

TOWN & COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

Erection of Three Dwellings

LAND AT HILLBROOK, BATH ROAD, BOX, SN13 8AE

Prepared by

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Our Reference: LPC.6280

March 2026

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Appendices

Appendix A: APP/Y3940/W/24/3351265
Land at Stones Farm, West Mill Lane, Cricklade

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

1.0 INTRODUCTION

1.1 LPC (Trull) Ltd have been instructed by Blue View Properties to submit a Permission in Principle (PiP) application for the erection of three dwellings on land at Hillbrook, Bath Road, Box, SN13 8AE. The following drawings and documents accompany the submission.

- 3131_HB_1_Existing Site Plan
- 3131_HB_2_Proposed Site Plan
- 3131_HB_3_Existing Site Plan
- 3131_HB_4_Proposed Site Plan
- 3131_HB_5_Proposed Site Sections
- 3131_HB_6_View from footpath
- 3131_HB_7_Site Location Plan
- Design and Access Statement

1.2 The application approach is defined in the National Planning Practice Guidance (PPG), as below;

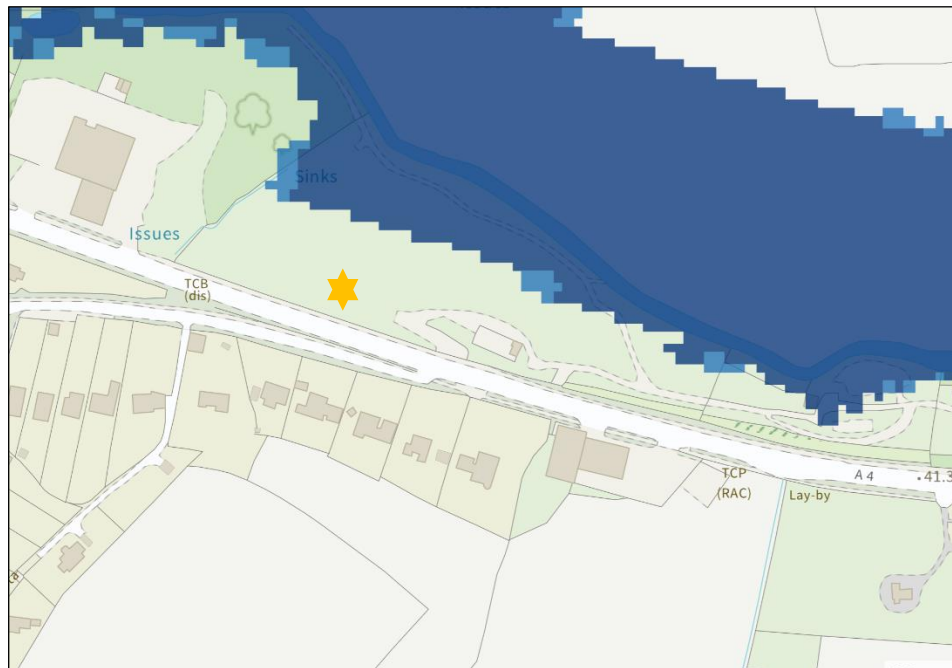
The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 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.

1.3 This establishes that the application is a two-stage process, with the first stage solely intended to establish whether the site is suitable in principle and the second stage then considering the detailed development proposals and potential impacts. The Government's guidance sets out that the scope of the first stage of permission in principle is limited to location, land use and the amount of development.

- 1.4 Accordingly, the purpose of this Planning Statement is focused on the principle of development at this location only. Any further information in respect of the detailed design of the dwellings will be submitted at the technical details stage. The statement will however provide an overview of the planning policy context and an assessment of the key material planning considerations, demonstrating the proposal's acceptability.
- 1.5 This statement will set out why it is considered that the proposal meets the national and local planning policy requirements and objectives and would therefore result in a sustainable form of development, which is the primary objective of the planning system. It is also important to consider the tilted balance, which is now engaged, and the statement will set out why it is considered there would be no adverse impacts associated with the granting of PiP that would significantly and demonstrably outweigh the benefits of the proposal.

