

Planning Registration Team
Wiltshire Council
Your reference: PL/2022/0458
Our reference: 22026

23rd April 2026

Dear Sir or Madam

Permission in Principle: Land adjacent to 19 Trenchard Avenue, Lower Compton, Calne, SN11 8QY

Description: Erection of 1 No. Dwelling and Associated Access Works

1.0 Introduction

PlanningSphere has been instructed to prepare an application for a Permission in Principle (PiP) for the erection of 1 No. dwelling and associated access works on land adjacent to 19 Trenchard Avenue, Lower Compton, Calne, on behalf of Mr and Mrs Langhorn.

The application site has an extant outline planning permission for the erection of 1 No. self-build dwelling and associated access works (LPA Ref. PL/2022/0458). The enclosed 'permission in principle' submission seeks to obtain a new consent for a single infill plot in principle, to enable the applicants to sell the application site without the self-build element, due to a change in family circumstances. No changes are proposed to the application drawing pack submitted for the extant permission.

The enclosed PiP application submission comprises the following information:

- Planning Portal Permission in Principle Application Form: PlanningSphere
- Application fee: £531.00¹
- Site Location Plan: BiBO Studio
- Architectural Drawing Pack (3 No. Drawings): BiBO Studio
- Planning Cover Letter: PlanningSphere
- Photosheet (updated): PlanningSphere
- Tree Survey: Silverback Arboricultural Consultancy
- Wessex Water Map

2.0 Relevant Background Information

(i) Site Description

The application site comprises part of the residential curtilage of 19 Trenchard Avenue in Lower Compton and is part of a very generous corner plot to the north of the existing dwelling. The site is flat, open and laid to lawn with trees around the perimeter. The site benefits from an existing outline consent for a self-build dwelling.

Lower Compton is a former MOD housing estate located approximately 2km east of the Market Town of Calne and 1.2km west of Cherhill. The residential area is characterised by relatively large

¹ The application fee is calculated on the basis of £531.00 per 0.1 ha or part thereof in accordance with the fee regulations. The required fee of £531.00 will be paid by BACS upon receipt of registration number from the Council to ensure that it is matched to the application.

semi-detached dwellings set back from the road in mature verdant setting. The site is surrounded by residential development on all sides within the context of the wider estate.

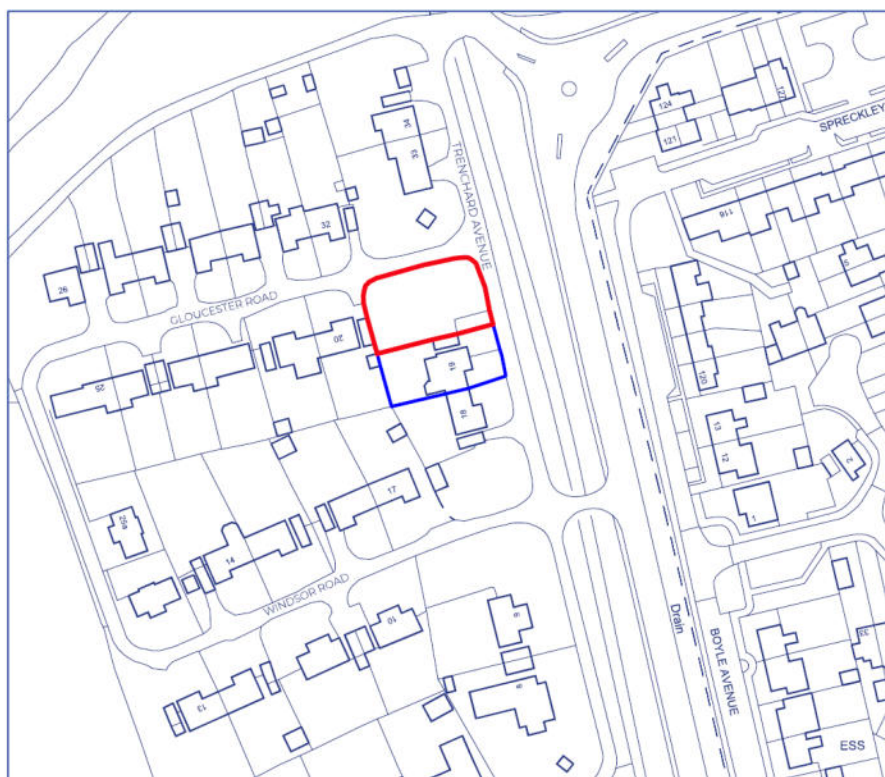


Figure 1 Extract from site location plan – the site extends to 960sqm

(ii) Planning History

Planning history relating to the application site is summarised in the table below:

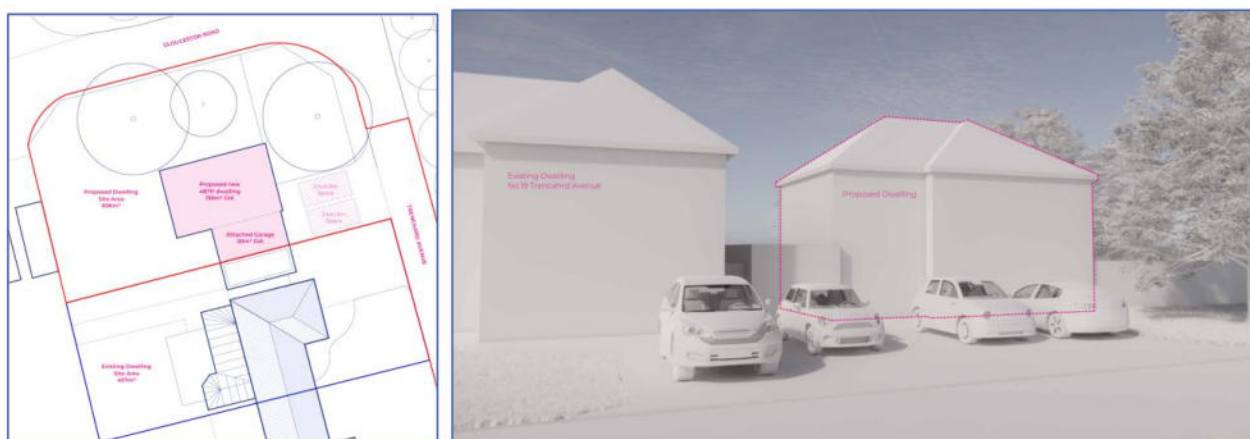
Application Ref.	Description	Decision
PL/2022/0458	Outline permission with some matters reserved for erection of single self-build dwelling and associated access works. (access only)	Permitted 14.09.2023
PL/2022/01265	Permission in Principle: construction of new residential dwelling.	Refused 18.03.2022
N/08/01587/FUL	Conservatory	Approval with conditions 18.08.2008
N/07/00257/FUL	Land between No. 25 Gloucester Road and No. 14 Windsor Road: Erection of 2 No. dwellings and associated access.	Approved 23.05.2007

3.0 Summary of Proposals

The application proposal comprises the erection of single dwelling and associated access works on land within the curtilage of 19 Trenchard Avenue in Lower Compton, near Calne in Wiltshire. The proposal is effectively a resubmission of the extant outline permission for a single infill dwelling and associated access works without the self-build element utilising the same drawings as the illustrative proposals.

The proposed site layout extract below shows how a 4 No. bed new dwelling can be accommodated on the site whilst also making adequate provision for a garden and car parking. A new 2m closed board fence will be installed as a boundary between the host and the new dwellings to provide privacy and separation and the existing small shed in the garden of No. 19 will be removed.

The existing 3 bay parking area and garage will be retained by use for the host dwelling. A new access will be created onto Trenchard Avenue designed with full required standard of visibility in both directions. A new garage with 1 No. parking space and cycle storage will be provided with an additional 2 No. off-street parking spaces in accordance with Wiltshire Council's Car Parking Strategy.



Figures 2 and 3. Extract from Illustrative Proposed Site Plan and Massing Model that show a new dwelling could be accommodated on the site

4.0 Planning Policy

Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.

(i) The Development Plan and Applicable Designations

The statutory development plan comprises: the adopted Wiltshire Core Strategy (2015); the Wiltshire Housing Site Allocation Plan (2020); and the Calne Community Neighbourhood Plan 2 (2023-38) made in March 2025.

Being an old MOD site from the 1950s/1960s, Lower Compton is not located within a defined settlement boundary in the Wiltshire Core Strategy and is therefore categorised as open countryside in planning terms. The site is located in Flood Zone 1 as annotated on the Environment Agency's Flood Map for Planning. The site is not subject to any heritage, landscape, ecological or other restrictive designations.

