

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08885
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Land to the east / adjacent to 279 Quemerford, Calne, Wiltshire, SN11 8LA
DEVELOPMENT DESCRIPTION:	Re-submission of PI/2024/09508 (Proposed erection of two detached dwellings and associated works) to propose design alterations
RECOMMENDATION:	GRANTED with conditions

SITE DESCRIPTION/CONTEXT

The application site is located in Quemerford, which is situated at the eastern edge of the town of Calne along the A4, the main road that runs east from Calne towards Beckhampton.

The northern side of the A4 in the locality comprises 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 an existing access drive that 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, extending to the west of the farm access serves three modern 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 (that front the A4). Beyond the access drive to Quemerford Common Farm is open countryside, that 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 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-story / some two-storey dwellings, some detached, some semi-detached, all with a wide-ranging materials palette. The general layout of built form is predominantly linear, following the main road, although there are pockets of development to the rear of the main row which are accessed via short residential streets in a cul-de-sac/back land arrangement.

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.

PROPOSAL

Planning permission was granted by committee in February 2025 for the erection of two detached dwellings. Members of the Committee confirmed the Officer recommendation that, despite being located outside of the defined settlement boundary, the development was acceptable with regard to the council's housing land supply position and application of the NPPF 'tilted balance'.

The current application seeks revised house types with the development remaining broadly within the same description as the 2025 permission (including the inclusion of BNG land).

The changes sought are to add an additional side and rear 'extension' to each dwelling. This application seeks consent to permit these additions to be constructed during the main build, rather than erecting them at a later date, under the relevant 'permitted development rights' or future consents once the dwellings are built (as approved).

The side 'extension' would take the form of a two-storey add-on, with dropped ridge but eaves to match the original house design. It would extend the gable wall of the originally permitted dwelling by an additional 3.7m (approximately 35% increase to the width of the permitted dwelling). The rear 'extension' would be flat roofed to a depth of 2.5m and a height of 3.2m.

PLANNING HISTORY

Proposal / Summary
PL/2022/05274 - Outline planning consent - some matters reserved Decision - Refuse Date: 1/12/2022 – Outline application with some matters reserved for the erection of 4 dwellings and associated works (access only)
PL/2023/11190 - Full planning permission Decision - Refuse Date: 26/4/2024 – Proposed erection of two detached dwellings and associated works
PL/2024/09508 - Full planning permission Decision - Approve with Conditions Date: 20/2/2025 – Proposed erection of two detached dwellings and associated works
PL/2025/04107 - Approval of details reserved by a condition Decision - Partial Discharge of Condition(s) Date: 18/6/2025 – Discharge of conditions 7 (Archaeological Investigation) and 10 (LEMP) relating to application PL/2024/09508.

PL/2025/04563 - Approval of details reserved by a condition – Discharge of conditions 4 (cycle parking), 7 (archaeology), 8 (surface water) and 9 (cycle parking) of PL/2024/09508 - Approved
PL/2025/05259 - Biodiversity Gain Plan Discharge of Condition Application – Discharge of Biodiversity Net Gain associated with PL/2024/09508 - Approved

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation

The Town and Country Planning Act. 1990 (as amended);
The Conservation of Habitats and Species Regulations 2017 (as amended).

National Planning Policy

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (*adopted January 2015*) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 8 Calne Community Area;
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 48 Supporting Rural Life;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- Core Policy 55 Air Quality;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring the Conservation of the Historic Environment;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management;
- Core Policy 67 Flood Risk.

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.

The *Calne Community Neighbourhood Plan 2* (NP) (made in March 2025):

- BE1 – Integration and Landscaping;
- BE2 – Design Principles for Local Distinctiveness;
- BE3 – Parking Provision;
- C1 – High Quality, Sustainable Development in the Calne Community Plan Area;
- C2 – Sustainable Construction and Energy;
- GA1 – Highway Impact;
- GA3 – Sustainable Transport and Inclusive Active Travel;
- GA4 – Ultra Low Emission Vehicle Charging;
- H1 – Housing Within Settlement Boundaries;
- H3 – Housing Mix;
- H6 – Exception Sites and Community Led Housing;
- NE2 – Protecting and Enhancing Biodiversity;
- NE4 – Trees, Woodland and Hedgerows;
- NE5 – Setting of Calne and Calne Without.

