

TOWN & COUNTRY PLANNING ACT 1990

APPEAL STATEMENT OF CASE

**APPEAL BY CLLP 2010 DISC TRUST
AGAINST THE DECISION WILTSHIRE
COUNCIL TO REFUSE PERMISSION IN
PERMISSION FOR:**

**A DEVELOPMENT OF UP TO 2 NO
DWELLINGS ON LAND NORTH OF
WEST STREET, GREAT SOMERFORD,
CHIPPENHAM, SN15 5EH**

Prepared by

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**Our Reference: LPC.6321
Council Reference: PL/2026/01620**

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1.0 INTRODUCTION

1.1 LPC (Trull) Ltd have been instructed by CLLP 2010 Disc Trust (the Appellant) to present its planning case at appeal at against the decision of Wiltshire Council (the Council) to refuse to grant Permission in Principle (PiP) for the erection of 2 dwellings on land north of West Street, Great Somerford, Chippenham, SN15 5EH.

1.2 The reasons for refusal (RFR) of application referenced PL/2026/01620 issued on the 14th April 2026 are as follows:

1. *The proposed development would result in the loss of an undeveloped field frontage which forms a historic and visually important break in built development along West Street which contribute positively to the character and appearance of the Great Somerford Conservation Area.*

The proposed development in the proposed location would harm the significance of the Conservation Area and the scheme therefore conflicts with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, heritage aims of the National Planning Policy Framework and Core Policy 58 of the Wiltshire Core Strategy.

2. *The application site lies adjacent to Grade II listed Manor Farmhouse and its historic garden boundary wall. The undeveloped nature of the site forms part of the setting of the listed building and contributes to its significance. The proposed development fails to adequately assess or demonstrate the acceptability of the impact of the development on the setting of the listed building.*

The proposed development therefore fails the statutory duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special regard to the desirability of preserving the listed building or its setting, and is contrary to heritage aims of the National Planning Policy Framework and Core Policy 58 of the Wiltshire Core Strategy.

3. *The application site forms part of Neighbourhood Development Plan designated Local Green Space (LGS7). Evidence from public representations and site observations confirms that the proposed location for the development remains demonstrably special to the local community, providing an accessible and well-used green space valued for recreation, social interaction, tranquility, and for maintaining openness and green gaps within the village.*

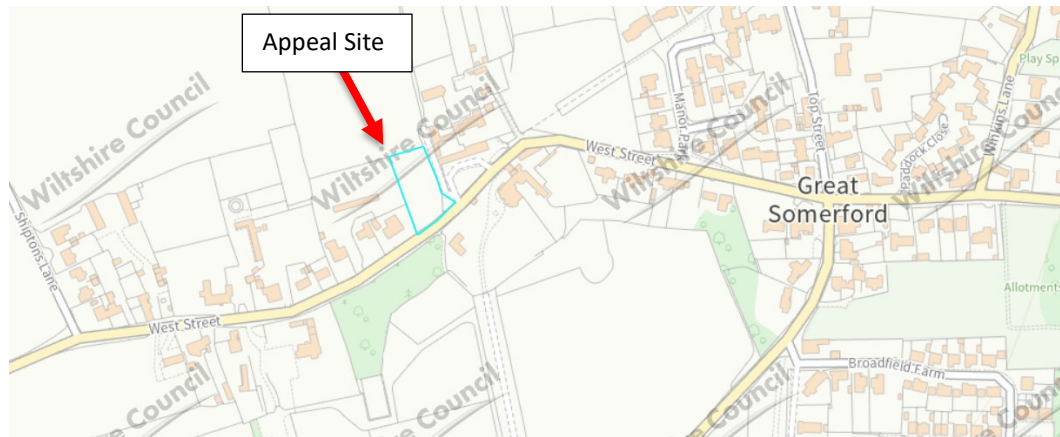
While the proposal would not result in the loss of the entirety of the Local Green Space, the part affected is of high visual and functional

importance. The proposed development in the proposed location would therefore result in permanent and irreversible harm to the value and function of the Local Green Space which could not be adequately mitigated through landscaping or design measures. The proposal cannot reasonably be construed as limited infilling for the purposes of paragraph 154 of the National Planning Policy Framework and, in the absence of clearly demonstrated very special circumstances, the scheme is contrary to local green space aims of the National Planning Policy Framework and unacceptable in principle.

