

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00509
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Land adj. Chivers, High Street, Winterbourne Bassett, SN4 9QB
DEVELOPMENT DESCRIPTION:	Erection of 2no. 3-bed dwellings (Class C3) and associated works
RECOMMENDATION:	That Planning Permission is GRANTED subject to conditions

SITE DESCRIPTION/CONTEXT

The application site comprises an area of agricultural land measuring approximately 0.13ha which is within the applicant's ownership. It is situated within the small village of Winterbourne Bassett, which is considered within the open countryside for the purposes of the Wiltshire Core Strategy.

The site lies adjacent to the south of High Street, a C-classified section of the public highway subject to a 30mph speed limit.

The site lies adjacent to a tributary to the River Kennet to the east, locally referred to as The Bourne. Based on the national flood mapping data updated by Environmental Agency in 2025, the site lies within Flood Zone 1, with its eastern boundary abutting areas of Flood Zone 2 and 3. The site is not identified to be at risk of surface water or groundwater flooding.

The site is washed over by the North Wessex Downs National Landscape and Area of Outstanding Natural Beauty.

PROPOSAL

The application seeks full planning permission for the erection of two (number of) three-bedroom dwellings and associated works, including the creation of two individual vehicular access points to serve each resultant dwelling on the northern boundary and hard and soft landscaping.

Based on the submitted plans, the proposed dwelling to the east, referred to as 'Plot 1', would be of one and a half storey height, with a footprint of 160 sqm, and the proposed dwelling to the west, referred to as 'Plot 2', would be of two storey height, with a footprint of approximately 154sqm. For both dwellings individually, three car parking spaces are illustrated to be accommodated within the site.

The dwellings would be of brick and tile construction with timber cladding to walls above ground floor level.

Following concerns raised by the Council's Arboricultural officer, a revised Arboricultural Impact Assessment & Method Statement has been submitted to address the concerns.

Following review of the application, a minor amendment of the description of development to replace "Class 3" to "Class C3" has been made. No re-consultation was required given this was an minor amendment of a typographic error and does not constitute a material change of the application.

PLANNING HISTORY

Proposal / Summary
K/12698 - Full planning permission Decision - Approve with Conditions Date: 6/9/1988 – CHANGE OF USE FROM AGRICULTURAL TO RECREATIONAL AND ERECTION OF PREFABRICATED WOODEN PAVILION AND NEW SEPTIC TANK
K/47269/O - Outline Planning Decision - Refused Date: 22/4/2004 – The erection of 12 houses
16/08140/FUL - Full planning permission Decision - Approve with Conditions Date: 22/11/2016 – Formation of an equestrian all-weather arena/manage and erection of stables with tack room & hay store with internal access track.
21/00584/FUL - Full planning permission Decision - Refuse Date: 20/4/2021 – Erection of three dwellings and associated access & landscaping
PL/2021/09801 - Full planning permission Change of use of land and erection of a detached dwelling with associated access & landscaping Decision – Refuse Date: 19/5/2022; Allowed at Appeal APP/Y3940/W/22/3303198 Date: 8 March 2023 –

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

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 3 Infrastructure Requirements;
- Core Policy 14 Spatial Strategy Marlborough Community Area;

- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 45 Meeting Wiltshire's Housing Needs;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management;
- Core Policy 67 Flood Risk;

Draft Wiltshire Local Plan Policies

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.

Neighbourhood Plan:

The Designated Neighbourhood Area of Winterbourne Bassett, which does not currently benefit from a 'made' neighbourhood plan. The Broad Hinton, Winterbourne Bassett and Uffcott Neighbourhood Development Plan (2025 to 2038) is currently at examination and therefore the weight to be afforded to its emerging policies are limited.

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 Core Strategy, adopted July 2009
- 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
- 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 (CP 1, 2 and 14)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)

- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Arboriculture: No objection subject to conditions

Final comments advise: that the Arboricultural Impact Assessment and Method Statement (Wootton Tree Consultancy, Ref: WTC_1640.01 Rev A) is satisfactory and provides adequate detail to ensure the protection of trees and hedgerows to be retained. The document should be included as an approved plan and compliance secured by condition. A detailed soft landscaping scheme in accordance with BS3936 is required, including full planting specifications and locations which can be conditioned.

