



Planning Design and Access Statement v.2 (24/04/26)

Land to the west of Green Lane, Ford, Salisbury (PP-14830041)

Development proposed

Erection of a 4-bed self-build dwelling (PV on roof, battery and Air Source Heat Pump) with garage and two garden outbuildings; closure of the existing vehicular access to Green Lane; formation of a new vehicular access with 2.4m x 43m visibility splay (both directions), dropped kerb, parking and turning area; retention of the existing pedestrian access to Green Lane; and associated hard and soft landscaping and hedge and fence boundary treatments.

1. Introduction

This statement accompanies the full planning application for a single self-build dwelling on an infill plot at Ford. The statement now reflects the latest plans (23/04/26), the latest supporting technical material, and the most recent community engagement undertaken before submission.

The application should be read alongside the updated drawing and report package, including in particular:

- Topographic Survey TP1 Rev A dated 16.04.26;
- Site as Existing 01 dated 23.04.26;
- Master Plan as Proposed 02 dated 23.04.26;
- Proposed Sections 03 dated 23.04.26;
- Floor and Elevation Plans as Proposed 04 dated 23.04.26;
- Proposed Site and Tree RPA Detail 05 dated 23.04.26;
- the Heritage Statement (April 2026);
- Bellamy Roberts Highways Technical Note ref. ITR.6445.HTN.03i dated 15.04.26;
- the Archaeology Summary dated 09.04.26;
- the Technical Note on Ecology dated 14.04.26 together with the Wessex Ecology Preliminary Ecological Appraisal Survey Report dated 13.04.26;
- the Technical Note on Flood Risk dated 09.04.26;
- the Technical Note on Ground Conditions and Drainage dated 09.04.26;

- the Technical Note on Nutrient Neutrality dated 09.04.26;
- the Technical Note on Sustainability and Energy Efficiency dated 10.04.26;
- the Tree Survey and Tree Quality Assessment (March 2026); and
- the CIL and self-build documentation.

The documents demonstrate that the proposal is a carefully considered, attractive, sustainable and well-contained form of single-dwelling development that responds to the character of Ford while addressing the principal site-specific matters identified through the pre-application process, namely principle, heritage, highways and access, ecology, nutrient neutrality, drainage and design.

2. Site and context

The site lies to the west of Green Lane and forms part of the garden formerly associated with Ford House. It is enclosed by existing residential development, mature vegetation and established boundary features, and reads as a contained gap within the developed frontage rather than as isolated encroachment into the wider countryside.

The application site area is approximately 0.18 hectares.

The site is nevertheless sensitive. It lies within a Special Landscape Area, adjoins the restricted byway: Green Lane, includes and is influenced by mature trees and planting, and sits within the setting of Ford House, identified by the Council as a non-designated heritage asset. The topography also falls and rises across the plot, with levels therefore relevant to the way any new dwelling is experienced from The Old Castle Road – also known as The Roman Road -Green Lane and neighbouring land.

The latest topographical survey, revised site layout and sections now provide a much clearer evidence base as to site levels, frontage treatment, the relationship with adjoining properties, and the way the proposed house is intended to sit within the slope.

3. Planning position

Wiltshire Council's pre-application response remains the starting point. In substance, the proposal was said to be potentially acceptable, subject to resolution of key issues (Appendix 1).

The principal planning point is that, although Ford sits outside the Wiltshire Core Strategy settlement hierarchy, the 'made' Laverstock and Ford Neighbourhood Plan and the emerging Local Plan both support treatment of Ford as a Small Village, such that a single dwelling on a contained gap site may properly be regarded as infill in principle.

The proposal is advanced on that basis: as a single self-build infill dwelling within a contained plot, not as sporadic or intrusive expansion into open countryside. It is also material that the scheme is intended to deliver a genuine long-term self-build family home, close to relatives already living nearby, and that the submission is accompanied by the necessary CIL and self-build documentation and by the proposed self-build legal mechanism.

This statement also reflects the fact that the supporting package is now materially stronger than it was at the time of the 'pre-app', particularly in relation to the refined access strategy, the latest heritage-led architectural drawings, the latest ecology material, and the drainage and soakaway evidence.

4. Design approach and latest plans

The design objective remains to provide a comfortable family house that sits quietly within Ford and within its landscape setting. The latest architectural package comprises a coherent plan set, including the existing site plan, proposed masterplan, sections, floor plans, elevations and the detailed site/tree drawing.

These plans show a modern but restrained domestic form, intended to sit comfortably amongst nearby dwellings and within the established grain of development.

The proposed house is read as a single dwelling with attached garage and two modest ancillary garden outbuildings. Its proportions, roof form and material palette are intended to respond to local cues without resorting to imitation. The use of render, brick, clay-tile style roofing and integrated roof-mounted photovoltaic panels is consistent with a contemporary but context-aware architectural response.

The latest masterplan and sections are particularly helpful. They show how the building is set back from The Roman Road, how the revised frontage and access arrangement work in practice, and how the dwelling steps into the site so that apparent bulk is moderated in public views.

The proposal will entail the closure of the vehicular access onto Green Lane, so no vehicles need to use the poor junction between Green Lane and The Roman Road.

The plans also show the proposed hard and soft landscaping structure with retained planting, new hedge planting, new tree planting, areas left to grass, gravelled parking/turning, and boundary treatments designed to soften the development.

The Heritage Statement supports the present approach and concludes that the plot makes no material contribution to the significance of Ford House, and that the proposed development will not harm the significance of that non-designated heritage asset. The updated plans should therefore be read together with the heritage analysis, rather than in isolation.

5. Access and movement

The access strategy has now been refined in direct response to the pre-application advice.

As mentioned, the proposal closes the existing vehicular access onto Green Lane, which suffers from poor visibility, and instead provides vehicular access from Roman Road / Old Castle Road with visibility splays of 2.4m x 43m in both directions.

Bellamy Roberts Highways Technical Note dated 15.04.26 confirms that the proposal for one 4-bedroom dwelling would generate a very low level of vehicle movements; that the proposed access can achieve the necessary visibility splays within land under the applicant's control; that swept-path analysis demonstrates that vehicles can enter, park, turn and leave in forward gear; and that the arrangement is acceptable in highway terms.

The masterplan and access drawing also show that the scheme delivers a planning benefit by removing vehicular use from Green Lane while retaining the existing pedestrian access there.

Parking and turning are shown within the site, and the overall arrangement is intended to comply with adopted standards while preserving a landscaped setting rather than creating a visually dominant forecourt.

6. Landscape, trees, ecology and amenity

The proposal seeks to retain the site's verdant character. Existing trees, hedges and boundary vegetation make an important contribution to the lane, local character, biodiversity value and the setting of neighbouring dwellings. The latest plans and reports show a clear intention to retain and work around the principal landscape structure, while supplementing it with new planting and controlled boundary treatments.

Ecology: The Technical Note dated 14.04.26, read with the Wessex Ecology Preliminary Ecological Appraisal Survey Report dated 13.04.26, records the River Avon SAC/SSSI within approximately 85 metres of the site, records no invasive non-native plant species on site, and identifies low potential for badgers, amphibians, reptiles, otter, water vole and dormice, together with nesting bird interest in vegetation and limited bat interest associated principally with retained trees and the underground structure referred to as Target Note 1.

Importantly, the current proposal does not include alteration to, entry into, demolition of, excavation of, sealing of, lighting of, ventilation of, or other interference with that underground structure. It is not proposed to be used or affected by the development. On that basis, the ecology note explains why the bat survey recommendation in the Wessex report, insofar as it relates to that structure, is not triggered by the development now proposed.

The application proceeds on a precautionary basis as to ecological good practice, including protection of retained trees and vegetation, avoidance of vegetation clearance during the nesting season unless appropriately checked beforehand, sensible control over excavations and lighting, and incorporation of habitat enhancement measures.

The scheme is also advanced as self-build development on a small site, such that the biodiversity net gain exemption relied on in the application documentation is engaged, subject to the required legal controls.

Residential amenity has informed the layout and elevational treatment. The arrangement of the dwelling, the disposition of windows and the relationship to neighbouring plots are intended to avoid material overlooking, overbearing impact or unacceptable loss of outlook.

7. Sustainability, drainage and services

The proposal has been designed as a low-carbon family home.

The submitted sustainability note explains that the dwelling is intended to incorporate an air source heat pump, approximately 12 roof-mounted photovoltaic panels, a home battery storage system and EV charging provision.

Taken together, these measures are intended to reduce operational carbon emissions, lower dependence on fossil fuels and improve on-site energy resilience.

Surface water drainage has also been strengthened by recent site investigation. The Technical Note on Ground Conditions and Drainage records percolation testing undertaken in March 2026. Although one deeper test location performed poorly, two further BRE365 tests undertaken at about 0.5m depth produced satisfactory results, with the lower figure adopted for design. The conclusion reached is that ground conditions show moderate permeability and are suitable for soakaways and related SuDS features if properly located.

The flood risk note confirms that the site lies in Flood Zone 1, outside the higher-risk fluvial flood zones, with very low recorded risk from rivers and the sea and very low surface water risk.

Foul drainage is proposed to connect to the mains sewer, consistent with the pre-application advice and the nutrient neutrality strategy. Overall, the drainage and flood-risk position now presents as a coherent and proportionate technical response for a single dwelling on this site.

8. Community engagement

On 20/04/26, the Applicants attended a general public meeting hosted by Laverstock and Ford Parish Council.

At the start of that meeting – there was an opportunity for the public to speak briefly for 3 – minutes.

The Applicants described the emerging proposal and explained the broad approach being taken in response to the pre-application advice and the technical work then underway.

The proposal was well received in principle, subject to the entirely sensible point that the Parish Council and local residents would wish to review the actual planning application documents once formally submitted.

The Applicants have taken that engagement seriously and this statement forms part of the effort to ensure that the submitted package is clear, transparent and properly supported.

9. Drone photographs

The Applicants' drone photographs taken in late April 2026 are at [Appendix 2](#).

Those images enable interested parties and the decision-maker to see the wider Ford-context, the relationship to Roman Road / Green Lane, the containment of the site, and the way the proposal sits relative to the site, the surrounding homes and landscape features.

10. Planning policy and the planning balance

The key paragraph is **NPPF paragraph 2**:

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.”

This proposal represents a strong and sustainable form of single-dwelling village infill development. It makes effective use of a contained parcel of land within the established built framework of Ford, rather than extending development into open countryside in any sprawling or intrusive way.

National policy supports making the best use of land in sustainable locations and significantly boosting the supply of homes; that imperative carries real weight here, particularly where the proposal is for a self-build family home on a well-contained site.

The planning balance is also materially influenced by Wiltshire's current housing land supply position. The Council's own pre-application response ([Appendix 1](#)) records that it can presently demonstrate only a 2.42-year housing land supply, such that the presumption in favour of sustainable development is engaged unless clear countervailing harm is identified.

The Pre-App response also includes a detailed description of the whole relevant planning policy context that notes that, although Ford was not identified as a Small Village in the adopted Core Strategy, the made Neighbourhood Plan assumes Ford is and will continue to be a Small Village, and the emerging Local Plan likewise treats Ford as a Small Village.

On that basis, the Council expressly concluded that a single self-build dwelling here is likely to be capable of being regarded as infill development in policy terms and that the principle, is potentially acceptable.

In our opinion, the proposal therefore accords with Core Policy 2, read alongside the neighbourhood plan and emerging policy position. The proposal – in terms of CP 2: (i) respects the existing character and form of Ford; (ii) it will not elongate Ford nor impose inappropriate development in the landscape; and , (iii) it will not consolidate Ford, but just sit naturally within the existing well established residential area.