2.0 SITE DESCRIPTION

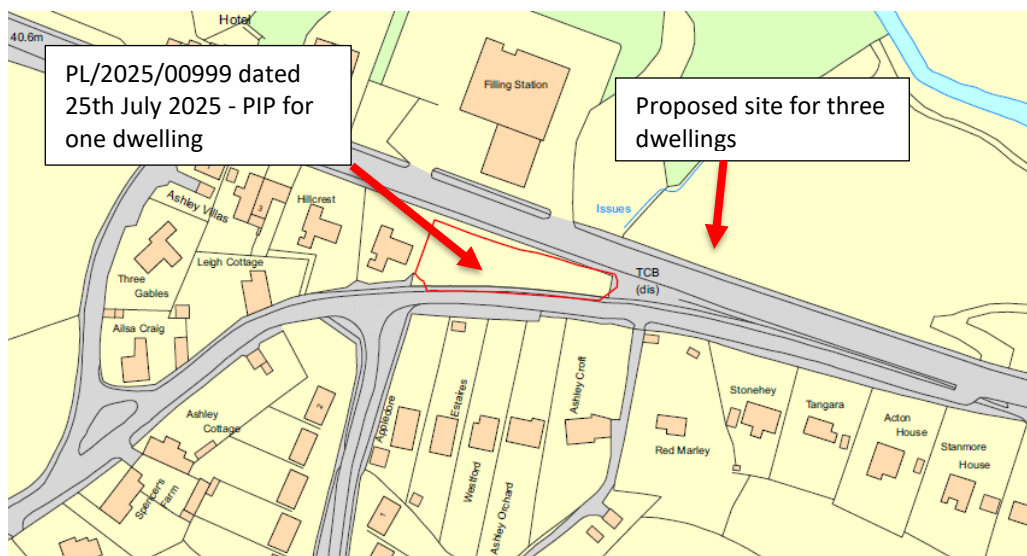
2.1 The application site comprises an area of land between existing built development fronting the main A4 Bath Road to the west of the village of Box. It fronts the Bath Road to the south from where there is an existing gated access and dropped kerb. To the west is the Nissan Car Dealership and to the east is the residential property Box House. The site includes part of an access track, and it is notable that the land slopes away downwards from the roadside leading to 'Bybrook' a tributary to the River Avon. However, the site itself lies in Flood Zone 1, occupying the higher ground closer to the road.



2.2 In terms of land use planning designations, the site is washed over by the Western Wiltshire Green Belt and Cotswolds National Landscape. The site also falls within the consultation zone associated with the Bath & Bradford on Avon Bats Special Area of Conservation (SAC).

2.3 There is no recent planning history on this site that is relevant. However, of more relevance is the approval of Permission in Principle for one dwelling at Land East of Becketts, Ashley, Box, Corsham, Wilts, SN13 8AQ under the reference PL/2025/00999 dated 25th July 2025. This site is in

very close proximity to the current site proposed under this application and is shown below. This extant PiP approval is clearly a strong material consideration.



- 2.4 In the above case, PiP was granted because, although the site lies outside a defined settlement and within the Green Belt, it was considered that the site meets the definition of “grey belt” land that does not strongly undermine key Green Belt purposes. Combined with the Council’s significant shortfall in housing land supply (around 2.4 years), this triggered the NPPF’s presumption in favour of sustainable development. The proposal was seen as causing limited harm, with reasonable access to services and public transport, and with landscape and technical impacts capable of being addressed at the later technical details stage. The assessment found that the benefits outweighed any harm, and there were no strong policy reasons to refuse the development in principle.

3.0 THE PROPOSAL

- 3.1 The proposal seeks 'permission in principle consent' for the erection of three dwellings on the application site.
- 3.2 The PiP application has a narrow focus with only the principle of the proposed residential development being considered. The second stage which involves the 'technical details consent' will follow once the PiP consent has been granted.
- 3.3 The PPG confirms that the scope of permission in principle is limited to **location, land use and amount of development**. However, issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage (Paragraph: 012 Reference ID: 58-012-20180615).
- 3.4 The proposed dwellings would be served by a vehicle access from the Bath Road with appropriate visibility splays for the road speeds. The three dwellings would be sited to respect the existing pattern and grain of housing fronting the Bath Road on the approach to the village of Box and would be integrated into the topography of the site to ensure minimal landscape impacts. All existing mature trees and mature roadside hedgerows will be retained together with biodiversity enhancements, which will be demonstrated at the technical details stage.