WC Archaeology: No objection

Comments advise that he submitted Desk-Based Assessment reviews known archaeological information relating to the site and surrounding area. It notes that the site was previously subject to an archaeological trial trench evaluation in 2004, which identified only deep garden soils and no pre-modern archaeological remains. On this basis, the site is considered to have very low archaeological potential and no archaeological objections are raised to the proposal.

WC Ecology: No objection, subject to conditions

Comments advise that the site is of low ecological value, with no bat roost features present, though it may support foraging use. The development shall accord with the submitted Preliminary Ecological Appraisal, including lighting controls and Reasonable Avoidance Measures for protected species, particularly great crested newts, and avoidance of the bird nesting season unless checks confirm otherwise. Biodiversity enhancements are required, and Biodiversity Net Gain will need to be secured off site through the statutory Biodiversity Gain Plan process.

Environmental Agency: Comment

Comments advise: The application falls outside the Environmental Agency remit.

WC Drainage: No objection subject to conditions

Comments Advise: The submitted Flood Risk Assessment has been reviewed in light of updated Environment Agency flood mapping (NaFRA2), which shows a reduction in fluvial flood extents in parts of the area compared to earlier mapping. While localised flooding was reported during Storm Babet (October 2023), photographic evidence indicates flooding was largely confined to areas adjacent to the watercourse, with the majority of the site remaining dry. The proposed dwellings are considered to be located within Flood Zone 1, with safe access and egress achievable via High Street in accordance with national guidance. No objection is raised subject to condition, requiring the submission of detailed surface water drainage proposals that comply fully with the National Standards for Sustainable Drainage Systems (SuDS).

WC Highways: No objection subject to conditions

Comments: Advise Highway Authority acknowledging the site's limited accessibility but noting it represents infill development no worse than the surrounding pattern of development. The proposed access, visibility, parking provision and bin storage are acceptable, subject to conditions requiring visibility splays, a properly surfaced access, on-site parking with EV charging, prevention of surface water discharge onto the

highway, and a Construction Management Statement. An informative is also recommended in respect of separate highway and land drainage consents.

Broad Hinton & Winterbourne Bassett Parish Council: No objection

Comments, however, highlight the emerging Neighbourhood Plan and existing local flooding issues.

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. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

8 letters have been received from the public consultation, representing objection against the scheme. These are summarised as follows:

- Little consideration given to flood risk in surrounding properties;
- Increased flood risk by water discharge into the Bourne;
- Overdevelopment and harm to local rural character;
- Inaccuracies in Flood Risk Assessment;
- Encroachment into the countryside;
- Adverse visual and landscape impacts;
- Ecological impacts by loss of habitats.

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, CP2 and CP14 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

However, CP2 considers that development in Small Villages can be acceptable if it is to be limited to infill within the existing built area and where it meets housing needs, and provided that the development;

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

Assessment

In this instance, the application site consists of a parcel of land situated within the village of Winterbourne Bassett, identified as a 'Small Village' within the Wiltshire Core Strategy (WCS). There is no defined settlement boundary for small villages, and therefore for the purposes of the WCS, the site lies within the countryside.

There are existing residential dwellings situated on both the east and west of the application site. In the appeal (ref: APP/Y3940/W/22/3303198), the Planning Inspector (PINS) considers the site, including the now adjacent residential dwelling, known as 'Chivers', to be infill development. PINS considers the area concerning the application site was within Flood Zone

2 and 3 at the time of the appeal decision, and had it not been the site constraints identified, the application site together with the appeal site, now containing Chivers, would have altogether represented the filling of a small gap within the existing built area of the village. Turning to the criteria set out under CP2 of the WCS, the application site is considered to meet these criteria. An assessment of need will be considered in a subsequent section and against the Council's undersupply of dwellings against the 5 year housing land supply requirements.

Furthermore, the NPPF states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. It also seeks to promote sustainable development in rural areas; 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. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 89 of the Framework also states that in these circumstances, it is important to ensure that development is sensitive to its surroundings and does not have an unacceptable impact on local roads.

In this instance, the settlement of Winterbourne Bassett, is defined as a Small Village in the Wiltshire Core Strategy. This plot is viewed in the context of the built form of the village and with dwellings to the east and west, and as such, can be considered as infill development.

Conclusion

The principle of development in this instance is considered acceptable, subject to compliance with other development plan policies.

5 Year Housing Land Supply

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, which is a material consideration in the determination of planning applications.