It is also supported by the wider design policy framework: the scheme is a bespoke, carefully judged response to site context, landscape containment, neighbouring buildings and technical constraints, delivering a high-quality home with an upgraded access arrangement, strong landscaping and a clear sustainability agenda.

Overall, the planning balance falls firmly in favour of permission.

11. Conclusion

In the light of the latest plans and technical material, this application presents a coherent and well-supported proposal for a single self-build infill dwelling on a contained plot at Ford.

The detailed scheme responds directly to the pre-application advice by closing the poor existing vehicular access from Green Lane, providing a safer access arrangement from Roman Road, retaining pedestrian connectivity, and grounding the submission in updated architectural, ecological, heritage, drainage and highway evidence.

The proposal will deliver a well-designed long-term family home that is sensitive to its setting, supported by landscaping, and aligned with the direction of national and local planning policy as presently engaged.

Subject to the supporting technical package and the necessary legal mechanisms for self-build and habitat-site mitigation, the proposal is respectfully advanced as an acceptable form of village infill development.

Richard Greenwood BA (Hons) BPI MRTPI

Director

Appendix 1

Application No:	ENQ/2025/02077
Application Type	Pre-Application enquiry
Proposal:	Proposed erection of a single self-build dwelling with associated garage, landscaping and access arrangements, including the option to relocate vehicular access from Green Lane to Roman Road, on land formerly owned by the MOD which formed part of the residential garden and parking for Ford House, Ford
Location:	LAND TO THE WEST OF GREEN LANE, FORD, SALISBURY, SP4 6DX
Case Officer:	Lucy Minting

Dear Sir/Madam,

Thank you for your pre-application enquiry received on 17 December 2025.

Please note that the advice below represents an officer's informal professional opinion based on the information provided at the time of writing. It is given without prejudice to any formal decision the Council may make on a subsequent planning application.

Any future application would be subject to full assessment, including site publicity and consultation, and other material considerations may emerge through that process. This advice is based on current adopted planning policies and guidance available at the time of writing.

Summary of Officer View

☐	Acceptable in principle. This response sets out areas to be addressed through any subsequent application.
☐	Unacceptable in principle. Submission of an application is not encouraged. Key reasons are outlined below.
☒	Potentially acceptable, subject to resolution of key issues. This response identifies what needs addressing before the proposal could be supported.

RELEVANT PLANNING DESIGNATIONS AND CONSTRAINTS:

The site is in the Southern Wiltshire Community Area and situated in the countryside, outside of a defined settlement boundary/Limits of Development (LOD).

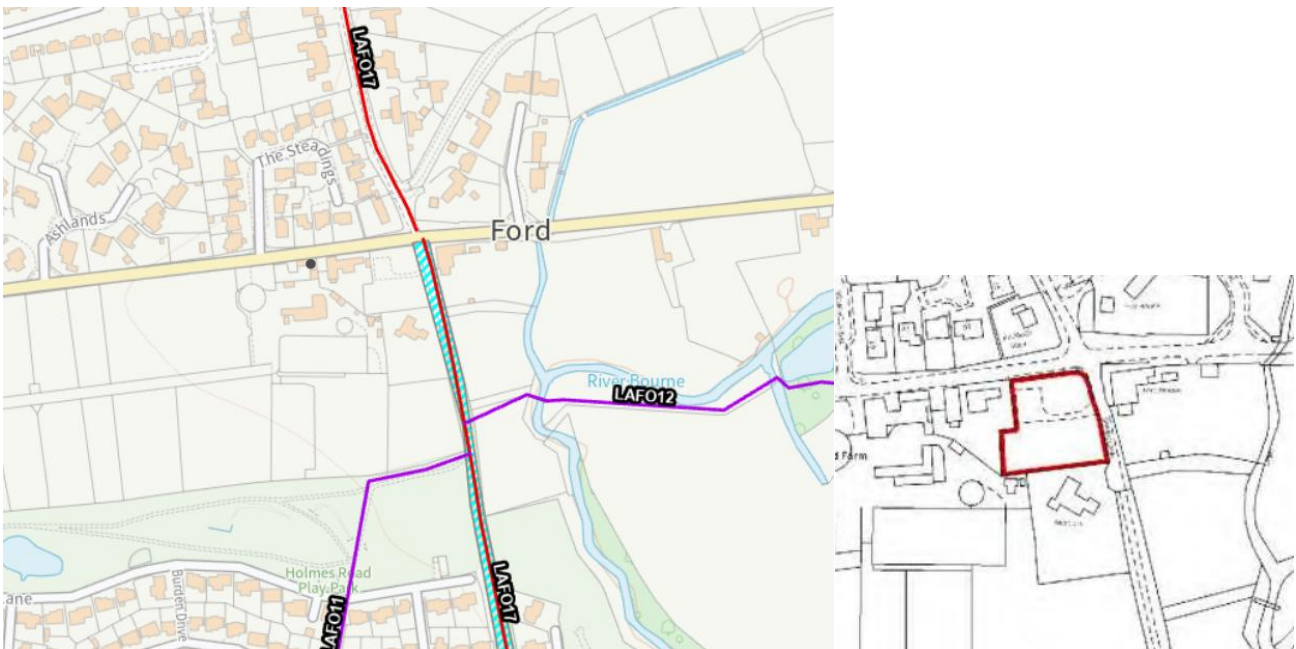
The pre-application explains that the site formed part of the residential garden and parking of Ford House (there is another parking area to the east of Ford House), with vehicular access from Green Lane.

There are mature trees and vegetation/hedging within the site and to the boundaries.



The site is identified as being within a Special Landscape Area (a saved policy of the Salisbury District Local Plan).

Restricted Byway (LAF017) known as 'Green Lane' runs along the east boundary of the site:

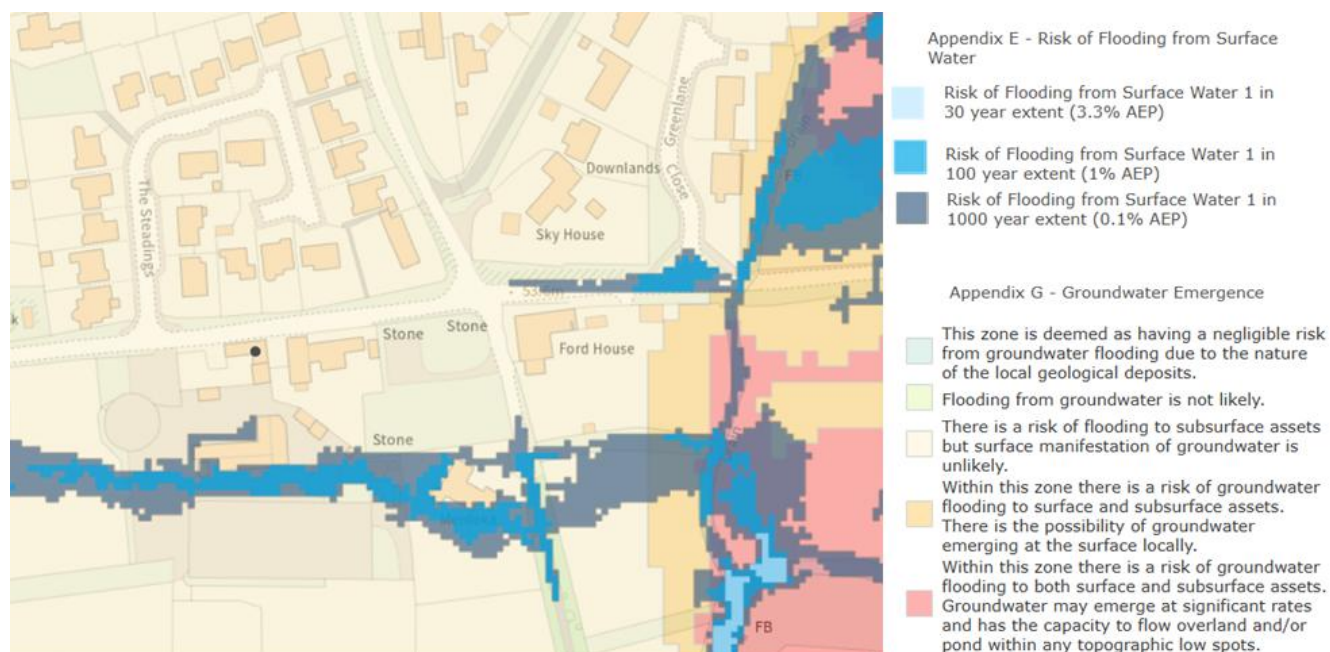


There are no statutory landscape or wildlife designations on-site. However, the site is situated within the catchment of the River Avon Special Area for Conservation (SAC) and the 13.8km zone of influence (ZOI) for the New Forest internationally protected sites, which comprises the New Forest Special Protection Area (SPA), New Forest Special Area of Conservation (SAC) and New Forest Ramsar site.

There are no designated heritage assets on the site (including listed buildings/conservation area), but

Ford House (with a significant link to the airfield, one of the earliest and best surviving of WW1) is considered a non-designated heritage asset.

The site is within Flood Zone 1 and is not identified to be at high risk of flooding from other sources (surface or groundwater) in the Strategic Flood Risk Assessment (SFRA) with groundwater levels suggested to be between 0.5m and 5m below the ground surface, and only a small area at risk of surface water flooding. Overall, the site is shown to be at a low cumulative risk of flooding in the future from all sources.



RELEVANT PLANNING HISTORY:

None

PROPOSALS:

The proposal is for a single self-build dwelling on the site. The preapplication includes two options for redevelopment of the site and asks if the council can provide guidance on 'whether one design approach would be preferable, more policy-supportive, or more suited to the site constraints.'

Option 1

A two-storey dwelling of rendered/part clad elevations under grey/slate roof, with attached garage accessed via new vehicular access onto the C287:



Figure 3. South Elevation (Back)



Figure 1. Proposed DanWood Park 236e House design (front elevation)



Option 2

Chalet style dwelling with access from Green Lane, detached garage:



Figure 2. Dan-Wood 236.1e - North Facing elevation



Figure 1. Dan-Wood 236.1e - South facing elevation (Alternative design)



RELEVANT PLANNING POLICIES:

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. Decisions must also reflect relevant international obligations and statutory requirements.

Other material considerations may include other local planning policy and guidance, the emerging Wiltshire Local Plan Review, UK government legislation or Written Ministerial Statements and national planning policy and guidance such as the NPPF.

Depending on when you may decide to pursue an application on this site, the policy context could have significantly changed. It is therefore recommended to check progress of the new local plan on our website: [The Local Plan review - Wiltshire Council](#).

Please also note that we are expecting a revised NPPF following a consultation on [National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#).