Emerging Policy

Draft Wiltshire Local Plan

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Supplementary Planning Documents and other Guidance

- Wiltshire Design Guide (adopted April 2024);
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015;
- Wiltshire Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document, January 2017;
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
 - Active travel infrastructure design standards 2022
 - Active travel parking standards and design guide 2022;
- Air Quality SPD (July 2023);
- Wiltshire Housing Site Allocations Plan, adopted 25 February 2020.

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle;
- Whether the scheme constitutes high quality design;
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants;
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development;
- Consideration of the fall-back position and NPPF 'tilted balance'.

CONSULTATION RESPONSES

Calne Town Council – No objection.

WC Arboricultural Officer: Objection

Concern over the built form of Plot 2 extending towards existing trees.

Following submission of a revised Plot 2 layout no further comments were made.

WC Archaeology: No comment

The archaeological matters have been sufficiently characterised by a trial trench evaluation undertaken as a condition granted for PL/2024/09508. No further archaeological work is necessary.

WC Drainage: No objection subject to conditions

Conditions required to secure a blockage risk assessment for each of the flow restrictors. Under the previous application a surface water drainage strategy was requested by condition.

WC Highways: No objection subject to conditions:

No objection to the use of the shared drive access into the A4. Car and cycle parking to be provided at an appropriate level. No significant or severe impact on the public highway is expected.

WC Rights of Way: No objection

Informative notes suggested to highlight the Applicant's responsibilities to the public right of way that runs along the shared site access.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site.
- An advertisement placed in the local press.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application.

Five objections to the proposals were received (from three households). Matters raised have been summarised as follows:

- Unacceptable in principle, the original should never have been granted as it is outside of the permitted planning boundary and a previous application on this site turned down at appeal;
- The town cannot cope with more housing without a great amount of highways, drainage and other infrastructure;
- green spaces, acting as soakaways, absorbing lots of water, are decreasing, instead concrete, nowhere for water to go, roads being flooded;
- more bungalows are needed to free up larger properties and more social housing is needed not 3/4/5 bedroom homes;
- Lack of parking and highway safety issues with increased vehicles, deliveries, refuse collections and more conflict between pedestrians and other road users likely to occur;
- There is no need for more housing in Calne;
- Concerns over biodiversity measures and how these will be secured and monitored;
- Landscaping relating to a previous permission has not been carried out and existing trees have been removed and not replaced in relation to other development;
- Loss of privacy and security to neighbouring properties;
- Loss of a green outlook from neighbouring properties should be a reason for refusal;
- Concerns over future applications for more dwellings as infrastructure for more than two units appears to have been installed;
- The council is not safeguarding the futures of younger residents.

Other, non-material issues, including property values views from private properties and council tax expenditure and funding have been raised. These cannot be considered in the determination process.

ASSESSMENT

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

"If regard is to be had to the development plan for the purposes 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."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

CP8 also sets out that, within the the Calne Community Area, over the plan period (2006 to 2026), approximately 1,605 new homes will be provided, of which about 1,440 should occur at Calne and approximately 165 homes will be provided in the rest of the Community Area. These are minimum figures not ceilings, aimed at preventing new residential development.

Assessment

The 2024 planning permission has established a fall-back position in that a development of two detached dwellings would be sustainable in this edge of settlement location. Recently, all pre-commencement condition details (including BNG) have been approved. The applicant has confirmed intention to commence once the condition matters were addressed. The 2024 permission therefore presents a valid fall-back position that must be considered in the planning balance.

However, as the current application seeks full planning permission the principle of the development is required to be reviewed. It is also of note that the NP was adopted in March 2025, after the original grant of planning permission.

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. Nor is the proposal put forward as any other type of rural exception housing supported by the WCS (CP44 or CP48).

Since the grant of permission in 2024, the NP has been made into the development plan. The NP does not aim to allocate any land for new housing in this area of Calne.

Given the lack of support for the proposal within the adopted development plan it can be concluded there is no local aspiration to extend the built-up area of Calne into the countryside in this location. Therefore, in terms of broad compliance with the development plan, the principle of an open-market residential development is not supported in this location.

However, the housing land supply position (set out below) currently places greater emphasis on an assessment against the sustainable development objectives (economic, social and environmental) of the NPPF (para.8) with significant positive weight given to new housing development against any identified adverse impacts. The fall-back position also enables two smaller dwellings to be constructed on the site.