4.0 PLANNING POLICY CONTEXT

National Planning Policy

4.1 The NPPF (December 2024), and associated PPG, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions. The policies within the following chapters of the NPPF are relevant to the assessment of the proposed development: -

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 9 – Promoting Sustainable Transport
- Chapter 11 – Making Effective Use of Land
- Chapter 12 – Achieving Well-Designed Places
- Chapter 13 – Protecting Green Belt Land
- Chapter 15 – Conserving and Enhancing the Natural Environment

The Local Development Plan

4.2 The NPPF highlights that planning law (section 70 [2] of the Town and Country Planning Act 1990 and section 38 [6] of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

4.3 The associated PPG confirms that same applies to an application seeking permission in principle; *“A decision on whether to grant permission in principle to a site following a valid application ... must be made in accordance with relevant policies in the development plan unless there are material considerations, such as those in the National Planning Policy Framework and national guidance, which indicate otherwise.”* (Paragraph: 011 Reference ID: 58-011-20180615).

4.4 The development plan relevant to the proposed development is the Wiltshire Core Strategy (WCS) (adopted January 2015), which includes saved policies from the former North Wiltshire Local Plan 2011. A Box Parish Neighborhood Plan Area has been designated (February 2019), and work is ongoing on the production of the Box Parish Neighborhood Development Plan 2024 – 2038 but has yet to be published for consultation. The key policies relevant to the ‘in principle’ matters of location, land use and amount of development are: -

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 11 Spatial Strategy: Corsham Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 51 Landscape
- Core Policy 60 Sustainable Transport
- Core Policy 61 Transport & Development

Emerging Planning Policy

4.5 The WCS was adopted in 2015 and is therefore being reviewed. The review is termed the ‘Local Plan Review’. The draft Wiltshire Local Plan (WLP) was submitted to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. There are no fundamental changes proposed to the Spatial Strategy of the Local Plan, as presented within Pre-Submission Draft (2020 – 2038) (Regulation 19) Wiltshire Local Plan (September 2023), however the draft plan pre-dates the recently published NPPF (12 December 2024). The progression of the plan-making progress does benefit from certain transitional arrangements but due to the recent update to national planning policy there are significant areas that are not up to date as discussed further below.

5.0 PLANNING ASSESSMENT

5.1 The planning considerations associated with this permission in principle application are limited to **location, land use and amount of development**. These matters associated within the principle of development will be addressed below, under the following headings:

1. Location - Settlement strategy
2. Location - Access to services and facilities
3. Location - Green Belt
4. Location – Cotswolds National Landscape
5. Location – Ecology
6. Land Use
7. Amount of Development