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 which can be delivered within five years, the recalculation shows a significant reduction in the number of years supply. The resulting position shows that the Council can currently demonstrate a 2.42 years housing land supply of housing 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 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 five-year housing land supply cannot be demonstrated, the weight that can be applied to the most important policies for determining this application 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)(ii) and Footnote 9 of the NPPF.

Design and Impact on the Character and Appearance of the Area

Policy Context

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

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

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

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

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment

The site comprises paddock land between two existing residential dwellings, and the application seeks permission for a change of use to residential, together with the erection of two dwellings within the site. The proposal would result in the loss of the rural character of the site with the introduction of a domestic character. While the proposed change of use would undoubtedly result in a permanent change to the rural character of the site, when considered in context of the wider area that is characterised by residential development along High Street, the degree of harm resulting from the introduction of residential use in this case would be limited. Nevertheless, given the rural location, it is considered reasonable to impose a condition to remove permitted development rights.

The submitted plans illustrate a proposed layout containing two plots of a similar scale and size comparable to those located to the west. The proposed footprints of the dwellings would be somewhat consistent with the existing neighbouring dwellings in the surrounding area.

The overall form, scale, massing and height would be similar to the neighbouring dwelling known as Chivers. The proposed external materials would match those of Chivers and are broadly characteristic of materials found within the locality.

The application is supported by a Local Vernacular and Design Precedent plan, which identifies the established character of existing residential dwellings in the local area. Although a Design and Access Statement has not been submitted to articulate the design rationale, it is clear that the proposed design has taken account of the local character and appearance of other nearby residential properties. In particular, the vernacular style of the proposed dwellings would reflect the existing character and appearance of the existing properties in the local area. Furthermore, the proposed materials of natural timber cladding and brick, as well as plain clay tiles, are materials identified within the existing palette of materials used by other properties along the High Street. Nevertheless, in order to safeguard the character and appearance of the area, it is considered reasonable and necessary to impose a condition regarding the details of all materials and finishes to be used externally.

On balance, the proposal, by virtue of its form, scale, massing, materials, and overall design, is not considered to result in unacceptable harm to the character and appearance of the locality, subject to conditions.

Conclusion

Having regard to the above, the proposal accords with the overarching principles set out in Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and the guidance and provision of the Framework.

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.

Overlooking / loss of privacy

Based on the proposed plans, there is a concern with the first floor ensuite window on the eastern elevation of plot 2, which would result in a degree of overlooking. The imposition of a compliance condition for obscure glazing is therefore considered reasonable.

Loss of light / overshadowing

Having considered the proposed layout and the proposed height of the dwellings, it is not considered that the proposal would result in any unacceptable loss of light to neighbouring amenities.

Overbearing Impact / Overall sense of enclosure

Based on the submitted plans, the proposed dwellings would be at least 1.8m set back from the shared boundaries. Given the proposed height, it is not considered that there would be any unacceptable overbearing effects on the neighbouring amenities.

Noise

The introduction of residential use on the site is considered to result in a degree of noise levels through the construction phase and occupation stage. However, the construction phase would be temporary and a residential level of noise would be compatible with the surrounding residential use.

Internal and External Space Standards

The Wiltshire Design Guide sets out that the minimum length of the garden should be 5m for single-storey dwellings, and 10m for two-storey dwellings. Although the proposed garden depths would not meet these minimum standards, the garden widths would significantly exceed the minimum requirements, resulting in a substantial overall provision.

It is also expected that the minimum rear garden area should exceed the footprint of the dwelling. For both proposed plots, the submitted plans demonstrate that the total rear garden areas would be greater than the respective footprints of the proposed dwellings.

The National Space Standards require double bedrooms accommodating two bedspaces to have a minimum floor area of at least 11.5 sqm, a minimum width of 2.75m, and exclude areas with headroom below 1.5m from the Gross Internal Area. Based on the proposed plans, both plots would comply with these standards, including the minimum gross internal floor area and storage requirements.

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

The Highway Authority raises no highway objections should the principle be considered acceptable by the Local Planning Authority.

The site is situated in the countryside, within the small village of Winterbourne Bassett. Within this settlement, there is a church and a public house. An assessment of the site's accessibility to key amenities indicates that the nearest convenience store and healthcare facility are situated 5.2 miles away to the northeast in Wroughton, and the closest primary school is located in the large village of Broad Hinton around 2.1 miles away, equivalent to a 4 minute drive. None of these essential services and facilities are within walking distance of the site and there are no pedestrian footpaths connecting the site or its proposed access to these amenities.

