



LP PLANNING
CHARTERED PLANNING & DEVELOPMENT CONSULTANT



PLANNING STATEMENT

Project : Erection of 9 residential dwellings, access, parking, gardens,
landscaping and associated works

Address – Land South of Park Street, Heytesbury, Warminster, BA12 0HQ

Applicant C. Martin & J. Cox

Date: March 2026

LP Planning, 31 Market Place, Chippenham, SN15 3HZ

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1 Introduction

- 1.1 LP Planning Consultants have been instructed by C. Martin and J. Cox to prepare a Planning Statement to accompany a planning application submission for residential development at Land South of Park Street, Heytesbury, Warminster.
- 1.2 The proposed development is not “major” within the terms of Article 2 of the Town and Country Planning [Development Management Procedure (England) Order 2015] nor does it lie within a conservation area or world heritage site, nevertheless this statement sets out in full the planning issues in support of the application.
- 1.3 The application follows two pre-application requests at the site which have informed the final site layout and scope of the planning application submission.

2. Description of Site and Context

- 2.1 The site extends to approximately 1.2 acres / 0.5ha of undeveloped land immediately adjacent to existing properties within the large village of Heytesbury. Warminster town centre is also close by, approximately 4.5 miles to the west.

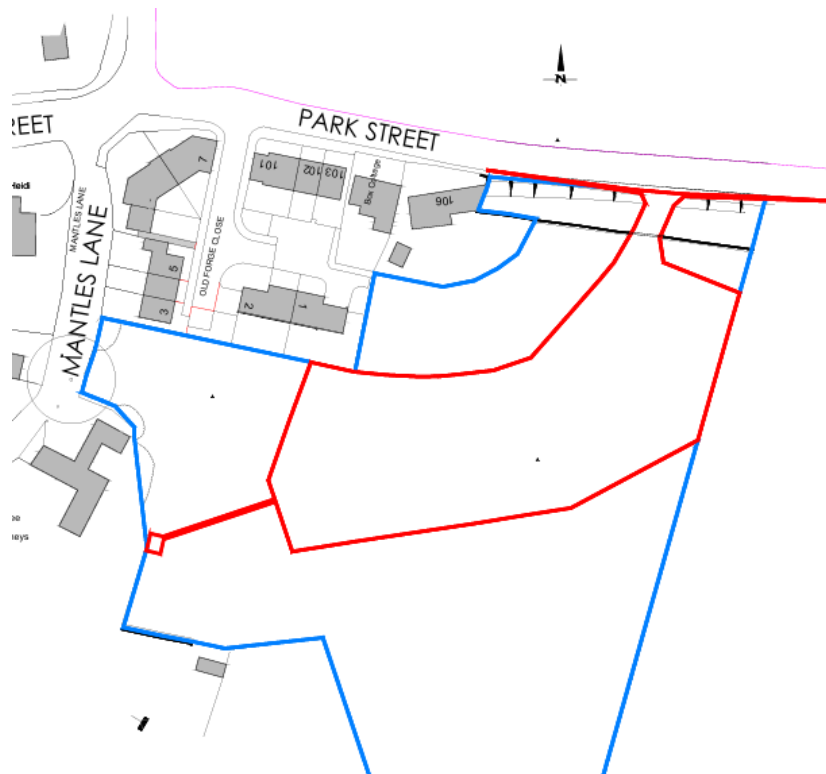


Figure 1: Site Location

- 2.2 The wider land within the applicant's ownership (identified in blue above) has an existing field access via two 5 bar gates off Mantles Lane between existing residential properties. This access will be retained for access to the agricultural land but will not be used to serve the residential development or to be used for construction traffic.



Figure 2: Existing access on Mantles Lane

2.3 The land is predominantly grassland with several trees to its boundaries. There are also overhead cables crossing parts of the site, but the relevant ‘no-build’ distances have been allowed for between the cables and any new buildings.





Figure 3: Site photographs

2.4 Although the site itself has an undeveloped agricultural character (having been used for grazing) the character of the surrounding area is residential, particularly to the north and west boundaries where the houses are within the settlement boundary of Heytesbury and can be seen from within the application site. Further analysis into the site's context is set out within the accompanying Design and Access Statement.



Figure 4: Site photographs showing nearby housing close to the site's boundaries

3. Planning History

3.1 The table below summarises the planning history of the site:

Application No.	Description	Decision
W/90/01643/FUL	Erection of 7 detached houses and garages	Withdrawn
17/11163/FUL	Hybrid application for a village hall and 23 dwellings	Withdrawn
Pre-app - ENQ/2025/00351	Pre-application for 4 self-build plots on land to the north of the 4acre field on the South side of Park Street.	-
Pre-app - ENQ/2025/01848	Permission in principle application for a development of between 6 - 9 dwelling (two of which would be self-build /custom built)	-

3.2 The planning history confirms there have been earlier applications at the site, including residential development, although neither were determined and were withdrawn prior to determination.