Location - Settlement strategy

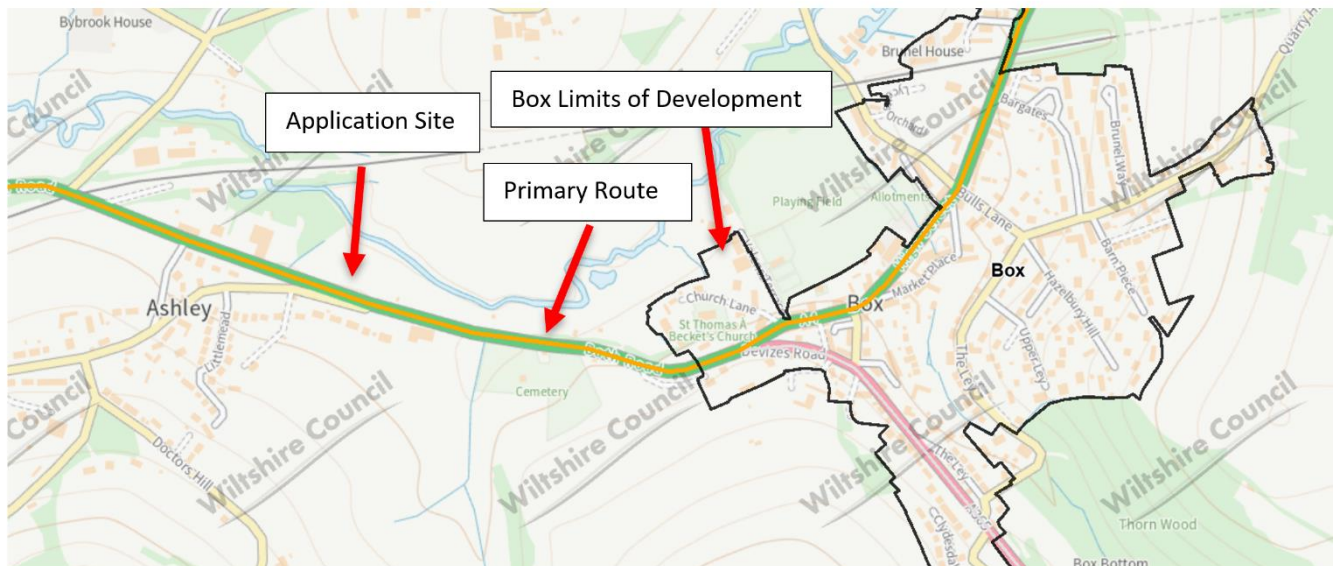
5.2 With regard to the above, the WCS includes a Spatial Strategy which sets the foundations for how *'sustainable development'* is defined and applied within Wiltshire. It has three key elements; a Settlement Strategy, Delivery Strategy and Infrastructure Requirements. The settlement and delivery strategies define where development will be the most sustainable across Wiltshire's settlements.

5.3 Core Policy 1 'Settlement Strategy' and Core Policy 2 'Delivery Strategy' of the WCS outline that there is a presumption in favour of sustainable development within the Principal Settlements, Market Towns, Local Service Centres and Large Villages. In the Corsham Community Area, where the site is located, the most sustainable location to which most growth is directed is the 'Market Town' of Corsham, followed by the '*Large Villages*' of Box, Colerne and Rudloe, which can accommodate a modest level of housing growth to help meet the housing needs of the settlements.

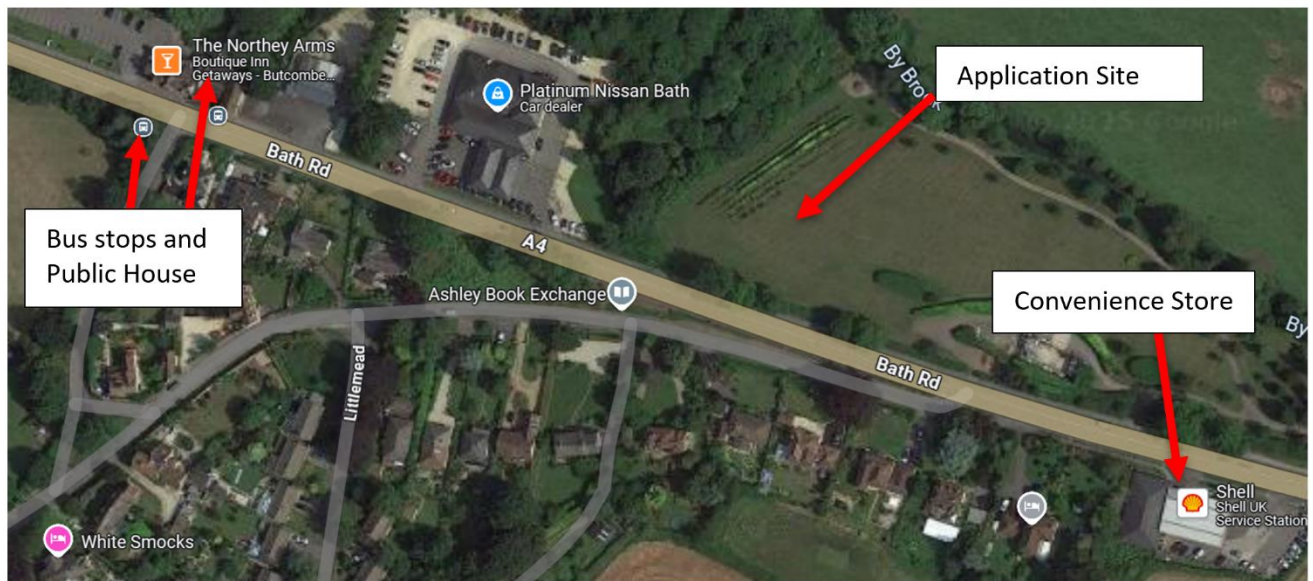
- 5.4 However, the Spatial Strategy of the WCS is now out of date. The Council's Housing Land Supply Position is now **2.03 years**, which was agreed at a recent appeal on Land at Stones Farm, West Mill Lane, Cricklade (appeal reference 3351265). The Inspector confirmed within the decision notice dated 23 January 2025 that *"the weight to be afforded to the conflict with the development strategy, in light of the land supply shortfall, is reduced"* (paragraph 52). A copy of the appeal decision notice can be seen in **Appendix A**.
- 5.5 The Council's Housing Land Supply Position and the weight to be attributed to the Spatial Strategy of the WCS was also under focus at a recent appeal for a residential development on Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury (appeal reference 3345598). A copy of the appeal decision notice can be seen in **Appendix B**. The Council did not defend the appeal due to its Housing Land Supply Position, and the Inspector stated the following within the decision notice dated 21 January 2025: -
- "41. Aside from the emerging Local Plan, which has only just been submitted for Examination, there is no other obvious remedy to the shortfall in the short or medium term. This overall position indicates that **the development plan is failing to meet its strategic challenges**. Thus, **its settlement strategy and limits of development are not working effectively**. These policies are therefore of **limited weight**, as is the conflict with them."* (emphasis added)
- 5.6 In light of the above, due to the age of the WCS and the substantial shortfall in housing land supply, it is considered that limited weight should be attributed to the conflict with the Spatial Strategy of the WCS, which as noted above is not working effectively and is failing to deliver housing in a strategic plan-led way.