Relevant adopted Wiltshire Core Strategy policies include:

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP8: Spatial Strategy for the Calne Community Area
- CP41: Sustainable Construction and Low Carbon Energy

- CP45: Meeting Wiltshire's Housing Needs
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP52: Green Infrastructure
- CP57: Ensuring High Quality Design and Place-shaping
- CP60: Sustainable Transport
- CP61: Transport and New Development

The Calne Community Neighbourhood Plan 2 (2023-38) was made in March 2025.

Lower Compton has been identified in the previous iteration of the Neighbourhood Plan in the context of the fact that, together with Derry Hill, the settlement has received extensive 20th century housing development.

Relevant policies in CCNP2 include:

- Policy C1: High Quality Sustainable Development in the Calne Community Plan Area
- Policy C2: Sustainable Construction and Energy
- Policy NE2: Protecting and Enhancing Biodiversity
- Policy NE3: Green and Blue Infrastructure Network
- Policy NE4: Trees, Woodland and Hedgerow
- Policy BE1: Design Principles for Local Distinctiveness
- Policy GA3: Sustainable Transport and Inclusive Active Travel
- Policy GA5: Parking Provision

(ii) Local Plan Review

A Regulation 19 iteration of the Wiltshire Local Plan Review (ELP) was submitted to the Secretary of State for Housing Communities and Local Government for examination on 28 November 2024. Two planning inspectors were appointed to undertake an independent examination into the soundness and legal compliance of the Plan. However, the Inspectors raised fundamental concerns about the spatial strategy and insufficient considerations of reasonable alternative in their letter to the Council dated 22nd December 2025 (Exam Ref: ID.11)

Given that the ELP is being examined under transitional arrangements which pre-date the changes to the Council's annual housing requirement, the Inspectors in their most recent letter to the Council on 27th February 2026 have recommended that the most efficient and effective course of action for all parties to avoid an overly long examination is for the Council to withdraw the submitted Plan and address matters through the preparation of the new plan under the new local plan-making system (Exam Ref: ID.13).

At the time of writing, it is understood that Wiltshire Council's Cabinet and Full Council meetings scheduled for May 2026 will be considering an officer recommendation to withdraw the ELP and commence work on a new replacement plan in accordance with the regulations introduced under the Levelling-up and Regeneration Act 2023 which came into force on 25th March 2026. The new local plan regulations mandate a faster 30-month digital-first plan-making system. Accordingly, no weight can be ascribed to the development management policies and allocations contained within the soon to be withdrawn ELP.

(iii) Wiltshire Housing Land Supply

Following publication of the December 2024 iteration of the NPPF, Wiltshire Council's annual housing requirement has been significantly increased from 1,917 to 3,525 dwellings per annum. At the time of writing, Wiltshire Council can only demonstrate **2.42** years of housing land supply. This level of housing land supply has been acknowledged in recently published committee reports² and appeal decisions and constitutes a severe shortfall in housing land supply.

In the context of Paragraph 11 of the NPPF, where a local authority cannot demonstrate a 5-year housing land supply, the policies most important for determining applications for housing are deemed to be out of date and the 'tilted balance' in favour of sustainable development would apply.

(iv) National Planning Policy Framework (NPPF)

National planning policy is set out in the NPPF (last updated in February 2025)³. The NPPF places a renewed emphasis on delivering more quality, well-designed homes in areas where they are needed and the importance of providing a choice of homes to address a national shortage. The NPPF reaffirms the legal requirement that applications for planning permission must be made in accordance with the development plan unless material considerations indicate otherwise (Paragraph 210, NPPF). The NPPF is itself a material consideration in the determination of planning applications (Paragraph 212, NPPF).

A summary of the applicable NPPF policies is set out below:

- Achieving sustainable development: 7-10
- The presumption in favour of sustainable development: 11-14
- Decision Making: 39
- Delivering a Sufficient Supply of Housing: 61, 73, 82, 83
- Promoting sustainable transport: 109, 115, 116, 117
- Making effective use of land: 124, 125
- Meeting the challenge of climate change, flooding and coastal change: 166, 170, 181
- Conserving and enhancing the natural environment: 187
- Annex 1: Implementation: 231-233

Of particular relevance to this proposal are the following extracts from the NPPF:

14. Para 14: *"In situations where the presumption (at paragraph 11d) applies to applications relating to the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*

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

39. Local planning authorities should approach decisions on proposed development in a positive and creative

² The Officer Report prepared for the August 2025 meeting of the Council's Strategic planning Committee in respect of planning application PL/2024/07097 (Land South of Snarlton Lane, Melksham) stated that the Council can demonstrate a housing supply of 2.42 years.