5 Year Housing Land Supply and NPPF considerations

The Wiltshire Housing Land Supply Statement (June 2025) provides the latest position on the Council's ability to demonstrate a five-year supply of deliverable housing land (5yrHLS).

The National Planning Policy Framework was revised in December 2024. This has reintroduced the requirement to meet five years' worth of deliverable sites and a buffer to be applied to the five-year housing requirement in all circumstances and has revised the Local Housing Need calculation to establish the five-year housing requirement. These factors have resulted in a substantial increase in the five-year housing requirement to be met from the previous calculation. When this is assessed against the housing land supply, the recalculation shows a significant reduction in the number of years supply. The resulting position shows that the Council can currently demonstrate a 2.42yrHLS at a unitary authority level. This is considered to be a substantial shortfall.

The absence of a five-year housing land supply is a material consideration in the determination of this application. In accordance with Paragraphs 78 and 11(d) of the National Planning Policy Framework (NPPF), for applications involving the provision of housing, where there is a shortfall in the supply of deliverable housing sites, the most important policies for determining the application should be considered to be out-of-date. The current housing land supply shortfall is a factor that must be considered in the planning balance and in this case, as a 5yrHLS cannot be demonstrated, the weight that can be applied to the most important development plan policies for determining this application (i.e. CP1, CP2 and CP8) should be assessed and altered in the light of the shortage in housing land supply.

The proposal must be assessed against the national policy context of the need to boost housing supply and the benefits of delivering new homes whilst having particular regard to the key policies set out in paragraph 11(d) and Footnotes 7 and 9 of the NPPF.

Para. 11d states the following:

where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Footnote 7 sets out the policies that protect assts of particular importance, none of which apply in this case (so, there are no strong reasons for refusal in line with 11d(i)).

The application must therefore be assessed against the requirements of para. 11d(ii) and the relevant policies as set out in Footnote 9 as those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

NPPF para. 14 is also of relevance. It states that:

In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).*

Para. 14 has some relevance as the NP was adopted after the Planning Committee approval of the 2024 planning application. As stated above, the revised NP does not provide any specific allocations to meet its identified housing requirement in this location, rather relying on the emerging local plan site allocations within and adjacent to the town. Instead, the NP aims to limit new speculative housing development due to the already substantial new housing development that has been granted and in many cases is being built-out within the town and adjacent countryside. The NP argues that due to overprovision, its housing policies should restrict further residential development.

Aside from the NP, the NPPF provides more general aims towards rural housing with para. 82 stating that decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Para. 83 goes on to state that “housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services”.

With regard to the NPPF, it can be considered the edge of settlement location is able to enhance or maintain the vitality of the rural community in the area. It is not an inaccessible location, and future occupiers would be able to access (and therefore support) local services within the town. A range of sustainable modes of transport would also be available (this is considered in greater detail in the transport section of the below report). Due to the small-scale of the development the support to the vitality of the rural community only attracts limited weight, but it is positive weight nonetheless.

Also relevant to both the general principle and para. 11d(ii) is para. 129 that states:

Planning policies and decisions should support development that makes efficient use of land, taking into account:

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

In terms of need, the council’s HLS shortfall places a county wide need for new housing sites to be supported, where they meet with the sustainable development aims of the NPPF. Several recent appeals have expressed that, in order to meet the housing needs of Wiltshire over the plan period (and likely extending into the subsequent plan period) the LPA will be required to support some development of unallocated greenfield land. Recent appeals that

have been allowed for greenfield development have generally been on sites adjacent to existing settlements.

Turning to the specifics of the need for 4-bedroom open market housing. The Housing Needs Assessment that formed part of the evidence base of the NP highlights a broad need for affordable housing and housing specifically delivered to meet the needs of an ageing population. This is reflected within NP policy H3 (that aims to secure a mix of open-market and affordable housing where appropriate to the scale, nature and location of a development), and policies H4 and H5 that aim to support housing for older people and those living with disabilities. The latter two of the NP policies are aspirational, providing support for certain types of dedicated or accessible housing rather than setting a certain requirement for a level of this type of development to be met.