Location - Access to services and facilities

- 5.7 Turning now to the site's accessibility and sustainability, the site is very well located in terms of access to the nearby village of Box – with a footpath running along both sides of the main Bath Road into the village that has public transport links to Bath with Corsham and Chippenham. The site is within easy reach of Box on foot, car or public transport. Box is a large village with a wide range of local facilities and amenities, including a Primary School, Pharmacy, shop, restaurant, holiday accommodation and an extensive range of sports clubs and facilities.



- 5.8 The site is not 'isolated' and lies within a built-up area. The proposal is for three dwellings on an area of land surrounded by existing built development, as shown on the aerial photograph below. There are existing residential properties to the south and east and a commercial premises to the west. The proposed dwellings will be of a scale and design that respects the height and appearance of the adjacent dwellings to ensure they assimilate well with the existing built environment.



Aerial Photograph (source: Google 2025)

5.9 The site is within easy walking distance of a bus stop on Bath Road which provides direct and regular services to Bath, Box, Corsham and Chippenham (bus service 231 which goes every 30mins from Ashley in both directions). Furthermore, the supermarket associated with the petrol filling station on Bath Road is accessible on foot (0.1 mile / 3-minute walk) and the Northey Arms is similarly walkable. The NPPF advises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making, however the current site is well served by a bus service which offers a genuine convenient alternative choice of means of travel for future occupiers. This site is therefore considered to be an accessible location, and the development would accord with Core Policies 60 and 61 of the WCS which together support development in locations which reduce the need to travel and support sustainable transport alternatives to the use of the private car.

5.10 The above assessment is also shared by the Council's Highway Officers as part of the determination of the adjacent PIP application at Land East of Becketts, Ashley, Box, Corsham, Wilts, SN13 8AQ (reference PL/2025/00999) where the Officer's Report concludes that:

“Whilst not in a necessarily ‘sustainable’ location, in the context of paragraph 110 of the NPPF, given the proximity of the site to the bus stop on the Bath Road and the facilities within walking distance of the site, it is acknowledged that there is on balance ‘a genuine choice’ of transport modes”

- 5.11 Furthermore, in addition to the public transport service, an Electric Vehicle Charging Point is proposed for each dwelling, which means future owners would be encouraged to own ultra-low and zero emission vehicles, representing a sustainable transport mode.
- 5.12 Therefore, the site lies in a highly sustainable and accessible location, which has already been accepted as such through the determination of similar applications in the locality.