However, the site benefits from direct access to a public highway to the north, which is subject to a 30mph speed limit and provides connections to the Market Town of Royal Wootton Bassett (a 12-minute drive via 6.5 miles), the Market Town of Marlborough (a 14-minute drive via 8.5 miles) and the sustainable settlement of Swindon (a 21 minute drive via 8.2 miles).

There is an operational bus stop located approximately 0.6 miles to the east of the site, equating to a walking distance of approximately 12 minutes or a cycle journey of approximately 3 minutes. The bus stop is served by the No.49 bus service, which provides regular connections to Swindon, with an approximate journey time of 37 minutes, and in the opposite direction to the market town of Devizes, with an approximate journey time of 20 minutes. The service operates at a frequency of every 30 minutes throughout the day, from early morning until late evening, in both directions.

Future occupiers would be required to access the bus stop via the public highway if they choose the option to travel on foot or by cycle. While the majority of this route is subject to a 30 mph speed limit, a section of approximately 300 metres is subject to the national speed limit. Notwithstanding this, the highway benefits from adequate visibility and sufficient carriageway width to allow vehicles to overtake safely.

It is concluded from the above that, services and facilities are not in close proximity to the site and direct pedestrian access to public transport is limited, however, there is a bus stop within a reasonable distance of the site providing the future occupiers of the dwellings with a viable alternative to private car use, reducing the reliance of private car use. As such, the sustainability of the location is afforded limited weight.

With regards to the proposal's proposed access arrangements, car parking provision and turning circles, the Highway Authority raises no objections, noting that the submitted details demonstrates a good level of visibility at the accesses, with adequate car parking. There is also consideration of bin storage in line with the Council's guidance. Nevertheless, it is reasonable to impose conditions to secure the implementation of the car parking, accesses, suitable means of private water drainage, and a pre-commencement condition requiring a Construction Management Statement.

Conclusion

The proposal would provide sufficient car parking spaces, the access is considered acceptable and there is sufficient turning provision on-site.

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 application is supported by a Preliminary Ecological Appraisal Report (PEA) which identifies no presence of priority habitats or species on-site. It however recommends preventative mitigation measures, including Reasonable Avoidance Measures (RAMs) to ensure that the proposed development would not result in any potential impacts. These include the installation of bird and bat boxes, implementing a sensitive lighting scheme to mitigate light spill onto hedgerows and ditch, ensuring trees and hedgerows are protected during works, implementation of RAMs, removal of hedgerow and bramble scrub outside of the nesting bird season or that the hedgerows to be removed are to be checked for active nests by a qualified ecologist prior to removal. It is therefore reasonable to impose a compliance condition to the PEA, and to secure a sensitive lighting scheme via condition, as well as securing biodiversity enhancements via condition.

Subject to the conditions above, the Council's Ecologist raises no objections. Having considered the above, the proposal would not result in unacceptable harm to the biodiversity, subject to conditions.

The application is also supported by an Arboricultural Impact Assessment Statement (AIAS). This has been reviewed by the Council's Tree Officer who considers the AIAS to include sufficient information to ensure the protection of the trees to be retained and that it would be reasonable and necessary to impose a compliance condition to secure such measures. Furthermore, the Council's Tree Officer has clarified that a pre-commencement condition requiring soft and hard landscaping details would be required.

The proposal is not considered to fall within the statutory exemptions from Biodiversity Net Gain requirements. The application is supported by a statutory biodiversity metric and Ecology and Biodiversity Net Gain Assessment. These are considered sufficient for the LPA to be satisfied of how the proposed 10% BNG would be secured. Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements and the need to submit a Biodiversity Gain Plan prior to the commencement of development.

Conclusion

The proposal is subject to BNG requirements and in accordance with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Landscape and Visual Impact

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.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

The NPPF emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.
- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

Paragraph 189 of the NPPF requires that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues.

Under Section 245 of the Levelling-up and Regeneration Act 2023, LPAs and other relevant authorities must now “seek to further” the statutory purposes of National Landscapes (formerly Areas of Outstanding Natural Beauty), replacing the previous duty to merely “have regard to” them.