Due to the small-scale of the development (for two dwellings) an assessment of the local market conditions and viability is not considered to be required or justified, and the LPA cannot require any affordable housing to be delivered. The Applicant owns the land and there is a reasonably high expectation that the extant permission will be implemented (thus, contributing as a small windfall to the council's housing shortfall). In terms of housing need, the LPA is satisfied the proposal does not conflict with the aims of NPPF para. 129(a) and (b). The other criteria is discussed in greater detail within the relevant sections of the report below.

However, all matters must be assessed before the benefits and any adverse impacts can be assessed in a planning balancing exercise within the conclusion of the report.

Design, Site Layout and Impact on the Site and Landscape Character

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important natural features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Policies BE1, BE2, NE4 and NE5 of the CCNP2 together set out the need for development within the neighbourhood area to integrate into the local landscape, whilst reflecting the distinctive character of certain areas within the townscape and ensuring natural landscape features are protected.

Chapter 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.

- Contributes to the quality of the built environment.

In addition to Chapter 12, and crucial to para. 11d(ii), is para. 129(e) that identifies the “importance of securing well-designed, attractive and healthy places” when aiming to secure effective use of land.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Assessment

The 2024 planning permission was granted for 2no., two storey, detached, three-bedroom dwellings. The current proposal seeks permission to effectively replace the house types with detached, four-bedroom dwellings. The design has been amended to include additions designed to emulate extensions with a two-storey addition to the side and single-storey addition to the rear.

The Applicant wishes to construct the new dwellings with these additions in place, rather than building to the 2024 permission and making later applications to extend once the dwellings are occupied. Whatever the case, the motivations for the proposal are not material planning considerations (although questioned by third parties). Only the impacts of the alterations on the ability of the development to remain in compliance with relevant policies and guidance are relevant to the LPA's assessment.

In this case, the altered designs would be read as extensions to the new dwellings. The design is consistent with the advice of the Wiltshire Design Guide (WDG) with level eaves and roof pitch/design to match that of the 2024 permission design. Although construction of the ‘extensions’ will take place at the same time as the dwellings (so they would not be extensions) the overall visual appearance of an extended dwelling would be achieved. Conditions can ensure that reasonable control over external materials are secured.

The revised house designs would reduce the amount of external garden areas within each plot. Each house would provide approx. 255sq.m of floor space (across the two storeys) with private rear garden areas of approx. 170sq.m provided to each plot. The WDG aims to secure garden areas of equal to the floor space of any new dwelling. In this case, whilst underproviding the garden areas would be sufficiently sized for the

The floorplan of Plot 2 was revised during the assessment to relocate the proposed single-storey cycle store away from the root protection area (RPA) of adjacent poplar trees that line the access to Common Farm. Third-party comments relating to the removal of some of the existing trees from adjacent land are noted. The trees are not under any form of protection order nor are they within a conservation area so the landowner may remove them without any permission required. However, they are considered to be natural landscape features of value that should be protected from any adverse impacts that could arise from the development. The LPA is satisfied the revised layout of Plot 2 would achieve the protection of the adjacent trees.

The 2024 planning permission did not remove permitted development rights. However, as the current proposal would effectively 'extend' the dwellings the LPA considers it is now justified to remove permitted development rights for further extensions to the dwellings. This is pertinent to ensure that sufficiently sized private garden areas are retained or, if proposed to be removed the LPA can formally review any proposals (see also highway section below).

Conclusion

Subject to the revised Plot 2 layout and the conditions recommended above, no conflict with the aims of Core Policies 51 or 57 of the WCS, policies BE1, BE2 and NE4 of the CCNP2 and the planning policy advice of the NPPF.

Neighbouring Residential Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

Neighbouring amenities

The 2024 permission concluded that no unacceptable impacts would occur to neighbouring residential amenities. In this case, the rear single-storey 'additions' may be more visible from the neighbouring properties to the west, but would not be set close to the neighbouring house (a turning area would be adjacent) and due to being relatively low in height no overshadowing or overbearing impact would occur.

The two-storey 'additions' would be set away from the closest neighbouring properties with the only notable impacts being to the outlook from the properties to the south of the site. Due to the separation distances, intervening means of enclosure and vegetation within the intervening land the new dwellings would not be experienced as overbearing. That they would be visible within a private view is not a material planning matter.

As such, only very limited impacts on neighbouring amenities would occur over and above that of the consented scheme and no conflict with the aims of Core Policy 57 or BE1 of the CCNP2 is identified.