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this pre-application enquiry 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 4 Development in the Amesbury Community Area;
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 43 Affordable Housing;
- Core Policy 45 Meeting Wiltshire's Housing Needs;
- Core Policy 46 Meeting the Needs of Wiltshire's Vulnerable and Older People;
- Core Policy 49 Protection of rural services and community facilities;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape;
- Core Policy 52 Green Infrastructure;
- Core Policy 55 Air Quality;
- Core Policy 56 Contaminated Land;
- 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 63 Transport Strategies;
- Core Policy 64 Demand Management;
- Core Policy 67 Flood Risk;
- Core Policy 68 Water Resources;
- Core Policy 69 Protection of River Avon SAC

Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Waste Core Strategy 2006-2026

WCS6: Waste Reduction and Auditing

Adopted Salisbury District Local Plan saved policies: (Appendix D WCS):

C6 – Special Landscape Area

C18 – Development affecting rivers and river valleys

R2 Open Space Provision

Made Neighbourhood Plans:

Laverstock and Ford Communities Neighbourhood Plan (made in October 2022)

Laverstock and Ford Parish Design Guide 2021

Landscape Sensitivity Assessment for Laverstock and Ford Parish, Wiltshire

Supplementary/Other Planning Documents:

[Wiltshire Design Guide \(Adopted 25/03/2024\)](#)

[Wiltshire Local Transport Plan 2011-2026](#)

[Car Parking Strategy \(Policy PS6 - Residential parking standards\)](#)

[Cycling Strategy](#)

[Salisbury Local Cycling and Walking Infrastructure Plan \(LCWIP\) adopted Sept 2024](#)

[Housing Land Supply Statement Base Date April 2024 published June 2025](#)

[Local Flood Risk Management Strategy \(April 2015\)](#)

[Wiltshire Council's Developer's guidance note - Surface water soakaways](#)

[Landscape Conservation](#)

- *Wiltshire Landscape Character Assessment 2005*
- *Salisbury District Landscape Character Assessment 2008 (covering South Wiltshire)*

[Wiltshire and Swindon Historic Landscape Characterisation](#)

[Climate Strategy](#)

[Wiltshire Green Blue Infrastructure \(GBI\) Strategy 2022](#)

[Salisbury District Local Plan 2011 | Wiltshire Council:](#)

- *Adopted 'Creating Places Design Guide' Salisbury 2006*
- *Adopted 'Achieving Sustainable Development' Salisbury 2005*

[Writing ecological surveys to inform the planning - Wiltshire Council](#)

[Interim Recreation Mitigation Strategy for The New Forest Internationally Protected Sites January 2022 Guidance](#)

[Phosphorus and Nitrogen Mitigation](#)

[Biodiversity Net Gain guidance](#)

Waste storage and collection: Guidance for developers 2017 formally adopted as SPD at Full Council on 21 Feb 2017 (item 87):

<https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=130&MId=10621&Ver=4>

[Air Quality Action Plan 2024-2029 Adopted 19/03/2024](#)

[Air Quality SPD Adopted October 2025](#)

[Wiltshire Council Noise Technical Guidance](#)

[Community Infrastructure Levy - Wiltshire Council](#)

- Wiltshire Community Infrastructure Levy Revised Wiltshire Planning Obligations SPD October 2016

[Strategic Flood Risk Assessment 2024](#)

The SFRA appendices are available on our Local Plan page: [Submission and document library - Wiltshire Council](#) 'Updated evidence documents prepared to address Regulation 19 consultation comments'

[Historic England Advice Note 7 - Local Heritage Listing: Identifying and Conserving Local Heritage](#)

Draft Wiltshire Local Plan Policies:

- Policy 1: Settlement Strategy
- Policy 2: Delivery Strategy
- Policy 3: Reserve sites and broad locations for growth
- Policy 4: Addressing climate change
- Policy 5: Securing infrastructure provision from new development
- Policies 21- 43: Salisbury Area Strategy
- Policies 64 – 75: Economic, tourism, retail and transport
- Policies 76 – 84: Social, housing, community, public open space and wellbeing
- Policies 85 – 101: Sustainability, ecology, water and landscape, heritage, air quality

Link to current Pre submission draft LP text and policies:

[Overview - Wiltshire Council](#)

[Submission and document library - Wiltshire Council](#)

National Planning Policy/Documents:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide (2021)
- [Local Transport Note 1/20 Cycle Infrastructure Design \(LTN 1/20\)](#)
- Green Infrastructure Framework (2022)
- Building for a Healthy Life (2020)

Relevant statutes:

Wildlife and Countryside Act 1981 (as amended)

The Countryside and Rights of Way Act 2000

Natural Environment and Rural Communities Act 2006

Environment Act 2021

(Biodiversity Net Gain): Part 6 Nature and Biodiversity (s98)

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations')

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI No. 2019/579) update and supersede the Conservation of Habitats and Species Regulations 2017 (SI2017/1012), 2010 (SI No. 2010/490) and the Conservation Regulations 1994 (as amended). The 2019 Regulations are the principal means by which the European Habitats Directive is transposed in England and Wales.

The Regulations provide for the designation and protection of a network of 'European Sites' termed Natura 2000, the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.

Regulation 43 relates to the protection of European protected species listed under Schedule 2 of the Regulations.

Regulation 63 of the Habitats Regulations 2017 states the responsibilities for competent authorities

Ancient Monuments and Archaeological Areas Act (1979) amended by the National Heritage Act (1983) and the National Heritage Act (2002)

Environmental Protection Act, 1990

ASSESSMENT

Main issues:

- Principle of development
 - The general location and position within the settlement hierarchy
 - Laverstock & Ford Communities Neighbourhood Plan
 - Self-build development
 - Wiltshire's housing land supply position
- Ecological considerations
 - Appropriate Assessment
 - i) *River Avon Special Area of Conservation - Phosphate Neutral Development*
 - Foul drainage
 - Surface water management/drainage strategy
 - ii) *The New Forest Internationally protected sites (New Forest SPA, New Forest SAC and New Forest Ramsar site)*
 - iii) *Section 111 Agreement*
 - Protected Habitats and Species
 - No net loss/Biodiversity Net Gain
- Highway considerations
- Scale, Design and Visual Impact on Character and Appearance of the Area (including setting of non-designated heritage assets) and wider rural landscape setting designated a special landscape area
- Potential impact to heritage assets with an archaeological interest
- Amenity considerations
 - The impact on the living conditions of proposed and existing properties
 - Environmental Considerations
 - i) *Noise & Vibration*
 - ii) *Air Quality*
- Potential impact to heritage assets with an archaeological interest
- Climate change
- Planning Obligations and Community Infrastructure Level (CIL)

1. Principle of Development

1.1 The general location and position within the settlement hierarchy:

At the heart of the NPPF is a presumption in favour of sustainable development and the NPPF defines three dimensions to sustainable development, namely economic, social and environmental strands.

The Settlement (Core Policy 1) and Delivery Strategies (Core Policy 2) of the Wiltshire Core Strategy (WCS) are designed to ensure new development fulfils the fundamental principles of sustainability by directing new development to the most sustainable locations, primarily within the defined limits of development (LoD)/settlement boundaries of market towns, local service centres, and Large Villages with a range of facilities, where local housing, service and employment needs can be met in a sustainable manner.

A hierarchy has been identified based on the size and function of settlements, which is the basis for setting out how the Spatial Strategy will deliver the levels of growth.

CP1 identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages.

CP2 identifies the scale of growth appropriate within each settlement tier, stating that within the LoD/settlement boundaries, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

LoD/settlement boundaries are essentially defined as the dividing line between areas of built urban development (the settlement) and non-urban or rural development (the open countryside).

The site is outside of a LoD where there is a general presumption against new development. Proposals outside these limits are generally only supported in exceptional circumstances and under CP2 development will not be permitted unless it meets the criteria set out in policy Core Policy 34 (additional employment land), Core Policy 37 (military establishments), Core Policies 39 and 40 (development related to tourism), Core Policy 44 (rural exception sites), Core Policies 46 and 47 (specialist accommodation provision) and Core Policy 48 (supporting rural life) or in 'Small Villages' where development is limited to 'infill' within the existing built area.

CP2 outlines the delivery strategy for Small Villages and states:

"At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities 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*
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement."*

The supporting text to the WCS goes onto define infill '*as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling.*'

Appendix F of the WCS lists settlements where there is no longer a settlement boundary including all Small Villages and settlements outside the settlement hierarchy. Ford is included in List 2 – Settlements that formerly had a boundary in the Salisbury District Local Plan (outlined by the Housing Policy Boundary red line extract below/policy H16) but are not identified in the settlement hierarchy of the WCS (lacking services, facilities and employment opportunities) and poorly accessed by alternative means of travel to the private car (the highways authority comments below reference Core Policy 57 (xiv), CP60(i) and CP61 of the Wiltshire Core Strategy and the NPPF 2024 paras 109-111 seeking to reduce the need to travel particularly by private car).



Former Salisbury District Local Plan Extract.

Ford is therefore outside of the settlement hierarchy and is not considered to be a Small Village within the WCS, so CP2 infill does not apply.

Ford is not included in the development hierarchy in the WCS so CP2 'infill' wouldn't ordinarily be applicable to the proposals, however it is noted the draft Local Plan (LP) categorises Ford as a small village:

Small Villages

4.215 The roles of Small Villages are set out in Policies 1 and 2. The following table sets out the Small Villages in the Salisbury Area:

Table 4.9 Salisbury rural area Small Villages

Allington	Ebbesbourne Wake	Odstock
Ansty	Enford	Orcheston
Barford St Martin	Everleigh	Quidhampton
Berwick St James	Farley	Semley/Semley Station
Berwick St John	Figheldean/Ablington	South Newton
Bishopstone	Firsdawn	Stapleford
Bodenham	Fonthill Bishop	Steeple Langford
Bowerchalke	Fonthill Gifford	Stoford
Britford	Ford	Stourton

1.2 Neighbourhood Plan:

The Laverstock & Ford Communities Neighbourhood Plan 2021 to 2036 (LFNP) was ‘made’ in October 2022. The site is covered by the Plan area and is outside but adjacent to Landscape Character Area 3 ‘Ford and Land East of Old Sarum Airfield’ identified in the Landscape sensitivity assessment ([appendix 1](#) to the LFNP):

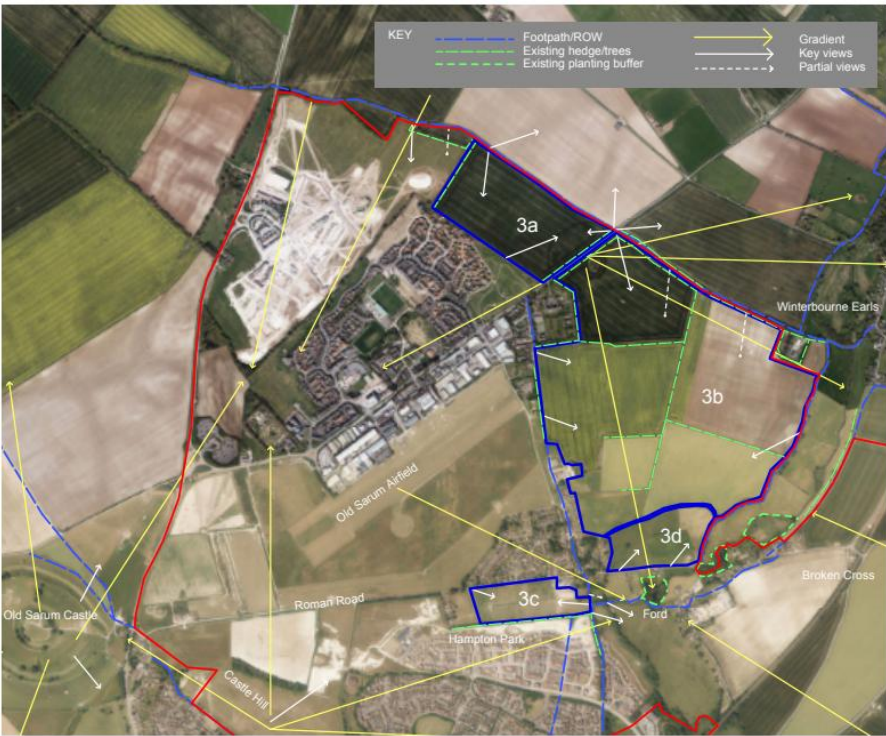


Fig. 8.2 Area 3 landscape analysis

The Neighbourhood Plan (NP) refers to residents supporting any development in Laverstock, Milford and Ford being limited to infill and assumes that Ford is and will continue to be a Small Village.