This is an active duty, requiring authorities to take reasonable and proportionate steps to support the conservation and enhancement of the natural beauty, special qualities, and key characteristics of these designated areas when exercising any function that affects them.

Assessment

The Kennet Landscape Character Assessment identifies the site as being within the Avebury Plain Landscape Character Area. The Landscape Character Assessment for the area identifies as a sensitivity that *“the whole area has an essentially rural, agricultural character within which only small-scale, sensitively-designed development, associated with existing built form, could be successfully accommodated without adverse landscape impacts”*, and that *“areas of vale floor pasture associated with the Winterbourne and River Kennet represent a scarce landscape resource and are also visually exposed, making them particularly sensitive to change”*.

The application site comprises a parcel of grassland between existing built form that is washed over by the North Wessex Downs National Landscape. The change of use to residential would inevitably result in the permanent loss of the rural character of the site. However, given the proposed dwellings would infill the gap between existing built form, the proposed development would be seen in context with the existing dwellings within the settlement. With the proposed development demonstrating a similar linear pattern of development to its neighbouring dwellings, it is not considered to result in harm to the integrity and scenic beauty of the National Landscape.

Conclusion

The proposal is in accordance with Core Policy 51 of the WCS and the relevant provisions of the NPPF.

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.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.

- Be integrated into the site layout and green infrastructure.

Assessment

Concerns from the public consultations have been raised regarding the proposal leading to an increase in flooding on the site and the surrounding areas, having particular regard to the historic flood mapping data, and the most recent flood event in the surrounding area, recorded in October 2023.

While the Council's Strategic Flood Risk Assessment (SFRA), published in 2024, identifies the site as being within Flood Zones 2 and 3, the most recent national flood mapping data, updated by the Environment Agency in 2025, categorises the site as lying within Flood Zone 1. In this regard, the Local Planning Authority's assessment must be informed by the most up-to-date flood risk data available.

It is noted that there is no evidence to confirm whether the October 2023 flooding event resulted from fluvial, pluvial, or groundwater sources. Photographic evidence submitted by local residents appears to show flooding patterns consistent with the latest flood mapping data, and no direct causal relationship has been identified between the proposed development and the flood event. Nevertheless, due consideration has been given to the October 2023 incident as part of the overall assessment of flood risk.

The application is supported by a site-specific Flood Risk Assessment (FRA), which confirms that the site lies within Flood Zone 1 and is at low risk from both surface water and groundwater flooding. In accordance with the Environment Agency's standing advice, the submission of a Sequential Test is therefore not required. The FRA proposes a surface water management strategy that includes rainwater harvesting via water butts for roof drainage, together with permeable surfacing to direct runoff to sub-surface storage. Furthermore, attenuation tanks are proposed within the rear gardens of the dwellings to provide sufficient storage capacity to restrict surface water runoff from the site.

The Environment Agency has been consulted on the proposal and has confirmed that the site is located within Flood Zone 1; accordingly, no objections or further comments have been raised. Following additional concerns expressed by residents, officers directly contacted the Environment Agency for further comment; however, no further responses have been received.

In addition to the above, the Lead Local Flood Authority (LLFA) has been consulted, and no objections to the proposal are raised, subject to a condition requiring a suitably updated surface water drainage strategy to incorporate appropriate flow controls to restrict discharge rates to a minimum standard. Additional requirements include the submission of a watercourse survey confirming bed and bank levels, confirmation of cover and invert levels of the drainage network, and full details of attenuation, conveyance, and infiltration features and their components. Following further representations concerning the accuracy in flood mapping, the LLFA has clarified that changes in flood risk mapping are likely attributable to high-resolution national modelling, the integration of more detailed local hydraulic data, the replacement of outdated datasets, and improved modelling of hydraulic behaviour. Collectively, these improvements provide a more accurate assessment of flood risk and have resulted in a reduction in the extent of flood zones in some locations.

Notwithstanding the above, the available evidence indicates that there may be an existing flood risk issue affecting the local area to the east beyond the application site boundary, and it is likely attributable to existing drainage constraints and wider catchment conditions. There is no evidence to suggest that the existing flood risk issues are related to the proposed development. Therefore, such matters are considered to fall outside the scope of the current proposal and should be raised separately with the relevant authorities.

In any event, the LLFA requires surface water discharge from the site to be strictly controlled to achieve a minimum of a 30% betterment over greenfield runoff rates. This requirement can be secured through a suitably worded pre-commencement condition, ensuring that the proposed development would not result in increased flood risk either on-site or elsewhere.

