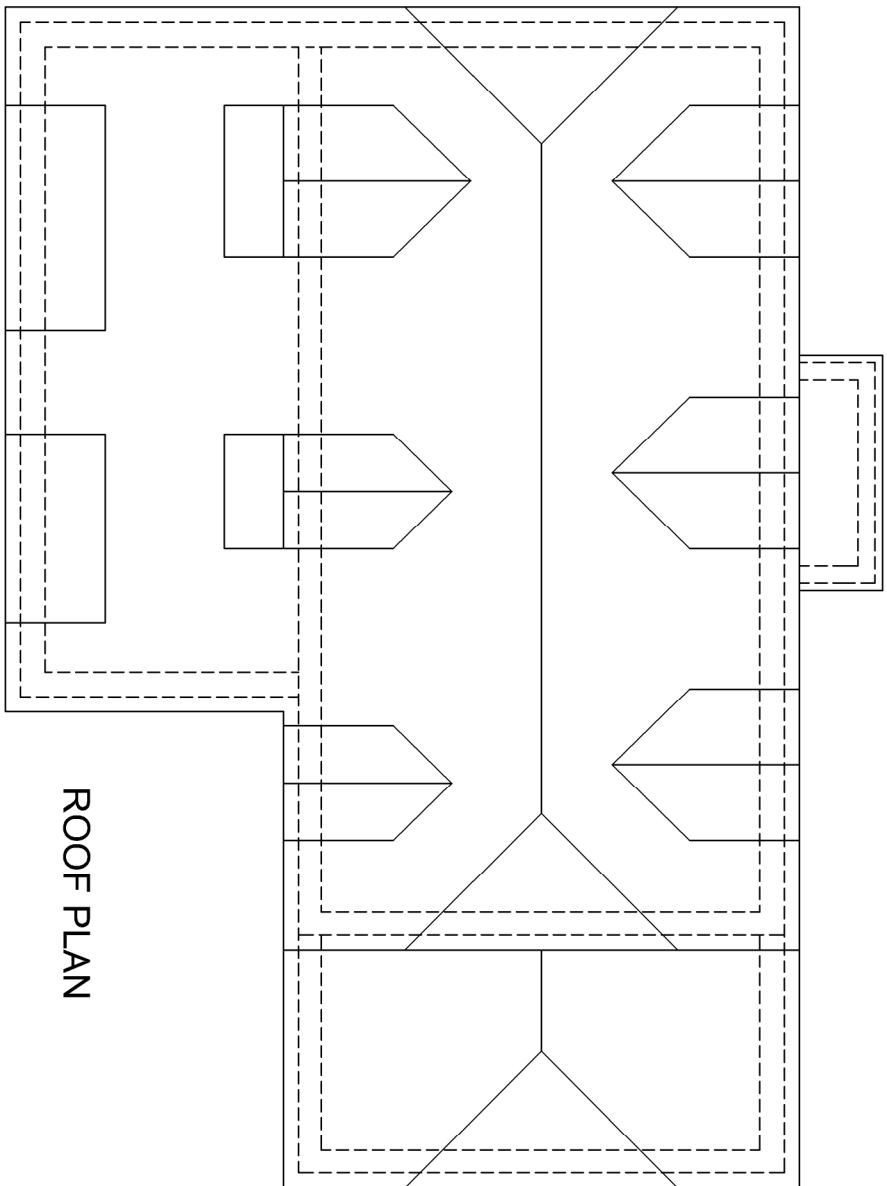


Rear Elevation (South West)