1.3 Self-build development:

The NPPF (paragraph 63) supports planning policies for people wishing to commission or build their own homes and under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building.

The council’s self-build register shows that demand has not been met for the last few years of accounting. The register is available from: [Monitoring and evidence - Wiltshire Council](#)

The WCS does not have a specific policy relevant to self-build proposals, although draft policy 80 of the Wiltshire Local Plan requires that site of 20+ dwellings, 5% should be made available as serviced plots for self and custom build and must be completed within 3. years of purchase by a self-builder.

For all applications involving new build or replacement dwellings intended as self-build units, Unilateral Undertaking or Section 106 agreement must be secured before the application is determined. Wiltshire Council has a Unilateral Undertaking for self-build dwellings which applicants can use (see below for more details).

1.4 Wiltshire's housing land supply position:

The 2024 Wiltshire Housing Land Supply Statement (HLSS) published 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 for residential development.

The NPPF December 2024 requires LPA's to provide specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The accompanying Planning Practice Guidance at the same date changed the Government's standard methodology for calculating housing requirements. This resulted in a substantial increase in Wiltshire's five-year housing requirement compared to the previous calculation. As a result of this change of approach, the Council can currently demonstrate a 2.42 year housing land supply which represents a shortfall.

Appendix 6 of the 2024 HLSS assesses the remaining housing to be identified by Community Area and identifies that the indicative requirement for additional homes in the Southern Wiltshire Community Area has been exceeded by 228 dwellings over the remaining WCS plan period to 2026, albeit these numbers are indicative and not to be interpreted as a ceiling to development.

Appendix 6 – Summary assessment of supply and remaining housing to be identified (by Community Area settlements and rural remainders)

Area	Indicative requirement 2006-2026	Completions 2006-2024	Deliverable commitments 2024-2026 ¹²	Indicative remaining requirement ¹³
Southern Wiltshire CA remainder ¹⁸	425	616	37	-228

¹³ Figures in the Indicative remaining requirement column show as a positive figure where the indicative requirement (completions and commitments) has not yet been met. It shows as zero or a negative figure where the indicative requirement has been met or exceeded.

¹⁸ Southern Wiltshire CA remainder and Southern Wiltshire CA exclude development at Old Sarum and Longhedge. These are classified as Salisbury Principal Settlement.

As the council cannot currently demonstrate the required housing land supply, paragraph 11 of the NPPF confirms that development plans should apply a presumption in favour of sustainable development. The paragraph continues by stating that for 'decision-taking' this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; 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 combination⁹.

⁷ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

The NPPF also attaches significant weight to 'made' Neighbourhood Plans which are under 5 years old (paragraph 14), and the NP supports infill development at Ford.

Footnote 7 of the NPPF would however apply if the proposals were considered to be unacceptable as infill development as this would then constitute 'unplanned' development within a protected area of the

catchment of the River Avon Special Area of Conservation (a habitats site), which would not be eligible for the council's nutrient neutrality mitigation scheme (explained further below), and paragraph 195 states that the presumption in favour of sustainable development does not apply unless an appropriate assessment has concluded that the proposal will not adversely affect the integrity of the habitats sites.

The pre-application asks whether the council considers the proposals qualify as appropriate infill development. **Considering the made Neighbourhood Plan supports infill development assuming Ford is and will continue to be a Small Village and the emerging Wiltshire Local Plan also refers to Ford as a Small village it is considered likely that the LPA would consider Ford to be a small village and therefore in principle the proposals for a single self-build dwelling can be considered potentially acceptable as infill development.**

In assessing ii) of paragraph 11d) and the acceptability of planning proposals as infill development it is also necessary to consider compliance with other relevant planning policies and the normal range of material considerations (including the NPPF, NPPG and other relevant international obligations and statutory requirements) and **site-specific impacts that have to be taken into account when determining a planning application and a judgement is necessary in terms of all the development impacts considered below.**

The environmental aspect of the definition of sustainable development also includes protecting and enhancing our natural, built and historic environment.

2. Ecological considerations

The NPPF and Core Policies 50 (CP50) and 52 (CP52) of the WCS and require that the planning authority ensures protection of important habitats and species in relation to development and seek enhancement for the benefit of biodiversity through the planning system. The Council has a statutory duty under the Environment Act 2021 to secure 10% measurable biodiversity net gain (BNG).

Core Policy 51 (CP51) also refers to development proposals needing to demonstrate how they protect features of nature conservation and there is an expectation that such features shall be retained, buffered, and managed favourably to maintain their ecological value, connectivity and functionality in the long-term.

2.1 Appropriate Assessment:

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are protected under The Conservation of Habitats and Species Regulations (as amended).

j) River Avon Special Area for Conservation (SAC) and SSSI - Phosphate Neutral Development:

The site is within the catchment of the River Avon SAC and SSSI.

The River Avon SAC/SSSI encompasses the five rivers flowing into the River Avon at Salisbury; River Nadder, River Wylde, River Till, River Avon and River Bourne. The SAC has been designated because it contains populations of European importance of the following features:

- River habitat characterised by water crowfoot and starwort
- Atlantic salmon
- Bullhead
- Brook lamprey
- Sea lamprey
- Desmoulin's whorl snail

Under the Habitat Regulations, any development with the potential to affect a SAC and its designated species must be subject to strict scrutiny by the decision maker, in this case the LPA. The Authority should not permit any development, which would have an adverse effect on the integrity of the River Avon SAC, alone or in combination with other developments, unless certain rigorous tests are met.

The first five features of the River Avon SAC occur within the river itself and are therefore vulnerable to changes in water hydrology and water quality and also to any activity which affects the river channel. The sixth is a tiny snail which lives on vegetation growing on the banks of the river and potentially other areas in flood zones. When a European site, such as a SAC, is affected by a land use authorisation, it

is necessary to consider whether the activity being authorised would impact on any of the designated features.

Of particular relevance to development within the River Avon catchment area is the fact that elevated levels of phosphorous are preventing the conservation objectives from being achieved and causing the river to be in unfavourable condition. Developments within the river catchment have the potential to contribute to elevated phosphorous through foul water discharges.

As this site falls within the catchment of the River Avon SAC, the proposal has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

The pre-application asks for advice on the approach to nutrient neutrality for the proposals. Phosphorus neutrality is required in the River Avon catchment.

An application will need to include a phosphorous nutrient calculation and a strategy of proposed mitigation. This will confirm what measures will be adopted to avoid and mitigate phosphorus burdens in the river system. Guidance on completing the phosphorus budget is available on our website. This webpage also contains information on the options available for developments to achieve nutrient neutrality.

[Phosphorus and nitrogen mitigation - Wiltshire Council](#)

Wiltshire Council has a strategic approach in place for 'planned' development which include proposals which are acceptable as infill development under CP2. A Council-led scheme of phosphorus credits will be available for planned development at a fix cost per kilogram of phosphorus, provided supply of mitigation is available. All other development will be expected to make its own arrangements.

Developer contributions via planning obligations are sought for planning applications that wish to use the Council-led scheme at a fix cost per kilogram of phosphorus, provided supply of mitigation is available (the council's website explains that the roll-out of acceptable schemes has been slower than expected). Phosphorus credits are currently charged at £42,500 per 1 kg of total phosphorus with an additional 5% administration charge.

Further information on the council-led scheme can be found on the council's website pages: (and the steps to take if you wish to apply, which includes entering into a section 111 agreement – please also see appendix A process flow chart of the S111 agreement process):

[Development Application in the Hampshire Avon Catchment](#)

[Biodiversity and development - Wiltshire Council](#) ([ecological contributions calculator](#))

Please note that there are no guarantees council credits will be or when they may be available in this sub-catchment.

Alternative bespoke mitigation packages to the council's scheme would need to be agreed by Natural England (NE) and have a bespoke Appropriate Assessment under the habitat regulations in order for an application to be lawfully approved. This process must therefore be completed before a favourable determination of an application can be made. In this situation applicants should firstly discuss the matter with NE to discuss the scale and nature of the mitigation required and agree any proposed mitigation before the planning application is submitted to the LPA. This must be evidenced by signed documentation submitted with an application. NE have their own pre-application advice service (contact details are provided below).

Every application must also be designed to ensure it does not exceed water consumption levels of 110 litres per person per day including external water usage and this would be made a condition of planning permission.

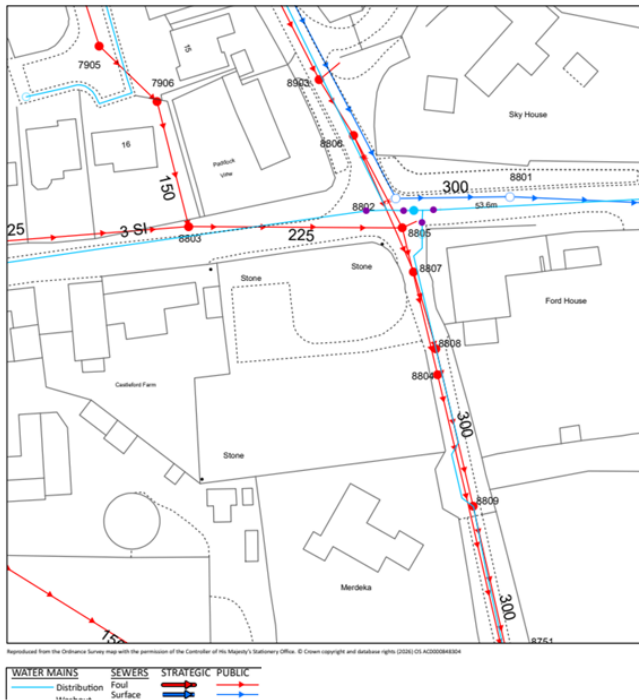
The means of foul drainage and surface water drainage are also relevant to nutrient neutrality:

- Foul drainage:

The site is in a Wessex Water sewered area where connection to the mains system would be expected. Private non-mains foul drainage systems are not considered to be environmentally acceptable within

publicly sewered areas. Both PPG and the Building Regulations 2010 (Approved Document H) set out a presumption in favour of connection to the public foul sewer wherever it is reasonable to do so.

Wessex Water Network Map



- Consider the EA's updated [climate change guidance](#) (27 May 2022)
- Apply the [surface water disposal hierarchy](#)
- mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
- Be informed by soakaway testing in accordance with BRE365, and groundwater level monitoring (taking into account seasonal variations).
- If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.
- If other means of surface water discharge are proposed, we recommend pre and post development runoff rates for the site are in accordance with Wiltshire Council's betterment policy update, which can be found [here](#).
- Calculate the required sizing of any attenuation/ SuDS features
- Demonstrates flood risk is not increased elsewhere.
- Include finished floor levels above the maximum predicted 100-year flood level or if no flooding is predicted, at a sufficient height above the SW drainage cover levels.
- Provide a suitable level of water treatment for the proposed drainage
- Obtain consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.
- Consider how proposed and existing drainage features on the site will be maintained and managed after completion.

RELEVANT PLANNING POLICY GUIDANCE

[NPPF December 2024](#) Planning and Flood Risk (Paras 170–182)

Wiltshire Core Strategy

Core Policy 67 requires that all new development must address flood risk from all sources and not increase flood risk elsewhere. It supports the use of Sustainable Drainage Systems (SuDS) and requires that developments demonstrate how surface water will be managed sustainably.