Conclusion

The revised design of the houses would not give rise to any material impacts, over and above the impacts considered to be acceptable under the 2024 planning permission.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment

Despite being located outside of the settlement boundary of Calne, the previous approval confirmed that the location had good access to range of services. This remains the case, even though the dwellings would be marginally larger. The key issues is therefore that sufficient off-street parking can be provided.

The submitted site plan illustrates two, off-street car parking spaces per plot. However, the proposed driveways would be sufficiently sized to accommodate three off-street car parking space with room for residents to be able to manoeuvre in and out of their vehicles.

Third-party comments with regards to the under provision of off-street car parking are noted, but as stated above the driveways would be large enough to accommodate three off-street spaces. A condition to ensure that the hard-surfaces are provided prior to occupation is considered to be reasonable. An additional condition to remove permitted development rights for works that could increase the number of bedrooms (i.e. extensions to the house and roof and outbuildings) is also necessary to ensure the LPA has control over parking demand and provision in the future.

Conclusion

No conflict with the aims of Core Policies 60-64 has been identified and in respect of highway safety and provision of parking the development is acceptable.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species

- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

The 2024 application was supported by ecological surveys and information to demonstrate that the statutory Biodiversity Net Gain (BNG) can be met through on site habitat creation. The currently proposed house type changes would not affect the recommendations of the previously submitted surveys or the proposed BNG (being within a separate area to the north of the proposed domestic gardens).

A Landscape and Ecological Management Plan (LEMP) was secured by condition, to inform the scheme of BNG. The LEMP was submitted and subsequently approved under discharge of condition PL/2025/04107. A Biodiversity Gain Plan (BGP) was also submitted and approved despite some concern over the type of grassland proposed to be created. The BGP would deliver between 18-22% BNG which is considered to be a broad benefit of the scheme.

The revised house types do not impact upon the LEMP proposals so a condition can be re-applied to the varied permission to ensure the development complies with the LEMP. As this application seeks a new full planning permission, the statutory BGP condition will be reapplied and will require discharge prior to the commencement of the development. Subject to compliance with the LEMP, the LPA considers the BGP should be able to be approved, subject to the submission of appropriate details.

In addition, as stated above, the revised layout would not be expected to cause any harm to existing trees (green infrastructure) subject to an appropriately worded condition. A condition to require details and approval of any new external lighting is also necessary.

Third-party comments relating to the lack of biodiversity net gain are not considered to be proven as the scheme will overprovide BNG as well as delivering a site planting scheme within the domestic garden areas.

Conclusion

Subject to the recommended conditions, the revised scheme is able to deliver BNG and ensure mitigation against any harm to ecologically valuable features. No conflict with the aims of Core Policy 50 of the WCS or NE2 of the CCNP2.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Assessment

Surface water run-off from the proposed dwellings, parking and footway areas will be directed to permeable paving at the front of each property. Attenuation Crates located below the pavement will provide the additional storage required. A void ratio of 30% within the sub-base is required, while the crates will have a 95% void ratio.

The Drainage Strategy and FRA originally submitted with the current application did not take into account that the proposed building extensions will increase impermeable area and therefore the volume of runoff. Despite this, no objection to the current Application has been made by the council's Drainage Consultant subject to conditions to secure system blockage tests. An updated Drainage Strategy has been submitted to both discharge the 2024 planning condition and to ensure a compliance condition can be used for this current application.

Conclusion

Overall, it is considered that subject to the recommended conditions no conflict with the aims of Core Policy 67 of the WCS or the planning policy advice of the NPPF.

Other matters

Third-party comments in relation to concerns over additional development, over and above that currently sought, have been noted. Should any additional development be sought it would require planning permission and this current assessment can only consider the plans and particulars submitted to support the development the subject of this application. Further applications for any additional development would be assessed on their merits in line with the planning policies in force at the time of any application submission.

Para. 85 of the NPPF states that "Significant weight should be placed on the need to support economic growth and productivity". The development would generate some economic benefits linked to employment during the construction phase and post occupation due to support to local businesses. Given the small-scale of the development these benefits are only given limited weight.