Location - Green Belt

- 5.13 The application site lies within the Western Wiltshire Green Belt where for the determination of such application, national policy was recently updated when the December 2024 NPPF was issued.
- 5.14 This makes clear that development in the green belt is inappropriate, but paragraph 155 now introduces the concept of Grey Belt land, which states as follows: -

155. The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.*
- b. There is a demonstrable unmet need for the type of development proposed⁵⁶.*
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework⁵⁷; and*
- d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.*

5.15 The NPPF defines 'grey belt' "as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143" (p.73). The relevant purposes of allocating land as Green Belt as listed within paragraph 143 of the NPPF are as follows: -

- a)** to check the unrestricted sprawl of large built-up areas;
- b)** to prevent neighbouring towns merging into one another;
- d)** to preserve the setting and special character of historic towns;

5.16 With regard to a) this site lies in a semi-rural area which does not form part of a large town or urban conurbation. It would not result in an unrestricted sprawl out into the open countryside because it will simply follow an existing linear pattern of development along the Bath Road – being tightly and closely related to this road frontage. Similarly, with regard to b) the proposed three dwellings will be located within an area of land physically related to existing built development to the west and south, representing a coherent infill plot. Built development already runs along the southern side of the Bath Road including a row of detached dwellings and the Esso Garage meaning that the proposed three dwellings on the north side of the road will not lead to any further 'coalescence' between settlements than has already been established by this linear pattern.

5.17 Lastly, with regard to d) the site does not affect the setting or Conservation Area of the village of Box – maintaining a strong visual 'gap' and separation from the settlement edge. The application site therefore meets the definition of 'grey belt' land, and it is considered the minor development would not fundamentally undermine the purposes of the wider Western Wiltshire Green Belt designation.

5.18 The development fully complies with b) since the Council is unable to demonstrate a 5-year housing land supply position, thus there is a demonstrable unmet need for the type of dwelling proposed. The development is considered to be within a sustainable location as discussed above and can be designed to ensure no adverse impact on

highway safety which means c) is met. Finally d) is only applicable to 'major' development (which does not apply to this scheme).

- 5.19 Therefore, in light of the above, the proposed development is considered to align with the national Green Belt policy and is therefore not 'inappropriate development' in the Green Belt and is acceptable in principle. Notwithstanding this point however, the substantial deficit in the Council's housing land supply position is a key factor that would result in the 'very special circumstances' necessary to justify development in the Green Belt. An example of this approach is seen in a recent scheme of 30 dwellings permitted at appeal (reference 3328366) in Buckinghamshire; despite being inappropriate development within the Green Belt the Inspector concluded that the significant housing land supply shortfall was a key factor that resulted in the 'very special circumstances' being met.

Location – Cotswolds National Landscape

- 5.20 The application site lies within the Cotswolds National Landscape and therefore regard must be had to the purpose of conserving and enhancing the natural beauty of the landscape as required by the Countryside and Rights of Way Act (2000), and confirmed within the NPPF which advises that great weight should be given to conserving and enhancing its landscape and scenic beauty (paragraph 189).
- 5.21 The Cotswolds National Landscape Management Plan 2023-2025 outlines that *"The Cotswolds National Landscape is a living and working landscape in which the social and economic wellbeing of local communities is an important consideration. Maintaining vibrant and thriving local communities is essential to the long-term future of the National Landscape. The provision of housing and services that meets local needs plays an important role in achieving these aspirations. However, these aspirations should be delivered in a way that is compatible with the purpose of conserving and enhancing the natural beauty of the Cotswolds National Landscape"* (p.52).