3.3 It should also be noted that these earlier applications were not submitted during a time when the NPPF's 'tilted balance' was in force due to the severe lack of housing supply as it is now.

3.4 The proposal subject of this planning application has been discussed in detail with Planning Officers and other technical experts at the Council prior to submission and considerable changes have been made, with additional information now included, where necessary.



Figure 5: Pre-app Layout ENQ/2025/00351

3.5 The pre-app feedback most recently received in 2026 included several comments and recommendations including those listed below:

- Advised that the emerging WLP may well impact the application (although it is now understood that the Council urgently require an increase in the housing allocations due to concerns raised by the Inspectors during initial hearing sessions. It is now understood that withdrawal of the Plan is likely to be the next step in the coming weeks. This only highlights the pressing need for additional sites (such as this small site) to come forward quickly.
- The Conservation Officer recommended the ‘Row’ houses were amended to semi-detached properties instead of detached properties.
- The Conservation Officer advised that careful treatment off the footpaths and access is needed to avoid a very suburban character.
- Provided the scheme is high quality it was noted that there would be negligible harm to the setting of the Conservation Area.
- Highways would not support any new access via Mantles Lane (this application has removed this proposal).
- Tree loss should be minimised and there should be enhanced compensatory planting.
- A detailed landscape plan is needed to assess impacts and ensure high-quality, sensitive development.
- A full flood risk assessment is necessary.
- Officers recognised that nine new dwellings would make a contribution to the housing land supply deficit.

3.6 The pre-app feedback has been reviewed in detail and where possible changes have been made to layout and design ensure that the planning balance remains strongly in favour of granting permission for 9 new homes adjacent to the village boundary.

4. Description of Development

4.1 The description of development for this full planning application is as follows:

“Erection of nine residential dwellings (including x3 self-build), access, landscaping, biodiversity enhancements and associated works”.

4.2 The housing mix is made up of 3 self-build plots described as ‘the Farmstead’ (x1 1 bed bungalow, x1 2 bed (plus a 1 bed annexe) and x1 3 bed bungalow. The open market dwellings described as ‘The Row’ comprise x2 no. 3 bed and x4 no. 2 bed.

4.3 Two car parking spaces will be provided for the 1 and 2 bed properties, with 3 parking spaces being provided for the 3 bed properties, plus 2 visitor spaces. A total of 24 parking spaces. Each dwelling will also have an electric car charging point.

4.4 The site plan shows the layout provides sufficient space for bicycle and refuse storage at each property.

4.5 The existing field access off Mantels Lane will be retained to serve part of the paddock which will be retained, with the new housing development to be accessed via a new entrance directly off Park Street. The new entrance will provide both pedestrian and vehicular access.

4.6 Hard and soft landscaping is detailed on the submitted landscape plan and BNG will be achieved through onsite enhancement, resulting in a 23.63% increase in habitat areas a 177.58% increase in linear hedgerow units.



5. Background

5.1 The three self-build properties proposed as part of the development are required to be occupied by the applicants and their family. Their son has learning difficulties and is soon to leave full-time Special Needs education. The applicants want to build their own property with an attached annexe, so they can support the day-to-day needs of their son whilst also allowing him an element of independence on the retained agricultural land.

5.2 Two of the self-build properties are for the applicants and their sons (who are on the self-build register already). The 3rd is either for grandparents or will be sold to another self-builder.

5.3 It is important that the families can live close to each other to provide ongoing care and support for the disabled family member.

6 Planning Policies

6.1 Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning

Figure 6: Proposed Site Plan

and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.

6.2 The Development Plan in this case comprises the Wiltshire Core Strategy 2011-2026 (January 2015) (the WCS). The following policies are relevant to this application:

Policy CP1: Settlement Strategy

Policy CP2: Delivery Strategy

Policy CP31: Spatial Strategy: Warminster Community Area

Policy CP41: Sustainable Construction and Low-Carbon Energy

Policy CP45: Meeting Wiltshire's Housing Needs

Policy CP50: Biodiversity and Geodiversity

Policy CP51: Landscape

Policy CP57: High Quality Design and Place Shaping

Policy CP58: Conserving the Historic Environment

Policies CP60 - 64: Relating to sustainable transport and traffic

Policy CP67: Flood Risk

Policy CP69: Protection of the River Avon SAC

6.3 The relevance of the above policies referred to overleaf is set out in the detailed planning assessment below.

6.4 The Development Plan also comprises saved policies of the former Salisbury District Local Plan which have been 'saved'. There is currently no Neighbourhood Plan in force in Heytesbury.

6.5 The National Planning Policy Framework (NPPF) (2024) is a significant material consideration in the determination of the application, and the Planning Practice Guidance (PPG) also provides relevant advice. In particular, it promotes sustainable development and seeks to make effective use of land and buildings.