Pre-commencement Condition Agreement

The previous permission included pre-commencement planning conditions. However, the details required to be submitted in relation to that permission (including BNG) have been

discharged under application nos. PL/2025/04107 & PL/2025/04563. The details of which have also been included with this current scheme. As such only the statutory Biodiversity Gain Plan condition is required to be re-discharged. The BGP condition does not require agreement with the Applicant.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

Having regard to paragraph 11(d) of the National Planning Policy Framework and the provisions of footnote 7, the Local Planning Authority considers that the presumption in favour of sustainable development ('tilted balance') is engaged. This is because relevant policies of the development plan are considered out-of-date.

In weighing the planning balance, the following factors have been considered:

The proposal is broadly compliant with relevant local and national planning policies in respect of being located in an accessible location where future occupiers will be able to utilise a range of modes of transport to access essential, day-to-day services. In addition matters relating to design, scale, residential amenity, landscape, highway safety, flood risk and drainage, ecology and biodiversity have been found to be acceptable subject to the recommended conditions.

The development would deliver clear benefits, including housing provision, economic investment, and net gains to biodiversity over the statutory minimum, which weigh positively in the overall planning balance.

No material considerations have been identified that would significantly and demonstrably outweigh these benefits or indicate that permission should be refused, having regard to the assessment above and the representations received.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the National Planning Policy Framework and the relevant development plan policies that are not considered to be out-of-date (as assessed within the report above) and all other relevant material considerations.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to the following conditions:

1. Time limit

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. Approved plans

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

- 2338.03.01 Rev F - Location and Site Plan;
- 2338.03.02 Rev G - Proposed Site Plan (with Tree Protection);
- 2338.03.03 Rev D - Proposed Plot 1 Ground Floor;
- 2338.03.04 Rev D - Proposed Plot 1 First Floor Plan;
- 2338.03.05 Rev E - Proposed Plot 1 Sections;
- 2338.03.06 Rev F - Proposed Plot 1 South & West Elevations;
- 2338.03.07 Rev F - Proposed Plot 1 North & East Elevations;
- 2338.03.08 Rev E - Proposed Plot 2 Ground Floor Plan -
- 2338.03.09 Rev E - Proposed Plot 2 First Floor Plan;
- 2338.03.10 Rev G - Proposed Plot 2 Sections;
- 2338.03.12 Rev F - Proposed Plot 2 North & East Elevations.

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

3. Tree protection – pre-commencement

The development hereby approved shall not commence until the Tree Protection Measures have been installed/laid out in accordance with the details of approved plan no. 2338.03.02 Rev G (Proposed Site Plan with Tree Protection). The Tree Protection measures shall be maintained in place for the duration of the construction phase of the development.

REASON: To ensure existing trees are protected from adverse impacts associated with the construction of the development.

4. Compliance with LEMP and Eco Survey

The development hereby approved shall be completed and maintained in accordance with the details and recommendations of the submitted Landscape and Ecological Management Plan (Author: WH Landscape, Dated: April 2025, Report Ref: 25.1962) and the submitted Ecological Appraisal (Author: Malford Environmental Consulting, Dated: 27th September 2024).

REASON: To ensure adequate protection, mitigation and compensation for the enhancement of biodiversity.

5. Compliance with Drainage Details

The dwellings hereby approved shall not be occupied or brought into use until they have been connected into systems for the disposal of foul and surface water that have been installed/laid out in accordance with the details of the submitted Drainage Strategy (Author: Condon Drew Associates, Dated: December 2025, Issue Version 1).

The development shall be maintained in accordance with the approved details thereafter.

REASON: To ensure the development is undertaken in an acceptable manner and can be adequately drained.

6. Provision of cycle storage

The dwellings hereby approved shall not be occupied or brought into use until the secure cycle storage has been provided to each plot in accordance with the approved plans. The development shall be maintained in accordance with the approved details 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.

7. External lighting restriction

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.

8. Removal of householder permitted development rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by virtue of Classes A, B and E of Part 1 (Householder) of Schedule 2 to the Order shall be undertaken.

REASON: To protect the residential amenities of the area and in the interests of protecting the visual and residential amenities of the area.

INFORMATIVES

General Notes

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 landowner's 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.

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.

Protected Species

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended)

it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Biodiversity Net Gain

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.

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.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

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.

In this case, a Biodiversity Gain Plan needs to be submitted and approved prior to the commencement of the development. Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

For further information please refer to:

<https://www.gov.uk/government/collections/biodiversity-net-gain#developer-guidance>