Wiltshire Local Plan (emerging)

Development must avoid high flood risk areas using the sequential approach. Proposals require a Flood Risk Assessment, Surface Water Drainage Strategy, and Groundwater Assessment where relevant. All schemes must include Sustainable Drainage Systems (SuDS), with major developments achieving a 30% reduction in runoff compared to greenfield rates, following the surface water discharge hierarchy.

Culverting and building over watercourses is discouraged, and natural drainage features should be retained or restored. Drainage strategies must ensure safety during extreme flood events (1-in-100-year + climate change) and provide safe access/egress. SuDS should also deliver biodiversity, amenity, and water quality benefits.

Supplementary Planning Documents

Wiltshire Council Drainage Betterment Strategy (2024)

This technical guidance outlines expectations for surface water discharge hierarchy, attenuation, exceedance routes, water quality, and post-development monitoring.

Wiltshire Design Guide (March 2024)

Includes principles of good design, including integration of SuDS and flood resilience.

Other Relevant Policies and Guidance

Planning Practice Guidance (PPG) – Flood Risk and Drainage [Guidance](#) Covers detailed expectations for flood risk assessments, SuDS design, discharge hierarchy, sequential testing and climate change allowances.

Wiltshire [SFRA](#) (2024)

This document underpins the Sequential and Exception Test application and provides site screening evidence.

Section 19 Flood Investigation Reports

These documents summarise investigations into significant local flood incidents and establish what caused the flooding, how authorities responded, and actions needed to prevent future floods. National Standards for Sustainable Drainage Systems (SuDS) June 2025 [Guidance](#) Establishes mandatory criteria for runoff destination hierarchy, interception, flood resilience, water quality, amenity, biodiversity, and long-term maintenance for all new developments in England.

SuDS Manual (CIRIA C753)

This document set outs design principles, especially where attenuation, exceedance routing, and water quality are discussed.

Infiltration drainage design must be supported by ground investigations, including infiltration testing in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design, and groundwater level monitoring that accounts for seasonal variation.

ii) The New Forest Internationally protected sites (New Forest SPA, New Forest SAC and New Forest Ramsar site)

The site is also within the New Forest 13.8km Internationally protected sites zone of influence (The New Forest Internationally protected sites include the New Forest Special Protection Area (SPA), New Forest Special Area of Conservation (SAC) and New Forest Ramsar site).

Therefore, an application would be screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects.

The necessary mitigation measures to manage recreational pressures on the New Forest protected sites can be provided through a financial contribution as part of agreed Strategic Access Management and Monitoring (SAMM) measures for minor residential development (1-49 dwellings) and tourism / visitor accommodation within the 13.8km zone of influence. SAMM measures are to be funded by developer contributions at a rate of £612 (plus legal and admin fees) per unit of residential or tourism accommodation. This revision applies to all development that will result in a net increase in accommodation units within the 13.8km zone of influence from the New Forest protected sites and therefore applies to the proposals. Evidence for the revised approach derives from the [New Forest SAMM Report](#) (Footprint Ecology, October 2023). The New Forest SAMM Report was commissioned by all the local planning authorities with areas lying within the 13.8km zone, in order to identify and implement a consistent strategic approach to mitigation across the zone of influence.

Such a contribution would help to fund the management of visitor behaviour near and within the designated sites, making them more resilient to increased levels of recreational pressure.

The required contributions (£612 per dwelling plus legal and admin fees) can be secured via a S111 agreement, unilateral undertaking or S106 agreement to ensure the necessary mitigation is secured. This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects.

Further details of this, including the mitigation required, can be found on the Wiltshire Council website. [Biodiversity and development - Wiltshire Council](#).

iii) Section 111 Agreement:

The council offers a streamlined procedure for a joint Phosphate and New Forest mitigation contributions to be made via a Section 111 Legal Agreement which will have an admin charge of £275. More details are attached at Appendix A.

2.2 Protected Habitats and Species:

In carrying out its statutory function, the Local Planning Authority must be reasonably sure that protected habitats and species are not adversely affected by development. It is therefore vital that sufficient information is submitted in support of an application, to enable this.

Semi-natural habitats in proximity to the site offer commuting and foraging opportunities for bats with the neighbourhood plan identifying Green Lane as a Bat Corridor.

The site, hedgerows and trees may support protected species and would need to be assessed for its potential to support habitats and species of importance to nature conservation. This should be undertaken at suitable times of year and by a suitably qualified and competent consultant ecologist.

PPG (Protected species and development: advice for local planning authorities) confirms that the LPA:

'Should make sure developers use a suitably qualified and licensed ecologist to carry out surveys at the right time of year using appropriate methods and not decide on planning applications until you have received all the necessary surveys'

You should check the developer has:

submitted enough information for you to fully consider the effect on protected species and their habitats as far as possible, planned to avoid harm or disturbance to protected species and their habitats with the location, layout, design and timing of the development

If the information is not adequate you should ask for further information, such as further surveys or mitigation measures.

You can refuse planning permission if surveys:

- *are carried out at the wrong time of year*
- *are not up to date*
- *do not follow standard survey guidelines without appropriate justification*
- *do not provide enough evidence to assess the likely negative effects on protected species*

and 'You should not usually attach planning conditions that ask for surveys. This is because you need to consider the full impact of the proposal on protected species before you can grant planning permission'.

A list of consultant ecologists who are members of the Chartered Institute of Ecology and Environmental Management can be found [here](#). It is recommended that full members of the institute should be used. The ecologist should commission a data search from the Wiltshire and Swindon Biological Records Centre for potential statutory and non-statutory sites, protected species and presence of non-native invasive species within the relevant area.

Information is expected to include report of comprehensive survey together with appropriate and sufficient mitigation to remove or at least substantially reduce any adverse effects that could occur in implementing the proposal.

Any application would need to be supported by all relevant/required ecological surveys and any necessary mitigation detailed up-front with the application.

The location of ecological/biodiversity enhancements must be included in the site plan/elevation drawings and will become an enforceable part of any planning consent.

Please see the Council's website for more information: [Biodiversity and development - Wiltshire Council](#)

A licence is also required from NE or Defra if a developer/applicant plans to disturb or remove wildlife or damage habitats. This is in addition to the requirements for planning permission and licences are subject to separate processes and specific policy and legal tests, although PPG guidance advises that where a protected species licence is required the LPA must be satisfied it is likely to be granted by NE or Defra before granting planning permission.

Under the terms of the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats & Species Regulations (as amended), it is a criminal offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place 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. This statutory protection remains applicable to everyone, irrespective of involvement in the planning system and planning consent does not override the statutory protection afforded to any such species.

2.3 No Net loss/Biodiversity Net Gain:

Section 40 of the Natural Environment and Rural Communities Act (2006) states *'Every public authority must in exercising its functions have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'* Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Hedgerows and trees have potential to provide functional habitat. Wherever possible, all boundary vegetation should be retained to ensure connectivity of habitat in the wider local area.

CP50 requires all development to demonstrate no net loss of biodiversity. The proposals including the creation of the new vehicular access and visibility splays (which is necessary to meet highways requirements explained in separate section below) is likely to necessitate the removal of hedgerow and trees which will need to be factored into landscaping proposals for the site to demonstrate no net loss of biodiversity.

Any proposal for development at this site will be required to demonstrate no net loss of functional habitat for biodiversity, within the local area, in line with CP50 and NPPF, through provision of ecological survey reports.

The NPPF also encourages applications to deliver measurable net gains (para 193d), and there is now a mandatory requirement for applications to deliver 10% Biodiversity Net Gain (BNG) under the Environment Act 2021. It applies to most but not all development.

Where BNG applies, details of the current baseline (using UK Habitats Classification) and a demonstration of the net gain calculation, using the current version of the metric and presented as unlocked spreadsheets, are required in support of planning applications. Please see this link for further information: [Understanding biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/understanding-biodiversity-net-gain).

The pre-application explains that the proposal is for a self-building dwelling. Exemptions [Biodiversity net gain: exempt developments - GOV.UK](https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments) include Self-build development of 9 or fewer units on a site of 0.5ha or less.

If you are intending to apply for a self-build dwelling, there is no requirement to demonstrate BNG, but as explained separately below, this will need to be subject to a legal agreement. More details are also available on our website:

[Self build - Wiltshire Council](#)

Please also note that the Wiltshire Local Plan Review Pre-Submission document includes draft policy 89 for new development to deliver 20% net biodiversity gain.

I also draw your attention to [Salisbury and Wilton Swifts \(SAWS\)](#) who encourage the use of nesting boxes such as integrated 'swift bricks' in new development.

In line with NPPF and with CP50, applications that do not fall into the category where BNG is required, must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development.

In addition, it is expected that gains for biodiversity, relevant to local habitats and wildlife populations will form part of the proposed development.

3. Highways considerations:

Policies CP60 to CP64 set the transport and accessibility framework for development in Wiltshire. Proposals must provide safe and suitable access for all users and should not have a severe impact on the transport network.

Core Policy 60 seeks to help reduce the need to travel, particularly by car, and support and encourage the sustainable, safe and efficient movement of people and good within and through Wiltshire through a series of initiatives and together with Core Policy 62 seeks to mitigate any adverse impact on the transport network on transport users, local communities and the environment.

Core Policy 61 also requires new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives and requires proposals to demonstrate that the proposal is capable of being served by safe access to the highway network and states in the supporting text that transport impacts of new developments need to be assessed and connection to the highway should be safe for all road users.

The National Design Guide is in the process of being [updated](#), but the 'ten characteristics' in the current [National Design Guide](#) (Ministry of Housing, Communities & Local Government September 2019) and [Building for a Healthy Life](#) (Homes England 2020) both referenced in the current NPPF emphasise the importance of facilitating walking, cycling and public transport for development to be sustainable. Infrastructure should be delivered to the standards set out in [Local Transport Note 1/20 Cycle Infrastructure Design \(LTN 1/20\)](#) published by the DfT in July 2020).

The pre-application asks whether the council considers access from Roman Road is preferable and constraints or considerations to address relating to access, parking and visibility.

Wiltshire Council Highways has commented thus:

I refer to the above planning application for the erection of a single self-build dwelling with associated garage, landscaping and access arrangements, including the option to relocate vehicular access from Green Lane to Roman Road, on land formerly owned by the MOD which formed part of the residential garden and parking for Ford House, Ford.

The site is located in the village of Ford which does not have a development boundary and I will be guided by you as to whether you consider the proposal to be contrary to policies CP57 (xiv), CP60(i) and CP61 of the Wiltshire Core Strategy and the NPPF 2024 paras 109-111 which seek to reduce the need to travel particularly by private car, and support and encourage sustainable, safe and efficient movement of people and goods.

Does the existing access off Green lane serve Castleford Farm? And if so, parking for Castleford Farm will need to be demonstrated.

I am not against a new vehicle access off Roman Road, however this is a classified road and adequate parking and turning must be provided within the site. The suggested plan for access off Roman Road, does not provide adequate space for the easy manoeuvring of vehicles and may encourage reversing onto Roman Road. Should this option be taken forward a much larger parking and turning area will be required.

A four plus bed property must be provided with a minimum of 3 off street parking spaces

Adequate turning must be provided within the site; a swept path analysis should be submitted.