6.6 Wiltshire Council's new local plan is currently submitted for examination and in accordance with paragraph 49a) of the NPPF, the more advanced a plan's preparation, the greater the weight that may be given to its relevant policies. Given the current level of uncertainty around the timetable for the adoption of the plan, given the lack of housing allocations currently included, only limited weight can be afforded to the draft policies. At the time of writing this report, it is anticipated that the Plan will be withdrawn imminently.

7 Planning Assessment

7.1 When assessing the proposed development against the relevant planning policies, the key issues in this case are as follows:

- The acceptability of the principle of residential development (including self-build);
- The impact upon the character and appearance of the area;
- Impact upon heritage assets;
- Residential amenity;
- Ecology and Biodiversity net gain;
- Trees
- Flood risk and drainage; and
- Highways (access and parking).

Principle of Development

7.2 Wiltshire Core Strategy Policies CP1 and CP2 set out the strategy for delivering sustainable development across Wiltshire. Heytesbury is identified as a ‘large village’ where there is a presumption in favour of sustainable development within the limits of development. The settlement boundary is shown below, with the application site falling just outside of it. Notably, it directly adjoins the boundary along the north-west boundary. Further to the east there are also several residential properties along Park Street.

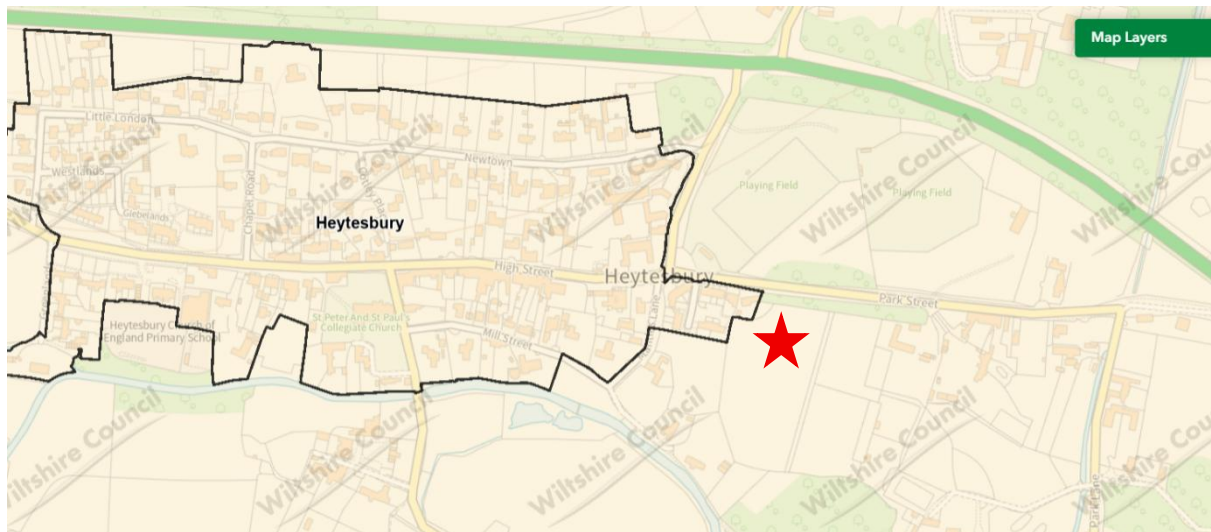


Figure 7: Heytesbury Settlement Boundary

7.3 However, the Council acknowledges that they cannot demonstrate a 5-year housing land supply at this time (2.42 years according to latest available HLS statement published June 2025), meaning that full weight cannot be given to all policies in the Core Strategy including CP2 and CP31. This means that the **presumption in favour of sustainable development applies and permission must be granted**, “*unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*”.

7.4 In an allowed planning appeal at Kington Langley Garage (Appeal 3357502 - Appendix 1) the Inspector granted permission for 8 dwellings based on the presumption in favour of sustainable development applying. The appeal site was not as well located to the existing village as this site but the Inspector recognised the importance of small sites, “*In terms of benefits, paragraph 73 of the Framework recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area..*”. The Inspector also found that 8 dwellings would make a “*valuable contribution*” to the area’s housing supply, and assigned substantial weight to this benefit.

7.5 A similar level of benefit must also be given to the proposed development at Park Street which is for 9 dwellings including 3 self-build units.

7.6 With regards to the locational sustainability of the site the NPPF recognises that development sites will need to be found in rural areas, which, by definition will not be

well served by public transport. Heytesbury is very close to the site (directly adjoining to part of the western boundary). Future residents would therefore benefit from the services and help to maintain the vitality of the village. The village currently has 1 pub, a primary school, shop, post office and church.

- 7.7 There are existing pavements on both sides of Park Street which would provide flat and lit connectivity to the village. It is therefore safe and easy for occupants to access the village and use its associated facilities and services. This point was confirmed by the Planning Officer for Planning Application PL/2022/03276, which related to a proposal 300metres to the east along Park Street, considerably further outside of the settlement boundary than this site. It would therefore be illogical and inconsistent to conclude this site does not have a reasonable level of accessibility to the village.