- 1.3 Having regard to the Council's Delegated Report for application PL/2026/01620 (which can be viewed at Appendix B, in addition to the decision notice at Appendix A), it is recognised that the Council confirms the "proposed 2 open-market dwellings would be in a sustainable location and the proposed amount of development is not so excessive that it would result in an inherent conflict with the scale or role of the settlement". Furthermore, there is no objection to the proposed development in principle in relation to matters of design, landscape impact, ecology, drainage, highway safety, or neighbour amenity. However, the principle of development is resisted by the Council at this point in time because it considers the scheme would harm the historic environment and conflict with the Local Green Space designation.
- 1.4 The Planning Statement (March 2025) by LPC (Trull) Ltd submitted in support of the PiP application, which can be seen at Appendix C, provides an overview of the site, describes the proposed development, identifies the planning policy context, and provides an assessment of the proposed development in order to demonstrate its acceptability and compliance with the Local Plan within the context of the National Planning Policy Framework's presumption in favour of sustainable development. The Planning Statement should be read alongside this Appeal Statement, which will focus on the Council's reasons for refusal and outline the grounds of appeal.

2.0 THE APPEAL SITE & PROPOSED DEVELOPMENT

- 2.1 The appeal site comprises a roughly rectangular shaped area of land on the northern side of West Street, within the built-up area of the Great Somerford, as identified on the map below:



Site Location Plan (Source: Wiltshire Planning Explorer website)

- 2.2 The appeal proposal seeks PiP for the erection of two dwellings on the land, which would be served by the existing field access from West Street.

3.0 PLANNING LEGISLATION AND POLICY

National Planning Policy

- 3.1 The National Planning Policy Framework (NPPF), and associated Planning Practice Guidance, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions. The Council asserts that the appeal proposal is contrary to the heritage aims of the NPPF and Paragraph 154 which outlines the criteria for assessing developments within areas of Local Green Space.
- 3.2 The NPPF highlights that planning law (section 70 [2] of the Town and Country Planning Act 1990 and section 38 [6] of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Local Planning Policy – The Development Plan

- 3.3 The Development Plan, now known as the Local Plan, relevant to the appeal proposal include the Wiltshire Core Strategy (WCS) (adopted January 2015) (which includes saved policies from the former North Wiltshire Local Plan) and the Great Somerford Neighbourhood Plan (GSNP) 2016 – 2026 (made November 2017).
- 3.4 The Local Plan must be read as a whole but the Council identifies conflict with the following policies with its Reasons for Refusal (RFR):-

Wiltshire Core Strategy (WCS): -

- Core Policy 58: Conservation of the Historic Environment (RFR 1 & 2)

Great Somerford Neighbourhood Plan (GSNP): -

- Policy GSNP7: Local Green Spaces (RFR 3)

4.0 PLANNING CONSIDERATIONS & GROUNDS OF APPEAL

- 4.1 The planning considerations associated with this permission in principle appeal are limited to **location, land use and amount of development**. The Council's RFRs, as outlined within the Decision Notice, relate to (1) harm to the significance of the Conservation Area, (2) lack of assessment in relation to the impact on the Grade II Listed Manor Farmhouse, and (3) harm to the value and function of a Local Green Space.
- 4.2 The original Planning Statement by LPC (Trull) Ltd provided a detailed justification for the proposed development. This appeal statement is not intended to repeat the assessment; however it will focus on the RFRs and draw out the key points to demonstrate the suitability of the proposed development as a PiP proposal, before focusing on the wider planning balance and need to significantly boost the supply of housing, considering the Council's current shortfall in housing land supply.

RFR1 & RFR2: Heritage Impact

- 4.3 The Council is of the opinion that the appeal proposal would harm the significance of the Conservation Area (RFR1) and indicated that the application failed to assess or demonstrate the acceptability of the impact of the development on the setting of the Grade II listed Manor Farmhouse (RFR2). The Delegated Report notes that the Council's Conservation Officer did not indicate what level of heritage harm would be likely should development in this location be consented, however overall, Officers are of the opinion that that "development in this location would result in harm to heritage settings". The Appellant is of the opinion that the original Planning Statement provided a proportionate and acceptable heritage analysis, however in order to respond to the RFR the Heritage Impact Assessment is expanded below:

Heritage Legislation

- 4.4 The duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 is the requirement to have special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess. Furthermore, Section 72 of the Act outlines that when considering whether to grant planning permission for development which affects a Conservation Area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Heritage Policy

- 4.5 Chapter 16 of NPPF includes policies on conservation of the historic environment with the main underlying policy that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It outlines that applications for development should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the

assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 207).