- 5.22 The Management Plan recognises that development may be required to meet local housing needs and to ensure that the vitality of National Landscape settlements is maintained and enhanced, albeit it advises that development should not be at such scale that either individually or cumulatively, it erodes the special qualities of the National Landscape. The Management Plan outlines the ‘*special qualities*’ of the National Landscape and explains these are aspects of the area’s natural beauty which make the area distinctive, and which are considered valuable, especially at a national scale. They are the key attributes on which the priorities for its conservation, enhancement and management are based.
- 5.23 In response to the above special qualities and overarching policy context the application site and its development for three detached houses is not considered to offend or conflict with any of the key policy objectives outlined in national policy or in the development plan in terms of the preservation and enhancement of the Cotswolds National Landscape. It is considered that 3 detached dwellings in this location represents a modest and small-scale form of development, replicating the existing linear pattern and grain of the surrounding houses fronting the Bath Road. In this respect when viewed from long range receptors, the development will simply form part of the overall built context fronting the road and will not appear significantly out of place or intrusive in the landscape.
- 5.24 Accompanying this application is a Design and Access Statement providing further justification in terms of design and landscape assessment. This report concludes that the proposed three dwellings would have a limited and appropriately mitigated impact on the surrounding landscape. A key factor in this assessment is the strong existing vegetation structure. The site is well enclosed by mature trees and dense hedgerows along the A4 to the south, the Bybrook to the north, and along the eastern and western boundaries. This existing planting already restricts views into the site from most directions and provides a robust framework for assimilating new development.

- 5.25 In terms of visibility, the development would be largely screened from key public viewpoints. From the north, including the public footpath beyond the Bybrook, the proposed houses would be mostly obscured by established riverside vegetation, with additional native planting proposed to reinforce this effect. From the south, views from the A4 and the properties opposite are filtered or blocked by mature roadside hedgerows and trees. Similarly, views from the east and west are limited due to dense boundary planting, resulting in only restricted and filtered glimpses of the site.
- 5.26 Additionally, at the Technical Details Stage, the siting and levels of the proposed dwellings will be carefully designed to reduce their prominence in the landscape. The houses would be positioned significantly lower than the properties on the south side of the A4, with ridge heights sitting below the ground floor levels of those existing dwellings. Furthermore, the buildings will be aligned parallel to the natural slope of the land and do not break the skyline, instead being seen against a backdrop of rising land. This approach helps to visually anchor the development within the landform.
- 5.27 The design also responds sensitively to the site's topography. The natural northward slope is used to embed the buildings into the landscape, with ground floor levels set lower than the access and parking areas. This reduces the perceived height and mass of the dwellings. Any alterations to the landform are described as localised and limited, primarily to facilitate access and level parking areas.
- 5.28 The development will infill a gap within an established pattern of ribbon development along the A4, with the dwellings reflecting the scale, spacing, and garden setting of nearby properties, allowing them to read as a natural continuation of the existing built form rather than an isolated or intrusive addition. Overall, in terms of its impact on the National Landscape, the proposals will appear discreet and well-integrated within the landscape,

with limited visibility and no significant adverse visual effects, thereby preserving the character and appearance of the area.

Location – Ecology

- 5.29 The application site is within the consultation zone associated with the Bath & Bradford on Avon Bats Special Area of Conservation (SAC) and the Box Mines Site of Special Scientific Interest (SSSI). An Appropriate Assessment (AA) under Section 63 of the Habitats Regulations will therefore need to be carried out by the relevant Competent Authority to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.
- 5.30 It is considered that the provision of three dwellings on the application site, due to its position surrounded by built development and adjacent highways, will not have an adverse effect on the integrity of the Bath and Bradford on Avon Bat SAC, albeit the mitigation measures required by the Trowbridge Bat Mitigation Strategy could be secured at the Technical Details stage.

Land Use

- 5.31 As acknowledged within the Case Officer's Report for the PIP application at Land East of Becketts, Ashley, Box, Corsham (ref PL/2025/00999) - the NPPF outlines the Government's objective to significantly boost the supply of homes. Whilst WCS Core Policies 1 and 2 are the Local Plan's overarching policies in respect of establishing suitable locations for sustainable new development these policies are now out of date and carry limited weight. In addition, there is now a significant housing shortage. The arguments regarding the acceptability of the principle of new housing on this site have already been established in the preceding paragraphs of this Statement.

