

PINS
Temple Quay House
2 The Square
Bristol
BS1 6PN



1st April 2026

Dear Sir/Madam,

Appeal Ref: 6005381 – The Stables at Manor Farmhouse, East Grimstead, Wiltshire, SP5 3RT

A Statement of Case (“SoC”) was submitted by the Appellant when the appeal was lodged. It is not our intention to re-cover the topics identified in the SoC but we have briefly responded to several points in the LPA’s SoC below.

- 1) We strongly disagree that delivery of a single dwelling should only be given limited weight in the planning balance. The very fact that Wiltshire Council include a windfall allowance in their housing land supply shows that small sites cumulatively are important to overall supply. The Core Strategy (page 421) states, “35% of all development was on windfall sites”. Given there is a severe lack of supply, significant benefit should be given to ALL new applications for housing, whether small or large. We therefore disagree that the argument for this dwelling is ‘weak’ as described by the LPA.
- 2) The LPA maintain that the impact on the spatial strategy and the character of the area and amenity would outweigh the benefits. However, spatial strategy is out of date and the harm is not significantly more than the barn that is already approved. As such, the weight to be given to the overall conflict with the Core Strategy is extremely limited.
- 3) With regard to the appeal nearby that the LPA claim our SoC is ‘awkwardly silent on’, this is because it is not particularly relevant. That application/appeal did not have the benefit of a fallback position like the Stables does. Although not implemented, it does still show that a very similar building has been deemed to have an acceptable level of harm on the surroundings. Further, should this appeal fail the agricultural barn will be built so there is a genuine intention to erect the building.

- 4) Lastly, regarding the LPA's comment about domestic paraphernalia. It remains our view that the site is hardly visible and the level of harm would not be significant or demonstrable.

Overall, we remain of the view that the tilted balance remains in favour of granting permission for one house, making a small but valuable contribution to housing land supply which remains critically low across the county, amid an ongoing national housing crisis.

As such, for the reasons set out in the submitted Planning Statement, full Statement of Case and in the final comments set out above, we respectfully ask that planning permission is granted. We also agree to the draft conditions provided by the LPA.

Yours sincerely,

Zoe Wilkinson

Zoe Wilkinson BSc (Hons) MSc MRTPI

Associate

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