The application site is approximately 290m away from the actual limits of development of Heytesbury, where Park Street is a flat and level road that is more than wide enough for two cars to pass each other. Furthermore, there are floodlit pedestrian footpaths on both sides of the road from the application site leading right into the village (and limits of development boundary). It is therefore relatively safe and easy access for occupants of the proposed dwelling to be able to walk into the village and use its services and facilities. As such it cannot be reasonably considered that the site is in a particular unsustainable location as occupants would have flat and safe access into the village over a reasonably short walking distance. Additionally, as will be set out in the rest of this report it is submitted that there wouldn't be any demonstrable harm that would outweigh the benefit of providing another dwelling to the 5 year housing land supply.

Therefore, due to not having a 5 year housing land supply and not being able to give policies CP2 and CP31 full weight, this site is not in such an unsustainable location as to warrant the refusal of the application.

Figure 8: Officer Report for application PL/2022/03276



Figure 9: Photograph showing pavement opposite site entrance with streetlights along Park Street

- 7.8 The nearest bus stop is 200m to the west along the High Street, just a few minutes' walk away. There is a regular bus service to and from Warminster, Frome, Devizes as well as Salisbury. Bus Route 24 (Frome-Warminster-Salisbury) also operates on Saturdays.

- 7.9 During the week a bus departs at 07:41 making it a very realistic prospect for commuters and school children to access Warminster. Warminster also benefits from a train station.
- 7.10 Future residents can therefore utilise sustainable alternatives to the private car. If they chose to still rely on private car then the journey to nearby Warminster town centre is only 4.5miles away (a 10-minute drive).
- 7.11 The appeal mentioned above (Appendix 1) also highlighted that paragraph 110 of the Framework acknowledges that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and as a result they attached moderate harm to conflict with the relevant policies. However, in this case there is no such harm arising given sustainable transport options do exist and can be accessed from this site.
- 7.12 In a separate allowed appeal (Appendix 2) an Inspector granted permission for 21 units including 4 self-build properties on a site in Urchfont, outside of but adjacent to the settlement boundary. Paragraph 19 of the decision says, *“nevertheless, I conclude that the proposal would not comply with the spatial strategy of the Development Plan, conflicting with WCS policies CP1, CP2 and CP12. That said the locational strategy is driven primarily by access to services, facilities and employment opportunities. The site is adjacent to a bus stop providing linkages to the wider area, including Lavington School. There is no dispute that the site is within walking and cycling distance from the services available within Urchfont such as the shop and post office, public house, school, church and Village Hall. The proposal would therefore be in a reasonably sustainable location. For these reasons, I give the conflict with the spatial strategy only limited weight”*.
- 7.13 With regards to the self-build element of the proposal, the benefits associated with the self-build plots should not be overlooked. The NPPF requires that the types of housing for different groups of the community should be assessed and reflected in planning policies which includes people wishing to commission or build their own homes (paragraph 63). From the data available on Wiltshire Council’s website, there is a consistent failure to meet demand for self/custom build housing.
- 7.14 According to the latest available data on the Council’s website (October 24), there are 55 applicants on the self-build register, with 78 self-build plots granted permission in the base period October 23-October 25. However, the requirement is for the Council to issue sufficient permission to meet demand arising from all previous base periods, so there is a significant undersupply that grows each year.
- 7.15 The development plan is also silent on specific policies for this tenure and as such this also triggers the presumption of sustainable development/tilted balance (irrespective of the HLS position).
- 7.16 Although there is no Neighbourhood Plan in force, the Parish Council of Heytesbury, Imber and Knook do have a ‘future planning working group’. The group published a rural housing report in July 2023 which includes detailed reference to their Housing Needs Survey (2019). Essentially, the report (included at Appendix 3) demonstrates that the sites that were considered for development were outside of the settlement boundary, confirming the fact that the Parish does not have sufficient land available within the settlement boundary to meet housing needs of the area. The report also states, at page 3 that following a consultation in 2022, *“many did not wish to see many more houses built, and favoured small groupings of houses rather than large estates”*.
- 7.17 In summary, it is clear there is a significant shortfall in housing across Wiltshire and this site, being located immediately adjacent to the settlement boundary would make

an excellent choice to deliver 9 new homes, including a much-needed self-build element as well.

- 7.18 The site is accessible via bus and is very close to the larger town of Warminster. Significant weight should therefore be given to the provision of 9 dwellings, with further weight added to the fact this scheme is a 'small site' which are often built-out relatively quickly compared to major developments. In the absence of harm, the tilted balance therefore remains in favour of granting permission.

Impact upon the Character and Appearance of the Area

- 7.19 Planning policies CP51, CP57 and chapter 12 of the NPPF seek to ensure high quality design in new developments whilst also protecting, conserving and where possible, enhancing landscape character. In terms of the site's location and any applicable sensitivities, it is not within a Conservation Area (albeit close to the Conservation Area boundary), National Landscape or designated Green Belt.