Conclusion

The proposal is in accordance with Core Policy 67 of the Wiltshire Core Strategy and the relevant provisions of the NPPF, subject to the recommended condition.

Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)

Policy Context

Core Policies 55 and 56 of the Wiltshire Core Strategy require:

- Development proposals to avoid unacceptable environmental impacts.
- To provide appropriate mitigation where risks are identified.

The NPPF and Planning Practice Guidance (PPG) reinforce this by stating that proposals should:

- Prevent development that contributes to or is exposed to unacceptable pollution.
- Ensure developer responsibility for safe development on contaminated land.

Wiltshire Council's Air Quality SPD (2023) provides detailed guidance, especially near Air Quality Management Areas (AQMAs) and encourages mitigation such as:

- EV charging infrastructure
- Green buffers
- Sustainable transport options

Assessment

Given the existing use of the site, there is no evidence to suggest any existing contamination on the site. It is noted that the proposal would result in noise during the construction phases of the development. As such, it is not considered necessary to consult the Council's Environmental Protection team in this case. Nevertheless, it is considered that the noise and general disruptions resulting from the construction phase could be mitigated through the implementation of conditions. Therefore, the proposal would not have adverse impacts on the environment.

Conclusion

Subject to conditions, the proposal would be in accordance with Core Policies 55 and 56 of the Wiltshire Core Strategy.

Other matters

The application has been supported by an Archaeology Report. Based on the Council's mapping data, the site lies within an area identified to be formerly a series of planned fields on the 1 edition 6" OS map. However, the post medieval character is not legible. The Council's Archaeology Officer has been consulted, and no objections have been raised, noting that the submitted details presents a summary of all known archaeological data from within the site and its immediate surrounding area. It is noted that the site was included within the area of an archaeological trial trench evaluation carried out in 2004, which recorded deep garden soils, but no pre-modern archaeological features or deposits. On this basis, the site is considered to be of very low archaeological potential and the proposal would not result in harm to archaeology.

Pre-commencement Condition Agreement

This recommendation includes pre-commencement planning condition(s) relating to landscaping, construction phase, and surface water drainage. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition(s) and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 22 April 2026.

PLANNING BALANCE AND CONCLUSION

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan.

The proposal is broadly compliant with relevant local and national planning policies in respect of design, scale, residential amenity, landscape, highway safety, flood risk and drainage, ecology and biodiversity, and environmental impacts, subject to the recommended conditions and any necessary mitigation measures.

No material considerations have been identified that would 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 Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions.

CONDITIONS:

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

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

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

Location Plan; P100; received 26 January 2026
Proposed Block Plan; P101; received 26 January 2026
Proposed Site Plan; P103; received 26 January 2026
Proposed Floor Plans – Plot 1; P104; received 26 January 2026
Proposed Floor Plans – Plot 2; P105; received 26 January 2026
Proposed Elevations – Plot 2; P201; received 26 January 2026
Proposed Elevations – Plot 1; P200; received 26 January 2026
Roof Plan and Visibility Splays; P106; received 26 January 2026
Application form & Certificate; received 26 January 2026
Arboricultural Report: Impact Assessment and Method Statement; Wotton Tree Consultancy; January 2026 ref: WTC_1640.01.rev A revised 25 February 2026
Preliminary Ecological Appraisal Report; Smart Ecology; December 2025, ref: 2025-140; received 26 January 2026

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

3. No development shall commence on site (including any works of demolition), until a Construction Management Statement, together with a site plan, have been submitted to and approved in writing by the local planning authority. The details shall include the following:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during construction;
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
 - viii) measures for the protection of the natural environment.
 - ix) hours of construction, including deliveries;
 - x) site layout drawing noting location of areas such as storage, staff parking, loading and unloading etc has been submitted to, and approved in writing by, the local planning authority.

The so-approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the local planning authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

4. No development shall commence until a scheme of soft landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall be prepared and implemented in accordance with BS 8545: Trees – from nursery to independence in the landscape – Recommendations, and BS 4428: Code of practice for general landscape operations (excluding hard surfaces), or any British Standards that replace them.