³ At the time of writing an updated draft NPPF has been issued, and the Government concluded a consultation in March 2026. If a new NPPF is subsequently issued before the application is determined, any changes relevant to the application will be addressed through a post-submission update, as necessary.

way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

NPPF Paragraph 61 clearly sets out the government's key planning objectives to '...significantly boost' housing delivery with a sufficient amount and variety of land to come forward where it is needed, meeting the needs of groups with specific housing requirements.

NPPF Para 89 states that:

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

(v) National Planning Practice Guidance (Published from 2014)

Relevant guidance on Permission in Principle (PiP) is set out in National Planning Practice Guidance under Paragraph: 004 Reference ID: 58-004-20190315. The following table sets out the eligibility criteria for Pip applications:

Type of development or land	Route to permission in principle: Following an application	Route to permission in principle: Entering a site in Part 2 of a brownfield land register
Householder development	X	X
Major development	X	✓
Development on land not defined as previously developed	✓	X
Development consisting of the winning and working of minerals	X	X
Environmental Impact Assessment development	X	X
Habitats development	X	X

Figure 4. Extract from NPPG

5.0 Planning Assessment

(i) Procedural Compliance

The scope of the PiP application is limited to location, land use and amount of development. This Planning Cover Letter provides sufficient background information and analysis to enable assessment and determination by the Council. No material changes have been made to the existing plan pack which has the benefit of an outline planning consent for an infill home.

A Tree Survey and Wessex Water Network Map have been included for reference as per the previous outline planning application. An updated Tree Survey would be provided with a subsequent Technical Details Consent stage.

Other development management matters outside of the scope of the PiP would be considered at a subsequent 'Technical Details' consent stage in the event that the PiP application is approved. As with the previous outline consent, the illustrative plans have been provided to demonstrate that a single dwelling could be satisfactorily accommodated on the application site.

(ii) Principle of Development

The principle of development has been established through an existing outline planning consent for the erection of a single self-build dwelling and associated access works (LPA Ref. PL/2022/0458).

Having regard to the size and layout of the plot, and the availability of a safe and suitable access, the application site is demonstrably capable of accommodating the dwelling proposed. The application site relates well to the size, role and function of Lower Compton and the surrounding area.

Lower Compton is an established residential area with good access to public transport facilities linking it to the nearby market town of Calne with its facilities and services. In addition, nearby Cherhill is recognised as a Small Village in the Core Strategy (Core Policy CP8) with access to some services. The construction of a new dwelling for which there is demonstrable demand as an infill plot within an existing built-up area would not cause any harm in landscape terms and can be justified in the overall planning balance.

The site is not subject to any restrictive landscape, ecological or heritage designations. Given the contained nature of the site between existing residential development, the proposed development would effectively be infill, noting that there is existing residential development to the north, west and south and to the east beyond the road.

The proposal is sustainable and is considered to meet the Framework's three-dimensional tests for 'sustainable development' (NPPF: 7-10) in principle.

Sustainable Location

Paragraph 89 of the NPPF confirms that decisions should *recognise that sites to meet local community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.*

Although the site lies outside of any settlement boundary, it exists as part of a former MOD housing estate just 2km east of the market town of Calne and 1.2km west of Cherhill and is well connected by public transport, specifically via direct bus services to Calne.

Socio-economic Benefits

Socio-economic benefits of housing are recognised by Inspectors in appeal decisions and there is a clear political commitment to solving the housing crisis, with council's having a role in addressing this through positive decision making. The economic benefits of new housing are now vitally important and should be viewed as a crucial component of the planning balance. The application proposal will add new social vitality to Lower Compton and contribute to the Council's housing shortfall. The combination of economic benefits including those associated with local spending power of future residents, the construction phase, and payments such as Council Tax, should also be acknowledged as forming part of the planning balance.

Environmental Objectives

Matters relating to sustainable construction, landscaping and related biodiversity net gain can be secured at a subsequent Technical Details Stage.