- 7.20 Although the site is currently undeveloped, it is adjacent to existing properties within the village and therefore is not an isolated area. New built form would therefore be seen within the context and against the backdrop of existing development and thus would not be out of character with the surrounding area. The birds eye view below highlights how close the development is to existing development along Park Street.



Figure 10: Extract from page 36 of the DAS showing birds eye view looking south-east

- 7.21 The view below shows that with the existing tree belt being retained, views from Park Street would be heavily screened by trees and glimpses of properties would not be out of character given Park Street then leads immediately into the Heytesbury. The development therefore protects the existing landscape character and further tree planting will result in an overall enhancement as advised by the planning policies

referred to above. Further illustrations showing proposed views are set out at pages 33 and 34 of the DAS, along with local landscape views at page 17 of the DAS.



Figure 61: Extract from page 32 of DAS showing view looking south into new entrance from Park Street

- 7.22 The photograph below shows modern housing near to the site (visible in the distance of the photo above on the left). The development includes 2 storey properties with rooms in the roof, as well as 3 storey properties with dormers on the 2nd floor. The materials used are predominantly brick and render, reflecting the more traditional and older properties nearby. A collection of photographs showing properties elsewhere in Heytesbury is included at Page 23 of the DAS.



Figure 72: View along Park Street from close to application site



Figure 13: Modern housing development nearby at Old Forge Close

7.23 The DAS (specifically page 35) provides further detail on the proposed materials, which comprise:

- Red multi brick
- Natural stone with brick quoins
- Permeably block paving and granite setts (shared surface)
- Horizontal larch cladding to the barns
- Metal cladding (to the dutch barn)
- Bound gravel (to the shared courtyard)
- Buff porcelain paving slabs for patios and paths

7.24 To conclude, although the site is currently undeveloped, it relates well to existing properties along Park Street that are within the village boundary. This development is considered to be a small but valuable addition to the village that is an appropriate density whilst also providing good sized plots and gardens. The access is not over engineered and the tree belt to be retained as much as possible along Park Street will help to ensure the development can integrate well into the street scene. Exact finishes can be secured via condition to ensure the Council have control over the final choice of materials and can be certain the selections are high-quality and suitable for the area.

7.25 In the absence of significant and demonstrable harm arising from the impact on the character of the area, the tilted balance therefore remains in favour of granting permission.

Impact upon Heritage

7.26 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) requires special regard be given to the desirability of preserving or enhancing listed buildings, their settings or any features of special architectural or historic interest which they possess.

7.27 Paragraph 210 of the NPPF says, “In determining applications, local planning authorities should take account of: The desirability of new development making a

positive contribution to the local character and distinctiveness”. In considering potential impacts in respect of the historic environment, the NPPF says at paragraph 213, *“any harm to... the significance of a designated heritage asset (from its alteration or destruction, or from development with its setting), should require clear and convincing justification”*.

7.28 Heritage feedback was given as part of the recent pre-application request. The Council’s Conservation Officer’s comments concluded, *“I consider that, providing the scheme is well detailed and the handling of the accesses carefully considered, there will potentially be negligible harm to the setting of the CA. I consider the access arrangements, handling of the hard surfacing and boundaries will be critical to whether the scheme preserve the character of the local area”*. A detailed hard landscaping plan and 2D view of the entrance has been included with this application.

7.29 The site is close to but not immediately adjacent to part of the Conservation Area’s boundary and there are several listed buildings in the near vicinity, as shown on the map extract below:

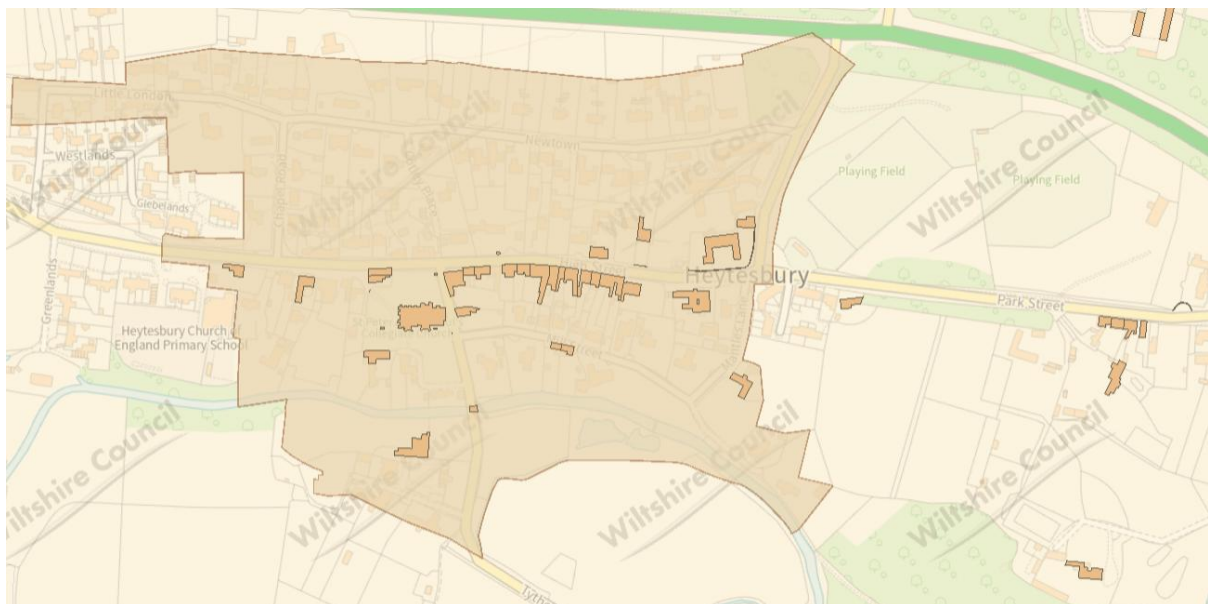


Figure 84: Conservation Area and Listed Buildings

7.30 The Heritage Statement submitted with the application provides an assessment of the impact on designated heritage assets including the nearest listed buildings to the site and the setting of the Conservation Area.

7.31 With regard to the listed buildings and their respective settings, the character of the current site will change to allow for the provision of housing but neither of the listed buildings formally address the field. Additionally, not all of the paddock is to be built on, the red line is only a smaller section and the retained paddock will be kept undeveloped.

7.32 Secondly, regarding the setting of the Conservation Area, the Heritage Statement includes a series of photographs that demonstrate there are limited opportunities to see into the site from within the Conservation Area. Glimpsed views are not going to give rise to a significant impact particularly when the proximity of existing dwellings is taken into account.

- 7.33 The public benefit of providing much needed housing (including self-build housing) needs to be weighed against the less than substantial harm identified. Furthermore, the less than substantial harm has been minimised through careful consideration of layout, design, landscaping and choice of high-quality materials.
- 7.34 Overall, the scheme has been amended since pre-application stage, and the Conservation Officer's comments have been directly taken into consideration with the redesign. It is considered that the proposal will only result in negligible harm to the setting of the Heytesbury Conservation Area and there are considerable public benefits associated with providing much needed new housing at/adjacent to existing settlements.

Residential Amenity

- 7.35 Core Policy 57 sets out the general principles for the design of development, including impacts on neighbours:

“vii. Having 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”.

- 7.36 Paragraph 9.2.5 of the Wiltshire Design Guide (WDG) states that where new development is proposed adjacent to and overlooking an existing private amenity space, the traditional 'back-to-back' separation of minimum 20m should be respected.
- 7.37 The site layout has been designed to ensure that impacts on existing neighbours is minimised. All separation distances either meet or exceed the 20metre requirement set out in the WDG.
- 7.38 Plot 2 is single storey and set at a lower slab level than its nearest neighbour at Old Forge Close which will remove the risk of any adverse amenity issues. A section drawing is included at page 30 of the DAS that illustrates the relationship between Plot 2 and 1 Old Forge Close.
- 7.39 The layout of the proposed development has been carefully designed to ensure that there is no adverse neighbour impact, whilst also ensuring that future residents have appropriately sized gardens and internal spaces meet Nationally Described Space Standards.

Highways Considerations

- 7.40 Pre-application feedback was received from Highway Officers and in summary, they said they would not support any development being served from Mantles Lane. This access no longer forms part of the proposal and the existing field access will remain only to serve the paddock, which is to be retained for agricultural use.
- 7.41 As detailed in the accompanying Transport Statement prepared by Nick Culhane, the new access from Park Street can demonstrate sufficient visibility splays (2.4m x 43m).
- 7.42 National planning policy dictates that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe. The

Transport Statement demonstrates that the impact on the network would not be severe, it provides:

- Safe and suitable access
- Meets Manual for Streets visibility standards
- Accommodates an 11.2m refuse vehicle
- Provides compliant parking provision
- Generates minimal traffic

7.43 Core Policy 61 ‘Transport and New Development’ 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. Given that use of public transport is a realistic option for future residents of the site, together with the provision of electric car charging points for each house, the development does comply with the aspirations of CP61 and directly encourages sustainable transport alternatives.

Flood Risk & Drainage

7.44 Paragraph 167 of the NPPF requires LPA’s to ensure that a planning application would not increase flood risk elsewhere, with Core Policy 67 echoing this requirement.

7.45 A Flood Risk Assessment and Surface Water Drainage Strategy have been prepared to accompany the application. The report outlines how the site is in Flood Zone 1 and at low risk from surface water flooding.

7.46 Groundwater monitoring and infiltration testing has been gathered following the wettest January and December on record. The data has been used to inform the drainage design (set out in the accompanying drainage report).