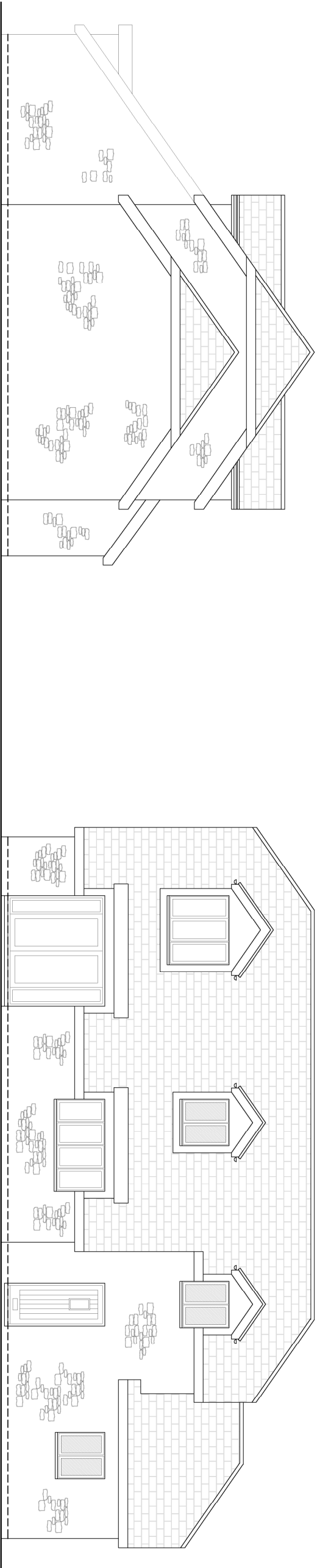
CLIENT ROSEHILL HOMES LTD			
PROJECT PROPOSED DWELLINGS ROSEHILL CLOSE, BRADENSTOKE			
DRAWING SEMI DETACHED HOUSES Units 1 & 2 PLANS & ELEVATIONS			
DRAWN: KEPS	Date: 30/01/2021	Scale: 1:100 @ A2	Rev. A
Drawing number: 3712-03			
DOLMAN ARCHITECTURAL DESIGNERS SUSSEX HOUSE BATH ROAD WILTSHIRE SN10 2AF			
BUILDING SURVEYORS CDM PRINCIPAL DESIGNERS Tel: 01380 729456 Web: www.dolmansurveyors.co.uk Email: info@dolmansurveyors.co.uk			



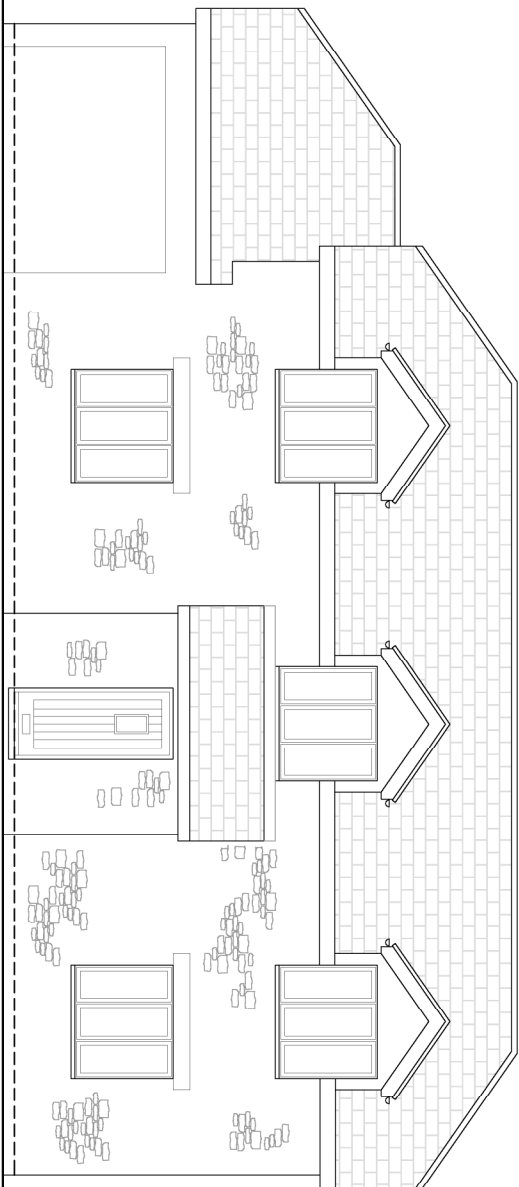
WALLS: Reconstituted Stone
ROOF: Reconstituted Stone tiles,
diminishing courses
WINDOWS & DOORS: Aluminium
(powder coated grey)