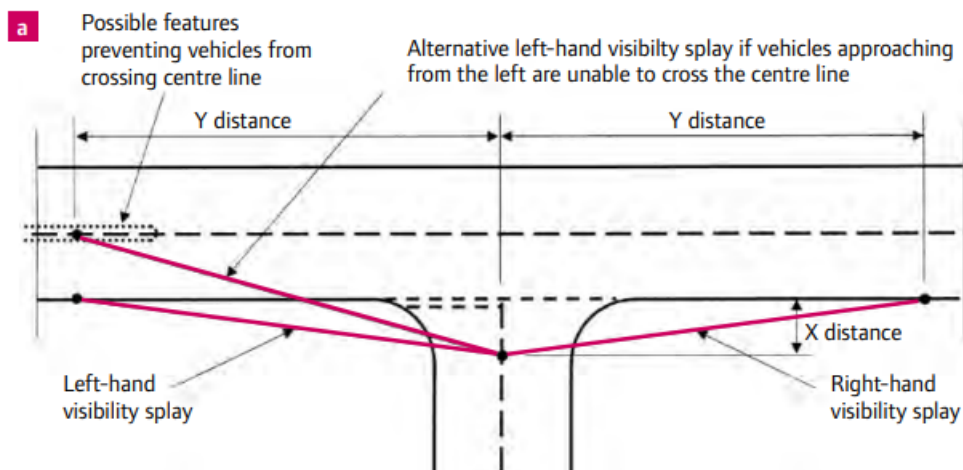
Visibility must be provided at 2.4m x 43m in both directions and any hedgerow set back behind the sight lines a minimum of 1m to allow for growth.

The Rights of Way Team support proposals for the access to be from the C287:

I note the proposal to alter the access from Green Lane, a restricted byway, to Roman Road, recorded as a classified road. The removal of the vehicular access from Green Lane would improve the use and enjoyment of the restricted byway and I would support this proposal.

It is therefore advised that in order to achieve a satisfactory means of access to the site **any proposed residential development would need to be accessed via the C287, and incorporate visibility splays, adequate parking, turning space and cycle storage in line with Wiltshire's adopted car parking and cycling strategies.**

The highways authority has advised that a visibility splay of 24m by 43m will be required. 2.4m (also known as the x distance) is measured from the edge of the carriageway (road) back along the centre line of the access road or driveway. 43m (the y distance) is the distance along the edge of the carriageway, in both directions, that must be visible from the X distance point. More guidance on visibility splay requirements is available in [Manual for Streets](#) with extract example diagram attached below:



Extract from Manual for Streets

The supporting text to CP64 refers to a parking study, commissioned by the council in January 2010, which included a comprehensive review of parking standards, charges and policy within both the plan area and neighbouring areas. The reviewed LTP3 Car Parking Strategy was adopted by the council in March 2015 and includes policy PS6 – Residential parking standards.

The parking standards are set out in the Wiltshire Local Transport Plan 2011-2026 – car parking strategy:

Table 7.1 Minimum parking standards (allocated parking)

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

7.4 Garages will only count as part of the allocated parking provision where they meet the minimum size requirement of 6m x 3m (internal dimensions). This is to ensure that there is sufficient room for an average sized family car, a cycle and some storage provision. Where these minimum size requirements are not met, the council will require design statements and/or transport assessments to demonstrate the need for such provision and/or to set-out the role of alternatives (e.g. car ports which are unlikely to be used for storage and could therefore count towards allocated parking provision).

The minimum cycle parking standards will also apply and are included at appendix 4 of the Cycling Strategy and are as follows:

- 1 covered space per bedroom for up to 3 bedroom dwellings.
- 3 covered spaces per unit for 4 bedroom dwellings.
- 4 covered spaces per unit for 5 + bedroom dwellings
- + 1 visitor space per 20 bedrooms.

Were you to progress with an application, all necessary highways work including visibility splays at the site entrance will need to be included within the red line of the application site area including details of any earthworks/vegetation to be removed (and where necessary notice served on owners/certificates completed):

What information should be included on a location plan?

The application site should be edged clearly with a red line on the location plan. It should include all land necessary to carry out the proposed development (e.g., land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.

Paragraph: 024 Reference ID: 14-024-20140306

Revision date: 06 03 2014

4. Scale, Design and Visual Impact on Character and Appearance of the Area (including setting of non-designated heritage assets) and wider rural landscape setting designated a special landscape area:

The NPPF emphasises that high quality, sustainable design is fundamental to the planning process. Core Policy 57 (CP57) of the WCS seeks to ensure that all development proposals are of a high standard of design that responds positively to the local context and contributes to a sense of place including through retaining and enhancing existing important features and being sympathetic to and conserving historic buildings and landscapes. This includes consideration of layout, form, materials, scale, and relationship to the surroundings. Proposals should reinforce local distinctiveness, protect the character of settlements, and promote inclusive and attractive environments.

The Wiltshire Design Guide is structured around the '10 characteristics of 'Good design' as described in the National Design Guide, focusing on local priorities and qualities for Wiltshire. There are three 'golden threads' which underpin the Wiltshire design guidance and support the delivery of the Council's strategic aims ('Health, Wellbeing and Community'; 'Sustainability and Climate Resilience' and 'The right homes in the right places').

Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Development is expected to meet a number of related place shaping and design criteria in the policy and new development should enhance/bring a sense of character to the area as a whole.

Criteria (i), (iii) and (vi) specifically refer to development making a positive contribution to the character of Wiltshire through:

i. 'Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the exiting pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.'

iii 'Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines to effectively integrate the building into its setting.'

vi. 'Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.'

4.1 Non designated heritage assets:

There are many buildings which have a degree of significance meriting consideration in planning decisions despite being non-designated heritage assets (not being formally identified as designated heritage assets). In such circumstances, the NPPF advises that a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 216).

CP58 also aims to ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire's environment and quality of life. The policy seeks to conserve designated heritage assets and their setting as well as non-designated heritage assets that contribute to a sense of local character and identity.

The NPPF defines the setting of a heritage asset as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

The council's conservation officer has provided the following advice:

The site currently comprises a simple but formal front garden to Ford Farmhouse, albeit on the opposite side of the lane. The house is believed (LUC report for Historic England, 2009) to date from the C17 but was much altered in the late C19 including the addition of the double-pile. The farm was acquired by the MOD in the 1917 for use as an airfield and the farmhouse served as the station commander's house in 1917-18 (Atkins, 2006). Two pairs of semi-detached married officers' quarters lie on the western side of Green Lane a short distance to the north and are within the Old Sarum Airfield CA.

Unlisted and not in a conservation area, the house is nevertheless a notable historic property at a prominent junction of historic lanes and also with a significant link to the airfield, one of the earliest and best surviving of WW1. Considering a range of historic maps, it seems likely that the front/western garden was created in the late C19, the treed boundary first appearing in 1900.

*In terms of impact on the house as a non-designated heritage asset, the works are confined to its setting, and although there has clearly been common ownership of the house and site for centuries it has only been treated as private garden for just over a century and (other than the trees) has no structures of interest. There has of course been much redevelopment to the north and west of the site that has impacted the area and, **providing the proposal isn't oversized relative to its surrounding properties, I don't consider that there are strong grounds for concern.***

4.2 Character and appearance of the area/landscape impact:

The NPPF states that the planning system should also contribute to and enhance the natural and local environment by protecting and enhancing landscape and scenic beauty in valued landscapes.

Core Policy 51 (CP51) of the WCS seeks to protect, conserve and enhance Wiltshire's distinctive landscape character and development *'must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures'* and lists aspects of landscape character that should be conserved and where possible enhanced:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geological and topographical features.*
- v. Landscape features of cultural, historic and heritage value.*
- vi. Important views and visual amenity.*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*

CP51 states that proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies.

The site is not within a nationally designated landscape, but it is washed over by saved policy C6 of the Salisbury District Local Plan which states:

- C6 Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria;
- (i) the siting and scale of development to be sympathetic with the landscape; and
 - (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

Landscape effects are generally defined as the effects of a proposal on the landscape as a shared public resource, with the quality and value of a landscape determining its capacity to absorb change. Visual effects relate to how people would be affected by changes to views and visual amenity at different locations. In the National Design Guide landscape is defined as the treatment of land for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment.

The Council's Design Guide 'Creating Places' also states *'In the more rural areas the quality and character of the spaces between the buildings (i.e. the hedges, banks, trees, gardens, gates, walls and fences) are as important as the buildings themselves....In both towns and villages, therefore, it is critical to the success of any new development that care is taken in the design process to protect and enhance both the important spaces between buildings'* and Objective 8 states *'Applicants should demonstrate that their proposals for development will not harm but enhance the wider setting within which it is set'*

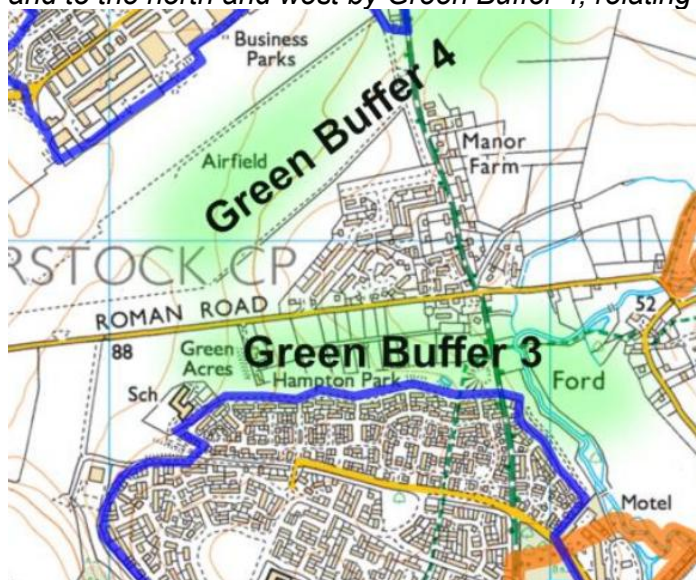
The countryside in which the site lies is of high quality and contributes to the rural character and quality of the area. The supporting text to saved policy 6 explains *'The location, scale and nature of such development will be carefully controlled in order to conserve the character of the special landscape area'*.

The site is identified as being part of the Chalk River Valley Landscape Character Type 5 and at a more detailed scale, Landscape Character Area Bourne Valley 5C within the Wiltshire Landscape Character Assessment (LCA) 2005. The relevant management strategy and objectives is to conserve the tranquil, intimate and rural character of the landscape including conserving the pattern of tight knit villages (maintaining the physical and visual gap between them), integrating with the existing character and structure of settlements, the use of local vernacular materials, and safeguarding the rural character of the lanes. The loss of hedgerows boundaries and particularly mature hedgerow trees, plus poor management of remaining hedgerows is noted as an issue.

The pre-application asks if it is considered the proposals comply with Policies 1, 2, and 3 of the Laverstock & Ford NDP:

Policy 1: Protection of the distinctive settlement pattern of the parish

c. The village of Ford shall be retained as a discrete settlement. Development proposals must ensure that Ford remains separated from Riverdown Park to the south by the Green Buffer 3 (see Figure 3) and to the north and west by Green Buffer 4, relating to Old Sarum Airfield Conservation Area.



Policy 2: Protection and enhancement of the distinctive landscape character, wildlife habitats and heritage assets

Policy 3B Ford Amenity Green Space

The Landscape Sensitivity Assessment for the Laverstock and Ford Neighbourhood Plan identify that Area 3 *'is the most distant in the parish from the urban area of Salisbury and hence has more rural than urban connections and has a more rural feel... There is little building within this area, with clusters of historical and modern housing along the River Bourne at Ford, continuing the vernacular of villages along the river valley. 20th century housing at Ford north of the Roman Road and along the Portway relates to military accommodation.... Settlements are located in small clusters along the River Bourne*

or in linear developments along roads...Strong sense of place along the villages along the river, especially the older parts of Ford. There is a lower sense of place in more modern developments.'