Arboriculture

7.47 The application is supported by an Arboricultural Impact Assessment and associated Method Statement prepared by NB Tree Management. The Assessment confirms that only low-quality trees (four category C trees and one group of category U trees) will be removed to construct the proposed development. The tree planting will more than compensate for the losses. The category A tree is located off-site (adjacent to the entrance of Mantles Lane). The AIA proposed tree protection fencing to ensure this entrance is not used for construction traffic during the build.

7.48 The proposed site has allocated space for 35 new trees, along with native hedging and grassland. A full landscape plan can be secured by condition. The new tree planting will improve the long-term aesthetic value of the area.

7.49 As detailed on the Tree Protection Plan a cellular confinement system will be used to remove chances of soil compaction beneath the new site entrance. The ground preparation works in advance of laying this surface will be carried out under arboricultural supervision in accordance with the Arboricultural Method Statement.

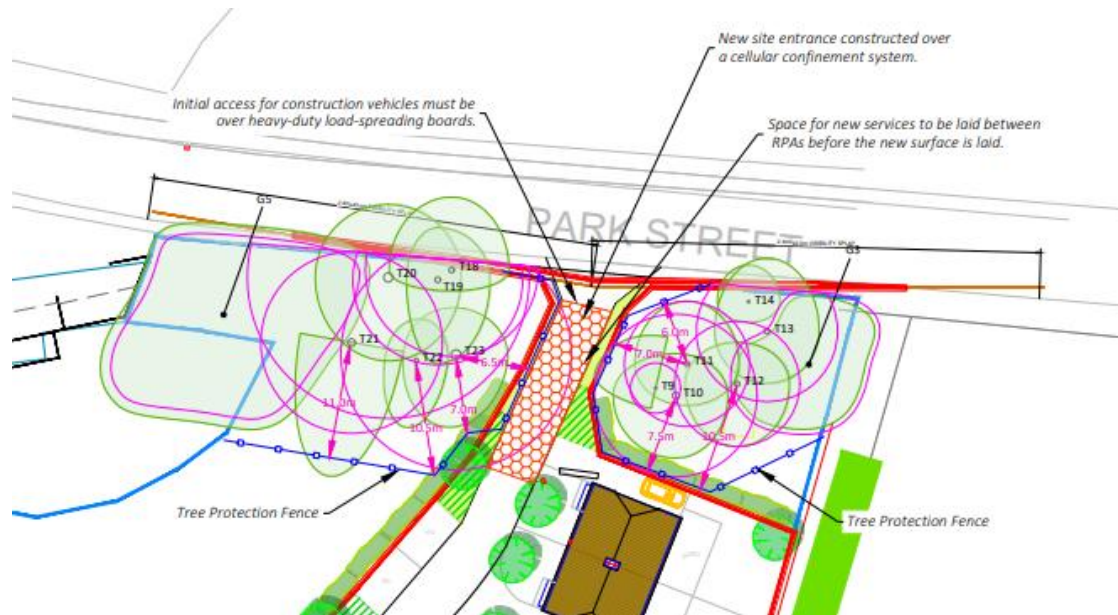


Figure 9: Extract of Tree Protection Plan

7.50 The AIA and AMS provide further details regarding the necessary protection measures and these documents should be secured via condition.

Ecology

7.51 The application is supported by a Preliminary Ecology Appraisal and Biodiversity Net Gain Assessment prepared by BN Ecology Limited. The report includes additional information that has been gathered since the pre-application stage.

7.52 The non-technical executive summary details the results of the Appraisal and confirms the site currently comprises of five habitat types:

- Modified grassland
- Bramble scrub
- Sparsely vegetated
- Line of trees
- Individual rural trees

7.53 The report recommends that no further species-specific surveys are required but the developer will need to obtain a district licence with regards to impact on Great Crested Newt. The report also recommends that a sensitive lighting scheme for bats is designed to ensure the boundary features are not subject to excessive artificial light spill. It is requested that this matter is conditioned, along with the other recommendations and precautions set out in the Appraisal.

7.54 Several biodiversity enhancement opportunities are detailed at page 61/62 of the PEA, including:

- Any new hedgerow should comprise of native species (hawthorn, blackthorn, field maple, dogwood and hazel)
- Bat boxes should be installed on each dwelling

- New shrubs should be high nectar producing
- House martin next boxes to be installed on each dwelling
- Bee bricks to be installed on each dwelling
- New fencing to incorporate hedgehog holes

7.55 Regarding the River Avon SAC, the development must demonstrate that it will be nutrient neutral. A phosphate calculation and Technical Note accompanies the application and the pre-app response confirms that the required credits could be purchased from the Council's Strategic Mitigation scheme. The proposal also includes the upgrading of an existing cess pit to a septic tank which will remove existing phosphate leaching out into the ground in close proximity to a SSSI.