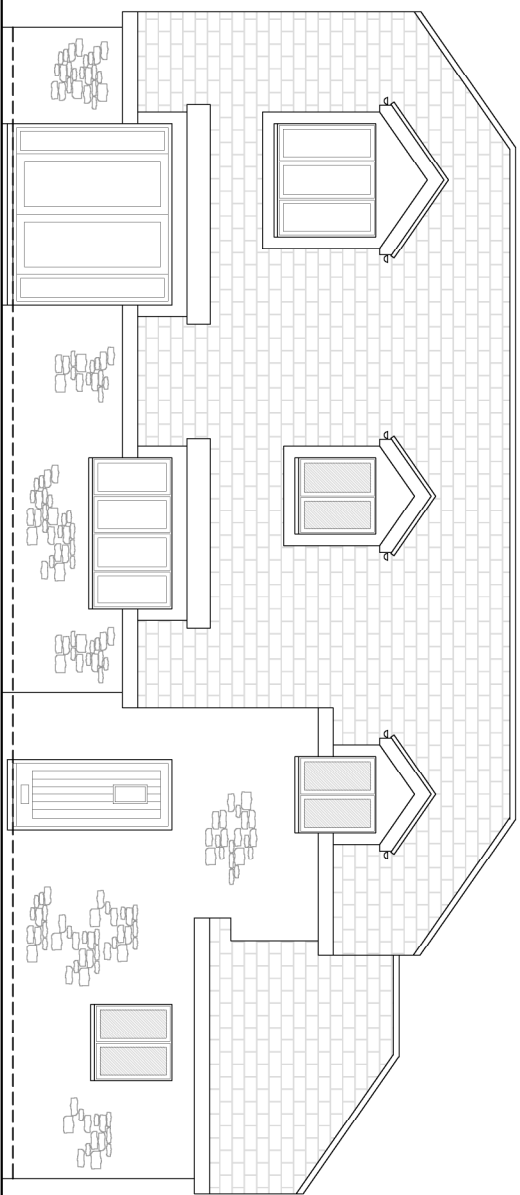
Side Elevation (North West)



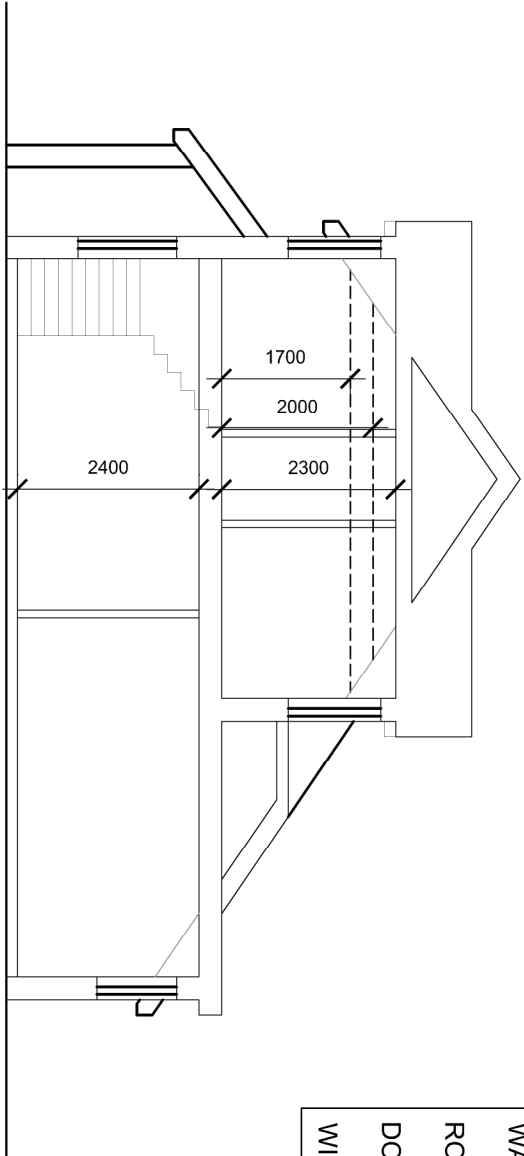
Side Elevation (South East)



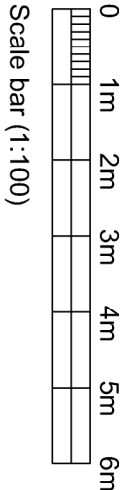
Front Elevation (North East)



Rear Elevation (South West)



WALLS: Reconstituted Stone
ROOF: Reconstituted Stone tiles, diminishing courses
DORMER GABLES AND CHEEKS: Lead sheeting
WINDOWS & DOORS: Aluminum (powder coated grey)



CLIENT				ROSEHILL HOMES LTD			
PROJECT				PROPOSED DWELLINGS ROSEHILL CLOSE, BRADENSTOKE			
DRAWING				DETACHED HOUSES Units 3 & 4			
PLANS, ELEVS & SECTION							
DRAWN:	DATE:	SCALE:	REV:				
KEPS	31/01/2021	1:100	@ A2				
Drawing number:			3712-04	B			
DOLMAN							
ARCHITECTURAL DESIGNERS				BUILDING SURVEYORS			
COST CONSULTANTS				CDM PRINCIPAL DESIGNERS			
Sussex House							
Bath Road							
Devizes							
Wiltshire SN10 2AF							
				Tel: 01380 729456			
				Web: www.dolmansurveyors.co.uk			
				Email: info@dolmansurveyors.co.uk			