In conclusion, a combination of the following factors establishes the principle of development: (i) the planning fallback position established by the outline planning permission; the engagement of the NPPF's 'tilted balance' which is triggered by the Council's persistent inability to demonstrate a 5-year housing land supply; and (iii) the suitability of the site to accommodate new residential development when assessed against the NPPF's three-dimensional sustainability tests. Additionally, there is no conflict with the Calne Neighbourhood Plan 2, which made limited provision for additional housing growth.

(iii) Character, appearance and landscaping

No detailed design proposals are required as part of this stage of the Permission in Principle application. It has been established through the extant permission that a single dwelling can be comfortably accommodated on the application site. There is also potential for the provision of enhanced landscaping to benefit residential amenity and biodiversity. These details could be secured at the subsequent Technical Details Stage application.

(iv) Accessibility and Highway Safety

The Illustrative Plan makes provision of 1 No. Garage space and 2 No. off-street parking spaces for the dwelling. A new access can be created onto Trenchard Avenue as per the existing outline consent. In the event that the PiP is approved, a detailed access design will be submitted pursuant to a subsequent technical design application.

(v) Arboricultural Implications

No tree survey is required at the PiP stage. However, the Tree Survey submitted for the outline planning application is enclosed for reference. The survey notes the 3 No. mature trees on the site which will be retained and provision will be made for root protection during construction. The trees are located to the north of the proposed dwelling on the perimeter and will not create any issues with shading.

(vi) Ecological implications

No ecological survey is required at the PiP stage. However, biodiversity enhancements would arise from new landscaping which would be submitted at a subsequent Technical Details Stage.

(vii) Flooding and Drainage

The site is sited within Flood Zone 1 as is therefore not at risk from flooding. The Wessex Water Network Map submitted is enclosed for reference. This indicates that the proposed dwelling can be connected to the existing public mains foul sewerage system with the Map showing the indicative position of the water main. A suitable drainage strategy connecting to existing services will be submitted at a subsequent Technical Details Stage to ensure that the development would not increase flood risk and would be compliant with required climate change factors.

(viii) Residential amenity

The development of the site would not compromise the residential amenity currently enjoyed by any occupiers of the host dwelling or neighbouring dwellings. There are no habitable rooms in No. 19 that overlook the site. The Illustrative Plan and updated Photosheet demonstrate that the proposed plot would not give rise to any overlooking of adjacent properties or result in any adverse building domination or other matters that may affect residential amenity. The proposal reflects the design of other residential infill in the immediate vicinity and can be comfortably accommodated within the generous plot.

(ix) Planning Benefits

The application proposal will deliver simultaneously, a small number of economic, social and environmental benefits.

With regards to economic benefits, the development will aid in supporting local businesses and services in the Calne Community Area. Whilst limited in time, the development will generate economic benefits through the construction period including direct construction employment and local supply chain support.

The proposal will support existing local community facilities and services in the Calne Community Area and will add vitality to this part of the residential estate as well as providing additional public surveillance.

The additional dwelling will make a modest contribution to the general housing land supply noting that Wiltshire Council cannot demonstrate a five-year supply. The proposal makes effective use of land through the logical infilling of a generous corner plot in an established residential area, noting existing residential development to the north, south, east and west of the site.

In relation to environmental benefits, the proposal has the potential to offer an opportunity for environmental improvements, including sustainable construction and new landscaping with associated biodiversity benefits. The location has genuine sustainability credentials noting its proximity to Calne and the village of Cherhill with good public transport connections.

6.0 Conclusion

Section 70(2) of the Town and Country Planning Act 1990 provides that, in dealing with proposals for planning permission, regard must be had to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that if regard is to be had to the development plan for any determination, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.

In summary, the analysis set out above, confirms that the proposal is justified given that it benefits from an existing outline consent for a single infill dwelling and associated access works (LPA Ref. PL/2022/0458). These material considerations also strongly weigh in favour of the application proposal:

- the proposal is for the infilling of an existing built frontage in an existing residential development
- the NPPF's 'titled balance' is engaged as the Council cannot demonstrate five-year housing land supply; and
- The site is sustainably located, in close proximity to the market town of Calne and the village of Cherhill.

This Planning Statement demonstrates the acceptability of the principle of development. The illustrative plans demonstrate that it will be possible for the application site to accommodate 1 No. dwelling, and that all technical constraints are capable of being addressed.

Overall, no harm has been identified, and on this basis, the Council is respectfully requested to approve the enclosed application pursuant to Paragraph 11d of the NPPF.

Yours faithfully



Chris Beaver
Director



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