The submitted details shall include but not be limited to:

- (a) a written statement setting out the soft landscaping design objectives and how these will be delivered;
- (b) details of all proposed planting, including species, sizes, densities, quantities and locations;
- (c) details of planting methods, soil preparation, cultivation, staking, mulching and aftercare;
- (d) details of retained trees, hedgerows and other landscape features, including measures for their protection and integration;
- (e) an implementation programme, including phasing where relevant.

All soft landscaping comprised in the approved details shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development, whichever is the sooner.

REASON: In the interest of the character and appearance of the area.

5. No development shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable drainage principles and shall be informed by an assessment of the hydrological and hydrogeological context of the site. The scheme shall comply with Wiltshire Council requirements, the National Planning Policy Framework, the Planning Practice Guidance and the Non Statutory Technical Standards for Sustainable Drainage Systems (SuDS).

The submitted details shall include, but not be limited to, the following:

- i) information on the design storm periods and intensities, the methods used to delay and control surface water runoff, and the measures proposed to prevent pollution of receiving groundwater and/or surface waters, including evidence that surface water discharge from the site will be restricted to a maximum rate of 1 litre per second;
- ii) evidence of a watercourse survey to confirm bed and bank levels, where discharge is proposed to a watercourse;
- iii) an updated drainage strategy layout showing proposed cover and invert levels for all drainage network elements, including the outfall location and levels;
- iv) cross sections and standard construction detail drawings for all proposed attenuation, conveyance and/or infiltration features and their component elements;
- v) a timetable for implementation of the drainage scheme; and
- vi) a management and maintenance plan for the lifetime of the development, which shall include arrangements for adoption by a public authority or statutory undertaker, where relevant, or alternative arrangements to secure the operation and maintenance of the surface water drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved surface water drainage scheme. The approved sustainable drainage system shall thereafter be managed and maintained in accordance with the approved management and maintenance plan for the lifetime of the development.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding.

6. The development hereby permitted shall not be occupied or first brought into use until the area between the nearside carriageway edge and a line drawn 2m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm , if there is or will be a hedgerow adjacent it must be set back 1m behind the splay line, above the nearside carriageway level, and maintained as such thereafter.

REASON: In the interests of highway safety.

7. The development hereby permitted shall not be first brought into use/occupied until the access as shown on the approved drawings, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

8. Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

9. No part of the development hereby permitted shall be first brought into use until the parking spaces have been completed in accordance with the details shown on the approved plans. Each plot will be provided with at least one EV charging point. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

10. Prior to occupation/first use of the development hereby permitted, a scheme of ecological enhancement measures shall be submitted to and approved in writing by the local planning authority.

The scheme shall include details of the number, type, design, location, and timing of installation of measures, which may include (but are not limited to) bird nesting features and bat roosting features.

The approved ecological enhancement measures shall be installed prior to first occupation of the development (or, where the development is carried out in phases, prior to first occupation of the relevant phase) and shall thereafter be retained and maintained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

REASON: To provide mitigation/enhancement for biodiversity.

11. No building work above ground floor slab level as hereby approved shall commence above ground floor slab level until full details of all materials and finishes to be used for the external walls and roofing of the dwelling have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the so-approved details.

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

12. The development will be carried out in strict accordance with the protections and mitigation measures set the following documents:

- Preliminary Ecological Appraisal Report; Smart Ecology; December 2025, ref: 2025-140; received 26th January 2026
- Arboricultural Report: Impact Assessment and Method Statement; Wotton Tree Consultancy; January 2026 (revised 25 February 2026); ref: WTC_1640.01.rev A

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

13. All trees, shrubs and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any tree, shrub or planting which, within a period of ten years from the date of planting, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next available planting season with a specimen of similar size and species, unless otherwise agreed in writing by the local planning authority.

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

14. 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 to H of Part 1 of Schedule 2 to the Order shall be undertaken.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

15. No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23“Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals. The scheme shall thereafter be permanently retained in accordance with the details submitted.

REASON: To avoid illumination of and light spill onto sensitive habitats and wildlife and to protect the rural setting.

INFORMATIVE NOTES:

Building Regulations

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.

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.

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

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

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

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

Irreplaceable habitat

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

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

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

Consent with the Highway Authority and LLFA

The application involves creation of a new vehicle access and dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire’s Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent . Please contact the Drainage Team at Drainage@wiltshire.gov.uk

Party Wall Act

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

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

Public Sewers

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Wildlife and Countryside Act

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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.