The overall landscape value of the area is judged to be medium to high. A photograph of the area identified as 3C to the south of the proposed development site, notes views are filtered by topography and trees.



P5: View looking west from footpath showing views filtered by topography and trees.

3c – This field is enclosed on all sides by vegetation and/or buildings and is mostly visually enclosed, particularly towards the eastern end. There are views into the field from Green Lane to the east and there are clear views of the field approaching the entrance to Ford along Ford Road from the west. The field acts as a visual and physical gap between the new development at Riverdown Park and the village of Ford. The field relates visually and in character terms with the Bourne valley and Green Lane and with the wider rural landscape towards the west immediately to the west of Green Acres and to the north across Old Sarum Airfield. The lower eastern elevations are not generally visible from the wider landscape, however as the elevation rises to the west, the field can be partially viewed from Figsbury Ring (distant) or from right of way LAF01 as it crosses Ford Down and the A30. Development within the field, particularly on the western end is likely to be visible in the wider landscape framework due to the rising elevation.

3c - Development here at the western end in particular would be visible in the wider landscape and would remove the open landscape character of this space. Development along the eastern end would be visible from the footpaths LAF017 and LAF011. Development is not recommended in this area for these reasons. Individual buildings in this space may be included if the mitigation were to ensure the continuity of the landscape character of this area.

The Potential Mitigation/Development Recommendations for Area 3 include:

- *Retain and enhance all existing hedges and tree belts. Provide additional hedge and tree planting around any new development*
- *Avoid development which could visually affect any heritage asset*
- *New development should respect historic vernacular style of buildings in each area and be of appropriate size, scale and visual treatment.*
- *Maintain existing public access and increase connective public rights of way and permissive access where possible.*
- *Retain and enhance all existing hedges and tree belts. Provide additional hedge planting around any new development. Avoid obstruction of existing views*

The proposed site is currently well screened by existing mature trees and vegetation and contributes to the rural character of the area. The required visibility splays to ensure highway safety (see highway section above) may require the removal of mature trees/hedging to the site which will have a visual impact. To be able to assess this impact and to mitigate it (to accord with WCS, LCA and Neighbourhood Plan recommendations), full details of required vegetation removal and any proposed mitigation including replacement soft landscaping will need to be included with an application.

The preapplication also asks whether there are specific design or character considerations to ensure the dwelling integrates with nearby properties and whether option 1 or 2 would be more suited.

The use of render, red brick to elevations and clay tiles and natural slates to roofs are characteristic of existing dwellings and such materials are considered appropriate for use on a proposed dwelling. The options include a two storey or chalet style dwelling. It is considered that an appropriate scale of development would be 1 ½ storey height with lowered eaves so the first-floor rooms are partly set within the roof space with sloping ceilings internally (these are characteristic to the adjacent dwellings - Castleford Farm, Ford House and Sky House opposite Ford House):



Ford House



Castleford Farm



Sky House

5. Amenity considerations:

5.1 The impact on the living conditions of proposed and existing properties:

The NPPF (para 135f) states that planning decisions should ensure that developments create places that are safe, inclusive and accessible promoting health and wellbeing with a high standard of amenity for existing and future users.

Policy CP57 (point vii) also includes a requirement that development should ensure a high standard of amenity for existing and future occupants. This includes safeguarding privacy, outlook, natural light, and protection from noise, disturbance, and overbearing effects.

The impact to the occupants of existing dwellings and the occupiers of the proposed dwelling would need to be considered and addressed in any development scheme taking into account that residential amenity is affected by significant changes to the environment including privacy, outlook, daylighting and sunlight inside the house, living areas and within private garden spaces (which should be regarded as extensions to the living space of a house). The extent to which potential problems may arise is usually dependent upon the separation distance, height, depth, mass (the physical volume), bulk (magnitude in three dimensions) and location of a development proposal in relation to neighbouring properties, gardens and window positions.

The provision of adequate space between dwellings is an important element in achieving a high standard of design/layout to provide adequate daylight and sunlight to rooms and rear gardens;

privacy for proposed and existing dwellings; a satisfactory level of outlook to new and existing development, and a reasonable area of private amenity space.

The plans included with the pre-application show no first-floor windows on the side elevations of the proposed two storey dwelling, and the bedroom window at first floor level on the chalet option faces towards Ford House but is at a distance that it is unlikely it will have a significant overlooking impact, although it is advised to show neighbouring occupiers plans prior to submission as explained further below.

The preapplication asks for guidance on the use of balconies. The main issues to consider for balconies are overlooking to neighbouring gardens/patio areas (which are considered an extension of the main living space) and also potential for noise and disturbance from the use of a first floor balcony – this will be dependent largely on the size of the balcony and the rooms the balcony serves (for example main living areas have the potential for more noise and disturbance than a bedroom). A recessed design beneath a roof overhang and bounded by the walls of the house can also reduce impacts. In this case the proposed options show the balconies to be to bedrooms, reducing potential impacts. The pre-application also refers to significant existing tree screening. An application should include a tree survey and show which trees will be retained as part of the development. Option 2 is sited further west and there maybe potential for overlooking to the rear garden and swimming pool area of Castleford Farm and recessing the balconies would be recommended.

5.2 Environmental Considerations:

Policy CP55 and 56 of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable impacts on human health, amenity or environmental quality, aligning with national guidance in the NPPF. Development should be sited and designed to avoid exposure to, or generation of, significant levels of pollution, including noise, odour, vibration, light, and contamination. Where risks are identified, appropriate assessment and mitigation must be secured.

Paragraph 9 of the NPPF requires plans and decisions to take local circumstances into account and paragraphs 187, 198 and 200 states decisions should ensure new development is appropriate for its location and to mitigate and reduce potential adverse impacts. This includes suitable mitigation on new development proposals (the 'agent of change') where existing businesses may affect amenity and it is otherwise unreasonable to place restrictions on existing established businesses. In this regard, the site is adjacent to Castleford Farm which has several outbuildings/menage for stabling/horses although the planning history ([S/2009/0862](#) & [S/2009/0863](#)) indicates that the equestrian use is for private use ancillary to the enjoyment of the dwellinghouse and is not therefore in use as a riding school, livery stables or any other business or commercial use.

i) Noise & Vibration Impact Assessment

The pre-application documentation includes reference to the proposed use of air source heat pumps (ASHP) and mechanical ventilation with heat recovery.

Heat pumps are an important part of the Government's strategy to reach net zero carbon emissions by 2050 and the WCS' key strategic objective is to address climate change (discussed further in separate section below). However, the technology generates noise, and units often operate during the night and day. As a result, heat pumps have the potential to cause significant adverse effects to people living nearby. A Noise impact Assessment is required to be submitted for applications proposing ASHP.

Further guidance is available from our environmental health team:

[Advice for developers and planning agents - Wiltshire Council](#)
[Wiltshire Council Noise and Planning Technical Guidance V.1.pdf](#)

ii) Air Quality

The NPPF states that development should wherever possible help to improve local environmental conditions including air quality (paragraph 187) and in Air Quality Management Areas (AQMA) ensure that new development is consistent with the local air quality action plan (paragraph 199).

The Air Quality Action Plan for Wiltshire was approved by the council in March 2024, and the Air Quality Supplementary Planning Document (SPD) was adopted October 2025.

Whilst the site is not within an AQMA, additional consideration towards prevention of air quality and mitigation is now being sought in the adopted Air Quality SPD.

This includes electric vehicle charging points (pages 8 & 9) and details supporting documentation to be submitted with planning applications for Type 1 development (pages 13, 14 and appendix C) including a Construction Environmental Management Plan (CEMP) as the proposal construction / earthworks.

A CEMP should detail appropriate measures and methods to minimise dust and noise during the works. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the construction phase of the development. It shall include details of the following:

- i. The movement of construction vehicles;
- ii. The cutting or other processing of building materials on site;
- iii. Wheel washing and vehicle wash down facilities;
- iv. The transportation and storage of waste and building materials;
- v. The recycling of waste materials (if any)
- vi. The loading and unloading of equipment and materials
- vii. The location and use of generators and temporary site accommodation

6. Potential impact to heritage assets with an archaeological interest:

The supporting text to Core Policy 58 explains that heritage assets include archaeological sites of regional and local interest and Paragraph 207 of the NPPF states that *'where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'*

The NPPF also states:

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Wiltshire Council's Archaeology Service has provided the following advice on what information would be required to be submitted were you to progress with proposals on the site:

Please note that my comments relate solely to the buried archaeological heritage and not to the historic built environment, which is a matter for your Conservation Officer.

Wiltshire's Historic Environment Record (HER) shows that the plot of land at Ford proposed for a single dwelling lies immediately south of the road that lies on the line of the Roman Road from Sorviodunum (Old Sarum) to Venta Belgarum (Winchester). The wider area is rich in upstanding and buried archaeological remains and several recent archaeological investigations in advance of residential development at the settlement of Old Sarum have revealed prehistoric and Roman settlement, funerary, and agricultural features in abundance.

The earlier 20th-century housing at Ford was not subject to archaeological investigation prior to its construction but an interesting number of finds spots have been made. These include a prehistoric cremation burial in a biconical urn found during construction work in 1973 around The Steadings. The urn was upright in a small pit on the edge of a shallow ditch and contained the remains of an adult, aged 20-35 years old, and probably female. In the area of Ashlands a prehistoric flanged bronze axe found in the early 1940s. A Saxon coin was also found near the River Bourne and is currently held by Salisbury Museum. The circumstances of this discovery are unknown.

The site of the proposed new dwelling therefore has some archaeological potential. A quick review of historic mapping does not suggest that there have been previous buildings on the site, but there has been some landscaping, with possibly a tennis court and hardstanding vehicular access. It is hard to

gauge the degree of landscaping within the site from the information provided with this pre-application enquiry.

On the face of it, this is therefore a previously undeveloped, reasonably sized, plot in excess of 0.4ha. Unless it can be demonstrated that the degree of past impacts has significantly diminished the archaeological potential of the site, it may be precautionary to provide for archaeological monitoring and recording during construction, secured by condition, should a planning application come forward and be approved. For the avoidance of doubt, any future planning application does not need to be supported by an archaeological desk-based assessment.

If an application were submitted and approved our standard condition is as follows:

No development shall commence within the site area until: a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and b) The approved programme of archaeological work has been carried out in accordance with the approved details. REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest

7. Climate Change:

The NPPF (paragraph 167) states that in determining planning applications, ‘Local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).’

Core Policy 41 seeks to help to reduce Wiltshire’s contribution to climate change through improved design and construction methods. The policy states that: ‘*New development, building conversions, refurbishments and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer.*’

Core Policy 60 sets out that ‘*the council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and goods.*’ It sets out a number of means to achieve this including planning development in accessible locations and promoting alternatives to the private car. These aims are further supported by CP61, CP62, CP63, CP64, CP65 and CP66.

In addition, the WCS contains specific policies in relation to biodiversity (CP50), green infrastructure (CP52), high quality design (CP57), flood risk (CP67) and water resources (CP68). These all relate to reducing Wiltshire’s contribution to climate change and/or adaptation. To be compliant with these policies regard should be had to the implications of the development on climate change and climate change is the central issue to be addressed by the development plan.