Amount of Development

- 5.32 The amount of development, namely three dwellings, is not considered to give rise to any specific impacts on the amenities of occupants of neighbouring properties. As this is a PIP application there is no requirement to formally consider a layout or design scheme, but it is considered that the amount of development in this instance would not represent any specific reason for refusal.
- 5.33 In summary therefore, the **location, land use and amount of development** is acceptable in principle. The development of ‘grey belt’ land is acceptable within the Green Belt and the amount of development is appropriate for the scale of the settlement. The location of the dwellings would not appear out of place with the established pattern of the built-environment, and the scheme can be designed to ensure no unacceptable harms to landscape character, visual amenity, the amenity of the occupiers of neighbouring properties or highway safety.

6.0 PLANNING BALANCE & CONCLUSIONS

- 6.1 The National Planning Policy Framework (NPPF) makes clear that it is important that a sufficient amount and variety of land comes forward where it is needed to support the Government's objective of significantly boosting the supply of homes. The level of housing need identified within development plans should not be treated as a ceiling, and sustainable development proposals should not be refused solely on the basis that they exceed planned levels of growth.
- 6.2 In this case, the Council is currently unable to demonstrate a five-year housing land supply, with the most recent evidence confirming a supply of approximately 2.03 years. This represents a substantial shortfall and is a significant material consideration in the determination of this application. As a result, the policies most important for determining the application, including Core Policies 1, 2 and 11 of the Wiltshire Core Strategy, are out-of-date.
- 6.3 Consequently, the presumption in favour of sustainable development is engaged. In accordance with paragraph 11(d) of the NPPF, planning permission should therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole, or unless specific policies provide a clear reason for refusal.
- 6.4 The proposed development has been demonstrated to be acceptable in principle. The site is located in an accessible location on the edge of Box, with good access to services, facilities and public transport. It is not isolated and is well-related to existing built development. The proposal represents a logical infill opportunity that would consolidate the existing pattern of development along the Bath Road.
- 6.5 In Green Belt terms, the site has been shown to meet the definition of 'grey belt' land, and the development would not fundamentally undermine the

purposes of the Green Belt. Furthermore, the proposal satisfies the criteria set out in paragraph 155 of the NPPF, meaning that it should not be regarded as inappropriate development. Even if any harm were identified, the substantial housing land supply shortfall would weigh heavily in favour of the scheme.

- 6.6 The proposal would also preserve the character and appearance of the Cotswolds National Landscape. The development is modest in scale, well-related to existing built form, and capable of being assimilated into the landscape without significant adverse effects. Any detailed design, landscape, and visual matters can be appropriately addressed at the Technical Details stage.
- 6.7 There are no technical constraints identified at this stage that would preclude development. Matters relating to ecology, highways, drainage, design and landscape can all be satisfactorily addressed through the subsequent Technical Details Consent process.
- 6.8 In terms of benefits, the proposal would deliver up to three new dwellings, making a valuable contribution towards addressing the Council's significant housing land supply deficit. This is a substantial benefit which should be afforded significant weight in the planning balance.
- 6.9 In addition, the proposal would generate economic benefits through construction activity and ongoing expenditure from future occupiers, as well as increased Council Tax revenues. There would also be social benefits arising from the support to local services and facilities, helping to sustain the vitality of the nearby settlement of Box.
- 6.10 Environmental benefits would also arise, including the opportunity to deliver biodiversity enhancements and a measurable net gain in biodiversity, to be secured at the Technical Details stage.

- 6.11 In terms of harms, the principal conflict arises from the site's location outside defined settlement limits as set out in the development plan. However, given the Council's housing land supply shortfall and the conclusions of recent appeal decisions, only limited weight can be attributed to this conflict.
- 6.12 No other adverse impacts have been identified that would significantly and demonstrably outweigh the benefits of the scheme. The development is considered to be sustainable when assessed against the three overarching objectives of the planning system: economic, social and environmental.
- 6.13 Overall, when applying the tilted balance, it is clear that the benefits of the proposal – particularly the delivery of housing in the context of a significant shortfall – outweigh the limited policy conflict identified.
- 6.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the material considerations, including national policy and the housing land supply position, clearly indicate that permission should be granted.
- 6.15 Accordingly, it is concluded that the proposal represents sustainable development and that there are no adverse impacts that would significantly and demonstrably outweigh its benefits.