7.56 The Biodiversity Net Gain Assessment demonstrates the development will result in a **23.63% uplift in habitat units plus a 173.76% uplift in linear hedgerow units**, resulting in a development that significantly exceeds the 10% requirement. It is also positive that this uplift will be achieved on site, within the red line, rather than relying on purchasing off site units not in the same local area as to where the development is being undertaken.

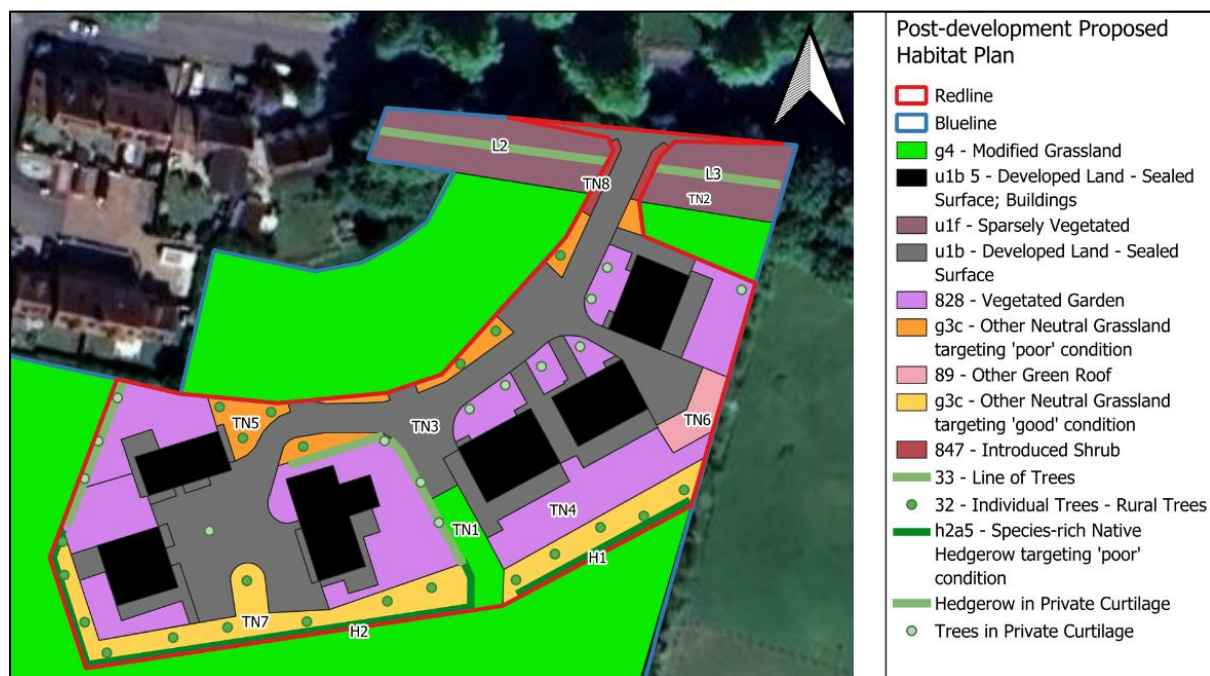


Figure 106: BNG Post-Development habitat plan

7.57 Taking the conclusions of the PEA and BNG it has been successfully demonstrated that the development will achieve a significant biodiversity net gain on site and there will be no adverse impacts to protected species, the proposal will therefore fully accord with the policy requirements of Core Policy 50 contained within the Wiltshire Core Strategy.

8. Conclusions

8.1 The application seeks permission for the development of 9 dwellings (including 3 self-build properties). The application follows two pre-application requests where Wiltshire Council have provided detailed feedback on the proposals which has directly informed this scheme.

8.2 The most recent pre-app response recognised that there would be benefits of the additional housing, including:

- Future occupiers would support local services and facilities
- The development would increase the mix and choice of housing available within the local area
- During the building phase there would be some benefits to support the local construction industry.

8.3 In addition to those set out above the benefits also include:

- Provision of self-build housing, meeting demand for self-builders on the Council's self-build register (this can be secured via a legal agreement)
- BNG of 23.63% in habitat areas and 177.58% in hedgerow units to be achieved on site
- Planting of 35 new trees on site

8.4 In contrast, there is only limited harm arising from the proposal (certainly not significant or demonstrable harm):

- Construction on greenfield land (limited weight to be afforded to this harm given the urgent need for housing and the relatively small area of land to be built on, together with there being limited impact on the character of the area)
- Tree loss (limited weight given compensatory planting is proposed resulting in an overall enhancement) in the form of 35 new native trees.
- Development outside of the settlement boundary (limited weight to be afforded to this harm given the land directly adjoins the settlement, so residents are in close proximity to existing services and bus stops).
- Increased traffic movements (limited weight given movements would not cumulatively amount to 'severe') as demonstrated in the Transport Statement.

8.5 Cumulatively, the adverse impacts of this development would not significantly and demonstrably outweigh the benefits associated with the provision of 9 dwellings. In accordance with the NPPF's presumption in favour of sustainable development we request that the Council grant planning permission.