New and replacement policies to further reduce Wiltshire’s contribution to climate change and foster better community resilience to impacts from climate change are proposed in the Local Plan Review (seeking, amongst various requirements, net zero buildings in operation and embodied carbon assessments) and the direction of travel is reflective of wider strategic policy already adopted by Wiltshire Council, such as the Wiltshire Climate Strategy, adopted February 2022. This builds on the Council’s February 2019 resolution to acknowledge a climate emergency and subsequent commitment to seek to make the county carbon neutral by 2030. The emerging policies may be afforded weight depending on when an application submitted, including the consideration of the proposals involving demolition of the existing dwelling.

You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewal energy and low-carbon technologies.

8. Planning Obligations and Community Infrastructure Level (CIL):

8.1 S106 Infrastructure Requirements:

Core Policy 3 advises that *‘All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development.’* This Policy is in line with the tests set under Regulation 122 of the Community Infrastructure Levy Regulations 2010, and Paragraph 58 of the National Planning Policy Framework. These are:

- Necessary to make the development acceptable in planning terms
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development

The council offers a streamlined procedure for joint Phosphate and New Forest mitigation contributions to be made via a Section 111 Legal Agreement. More details are attached at Appendix A.

8.2 Self-Build Applications:

For all applications involving new build or replacement dwellings intended as self-build units, Unilateral Undertaking or Section 106 agreement must be secured before the application is determined. Recent case law and guidance from The Planning Inspectorate indicate that conditions are not appropriate in these situations.

The applicant is responsible for funding the Unilateral Undertaking or Section 106 agreement. Additionally, the applicant must agree to cover the Council's legal department costs for reviewing and finalising the agreement before determination.

If an application for new or replacement dwellings does not include a Unilateral Undertaking or Section 106 agreement, it will be treated as a market dwelling and must comply with Community Infrastructure Levy (CIL) and Biodiversity Net Gain (BNG) requirements.

The council has a Self Build unilateral undertaking template agreement (currently being updated) which applicants can use. Please see our website for updates. [Self build - Wiltshire Council](#)

SUGGESTED ADDITIONAL CONSULTEES

The Town and Country Planning (Development Management Procedure) Order 2015, defines statutory consultees. These bodies operate their own pre-application services and may provide more detailed technical guidance to inform the proposal. Please note that the government is also currently consulting on proposed reforms to the statutory consultee system.

Referral to Natural England

Natural England provides its own discretionary pre-application advice service for developments that may impact designated sites such as SSSIs, SACs, SPAs, Ramsar sites, or involve protected species, ancient woodland, priority habitats, or nutrient neutrality implications.

Any bespoke nutrient mitigation scheme will need to meet the approval of Natural England before the council can conduct a separate appropriate assessment.

We advise that developers contact Natural England through their charged advice service. More information about the service and how to request advice is available via the following link: <https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals>

You can also contact them directly at:
consultations@naturalengland.org.uk

(For development in Wiltshire and the wider Southwest, this address is appropriate for all planning and casework queries.)

If a bespoke nutrient scheme is proposed, the council's ecology team provide its own chargeable preapplication service. This ensures a faster response time using dedicated staff time and provides a more thorough examination of the issues, with options for a meeting with input from a senior ecologist.

The service is charged hourly, and typically involves online or in-person meetings, followed by an email summarising their views. Any advice provided becomes public once an application is submitted unless there are exceptional reasons. Contact ecologychargeableservice@wiltshire.gov.uk to request further information.

SUPPORTING INFORMATION REQUIRED FOR FUTURE APPLICATION

When preparing to submit a planning application, it is important to ensure that all the necessary plans, documents, and supporting information are included to meet both national and local validation requirements. Failure to provide the required information may result in delays or your application being declared invalid.

Wiltshire Council has adopted local validation checklists which set out the supporting documents required for different types of development, in addition to those set out by national guidance.

You can access both the National Requirements and Wiltshire Council's Local Validation Checklists here: [Local Validation Checklist 1 Sept 2025.pdf](#)

We recommend you review the relevant checklist for your proposal type and use it as a guide when preparing your submission.

For your information, should you wish to proceed with a planning application it is recommended that the following documents are submitted in support of your application.

- Application form
- Location Plan
- Existing site, and proposed site, elevations, floor, roof plans)
- Biodiversity Net Gain Assessment (mandatory under the Environment Act 2021) including an unlocked Biodiversity Metric excel spreadsheet to demonstrate no net loss of biodiversity/evidence of exemption [Applications where the 'self-build' exemption is selected involving new build or replacement dwellings intended as self-build units, there will be a requirement for a Unilateral Undertaking or Section 106 agreement to be agreed before the application is determined]
- Nutrient neutrality information is required - a phosphorus burden calculation/and proposed mitigation - use of the council's mitigation scheme or a bespoke mitigation scheme approved by Natural England
- CEMP (Air Quality SPD)
- Ecology assessment (if initial surveys/assessments state further investigation is necessary, please await the results of these further investigations before submitting your application)
- Arboricultural Impact Assessment and Tree Survey (BS5837)
- Proposed landscaping scheme
- Noise & vibration assessment (ASHP)
- CIL form
- Planning obligations heads of terms - include the obligations that the developer/landowner is willing to be bound by (phosphate & new forest mitigation, Self Build)

PROCEDURAL ADVICE AND CONSULTATION EXPECTATIONS:

Applicants should be advised of the Council's procedures for submitting a planning application, including relevant validation requirements and public consultation processes.

We also publicise and consult the occupiers of dwellings adjoining the site as part of the planning application process and would need to consider any comments received in forming a recommendation on the scheme. It is generally sound advice to let immediate neighbours know in advance about what

is being planned. This normally means showing them any plans that have been drawn up to establish and try to address any concerns early in the process.

Early engagement can help to identify and resolve issues at an early stage, potentially improving outcomes and reducing delays during the formal application process.

Our Statement of Community Involvement also encourages engagement with the local community prior to submission of an application:

8.11. We also encourage developers and applicants to engage with local people and communities including Town and Parish Councils and with neighbours, when appropriate, before submission of a planning application. This might be in the form of a public meeting or display of materials (online and/or at a public exhibition) when local people can make the developer aware of any views they have prior to the submission of an application. A reasonable time frame should be allowed by the developer for feedback. This will enable the developer to consider amending the plans in response to such suggestions before submission. The government have stated that such engagement is discretionary, but it is strongly encouraged by the Council prior to the submission of applications for ten or more houses, or other large development on sites of 1 hectare or more. If a developer submits an application that is considered to be unacceptable in principle, due to conflict with the policies of the development plan, it may be refused without further discussion with the applicant/agent.

ADVICE REGARDING BUILDING REGULATIONS:

It is likely that your proposal will require separate approval under the Building Regulations. The Surveyor who deals with your area can be contacted on 0300 456 0113. They are happy to provide you with free Building Regulation advice on this proposal and discuss this project further. This will help to ensure that the final decisions are compliant with the Building Regulations and may help save you time and money.

CLOSING SUMMARY

The adopted WCS seeks to build resilient communities and support rural communities, but this must not be at the expense of sustainable development principles.

In Wiltshire, the direction and scale of development are guided by the Settlement Strategy set out in CP1 of the WCS which establishes a clear hierarchy of settlements and CP2 (Delivery Strategy) directs new housing growth to the most sustainable locations (within the defined settlement boundaries/LoDs of Principal Settlements, Market Towns, Local Service Centres, and Large Villages). Development outside these limits is generally only supported in exceptional circumstances or where specific policies apply (as outlined in paragraph 4.25 of the WCS).

Ford is not identified as a Small Village in the WCS and is therefore outside of the settlement hierarchy where having regard to the adopted development plan there is a presumption against the principle of new residential dwellings within the open countryside outside of any defined settlement.

However, the made Neighbourhood Plan (NP) assumes Ford is and will continue to be a Small Village, supporting infill development and the emerging Local Plan (LP) identifies Ford as a Small Village. **In light of the made NP and emerging LP policy, it is considered that in principle Ford can be**

considered a Small Village where infill development is acceptable in principle under CP2 subject to being acceptable against all other development criteria, including in particular the impact to the character and appearance of the area, highways safety, and ecological considerations discussed in more detail above.

This includes needing to address the highway authority requirement for access and visibility splays from the C287 to also address the landscape and visual sensitivities of the site (the site currently having mature trees/hedgerow/vegetation within and to the site boundaries) through retaining trees/hedgerow/replacement landscaping and the scale and materials of the proposed dwelling being appropriate to the context (including Ford House which is considered a non-designated heritage asset).

The site is also within the catchment area of the River Avon Special Area of Conservation and the Zol of the New Forest internationally protected sites, which will require mitigation as discussed above.

Please note the above is also an opinion of an officer of this Council and is without prejudice to any formal decision taken in respect of development of the above site.

This advice is offered in good faith based on current policy and guidance. While it provides a helpful steer, it cannot prejudice the outcome of any future planning application. Please ensure that any submission is fully supported by the required information and that material considerations identified above are addressed.

Should you require further assistance, please do not hesitate to contact us.

Yours faithfully

Head of Development Management

Lucy Minting
Senior Planning Officer
01722 434377
lucy.minting@wiltshire.gov.uk

APPENDIX A: SECTION 111 AGREEMENT PROCESS FOR RIVER AVON PHOSPHORUS CONTRIBUTIONS

SECTION 111 AGREEMENT PROCESS FOR RIVER AVON PHOSPHORUS CONTRIBUTIONS*Notes*

Section 111 agreements are generally only used for 10 or fewer properties. Section 106 and Unilateral Undertakings are options for larger applications.

Legal charges — £275 for five or fewer properties. £375 between six and ten properties

This flow chart is for applicants with developments of fewer than 10 properties who need to pay Ecological Mitigation Contributions for the River Avon SAC and who have applied for credits on the Development Applications in the Hampshire Avon Catchment (ArcGIS Survey 123) on the Councils [Phosphorus and nitrogen webpage](#). If your development also lies within the New Forest protected sites area, contributions can be made for both mitigation schemes using a single section 111 agreement.

Email issued to applicant from the Nutrient Scheme inbox to confirm phosphorus credits have been allocated to the development. Email includes:

- Information about the mitigation contributions to be paid
- The relevant section 111 form to complete
- An invoicing table to complete

Applicant returns signed section 111 and completed invoice table to Nutrient Scheme inbox NutrientScheme@wiltshire.gov.uk. These details are circulated internally to the case officer and the Ecology Team (Natalie.matthee@wiltshire.gov.uk)

Ecology Team logs application on the tracking system and sends an invoice to applicant.

When application ready for determination, case officer sends Record of Officer Decision to Ecology Team.

Once payment is confirmed by accounts, Ecology Team sends section 111 agreement and Record of Officer Decision to Legal Department for counter signing, copying in the case officer.

Legal Department to send a copy of the counter signed s111 agreement to:

- The case officer so permission can be granted
- ecologyconsultations@wiltshire.gov.uk
- cilands106@wiltshire.gov.uk

Appendix 2



Ben 0010 / 1: Photograph taken 24/04/26



Ben 0010 / 2: Photograph taken 24/04/26



Ben 0010 / 3: Photograph taken 24/04/26



Ben 0010 / 4: Photograph taken 24/04/26







Ben 0010 / 7: Photograph taken 24/04/26



Ben 0010 / 8: Photograph taken 24/04/26



Ben 0010 / 9: Photograph taken 24/04/26



Ben 0010 / 10: Photograph taken 24/04/26



Ben 0010 / 11: Photograph taken 24/04/26



Ben 0010 / 12: Photograph taken 24/04/26



Ben 0010 / 13: Photograph taken 24/04/26