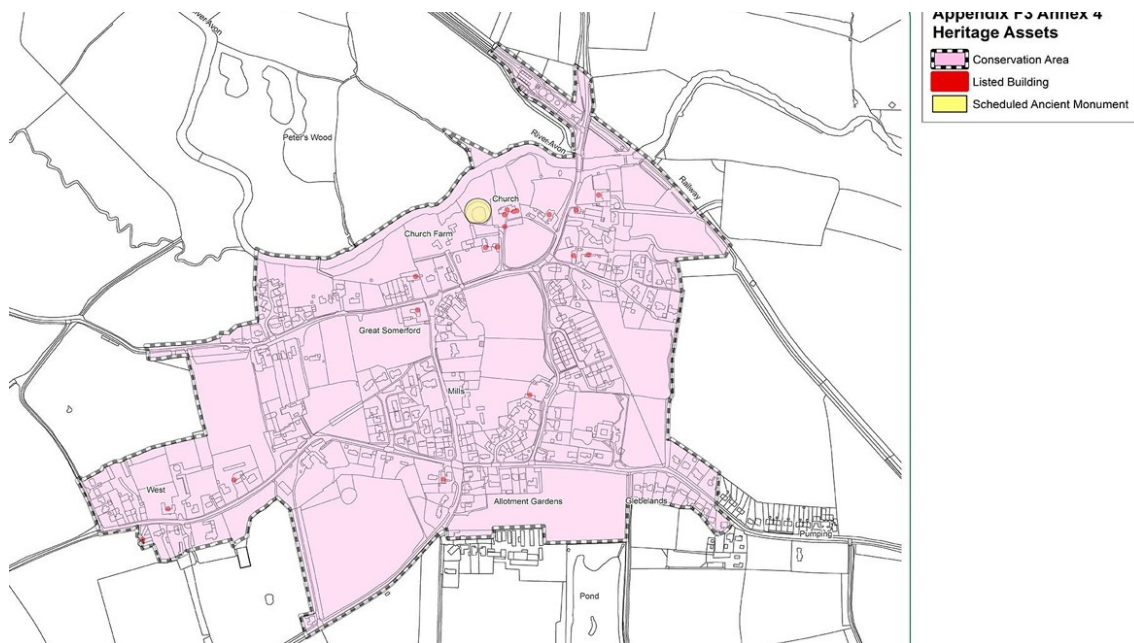
- 4.6 The NPPF advises that for heritage policy, 'significance' means "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be **archaeological**, **architectural**, **artistic** or **historic**. Significance derives not only from a heritage asset's physical presence, but also from its setting" (emphasis added).
- 4.7 In terms of the key components mentioned above which give a heritage assets its interest, the Planning Practice Guidance (Paragraph: 006 Reference ID: 18a-006-20190723) advises they can be interpreted as follows:-
- **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Local Heritage Policy

- 4.8 The development plan must be read as a whole but Core Policy 58 'Conservation of the Historic Environment' of the WCS is of particular relevance from an historic environment perspective and the only one referenced in RFR 1 & 2.

Heritage Assets & Impact of Proposed Development

- 4.9 The application site falls within the Great Somerford Conservation Area (GSCA) and near the Grade II Listed Manor Farmhouse. The Planning (Listed Building and Conservation Areas) Act 1990 mentions that a Conservation Area is designated because it has special architectural or historic interest, and the character or appearance of which it is desirable to preserve or enhance. The Council confirms that there is no Character Appraisal or Management Plan for the GSCA, but the GSNP confirms it was first designated in 1975, covering the heart of the village including the 11 listed buildings around Top Street and a further three on West Street, where the appeal site is located. The extension to the conservation area in 2006 included the former railway station complex, junction of the World War 2 defences at Pillbox in the Showground, the Free Gardens and part of Dauntsey Road defined by historic allotment boundaries.



Neighbourhood Plan Heritage Assets Map

- 4.10 The appeal site lies near to one of the three listed buildings along West Street; the Grade II Listed Manor Farmhouse. Historic England's official list entry (reference 1300607) for the building is as follows:

House, C17 timber-frame, core, extended and refaced in render in early C19. Two parallel ranges with hipped imitation stone slate roofs, original range to west with north end stack, added range to east with side stack. Two storeys. South front has slightly advanced gable end of original house to left, two-window with 16-pane sashes to left, door with hood on brackets and 12-pane sash each floor. Said to have been the manor house of the second Somerford manor, called Somerford Mompesson or Somerford Bolles



Listed Buildings along West Street (Source: Historic England List Map)

- 4.11 The planning history of Manor Farmhouse details that it has undergone substantial rebuilding in the late C20 to part of the side and rear elevations, including replacement windows (most recently in line with Listed Building Consent reference 17/09234/FUL). There have also been significant changes to buildings associated with, and within the setting of, the original Farmhouse. The maps below identify the listed buildings along West Street and the context of the built environment surrounding Manor Farmhouse.



Aerial Photograph along West Street 08.06.23 (Source: Google Earth Pro)

- 4.12 The Council's Delegated Report provides details of the planning permission and listed building consent (N/04/01519/FUL and N/04/01520/LBC) granted for the conversion of 'Low Barn' to the rear of the Manor Farmhouse, as shown above. Manor Farm Barn is within the immediate setting of Manor Farmhouse, a dwelling created by converting an outbuilding. The aerial photograph above identifies the substantial alterations to the original curtilage and setting of Manor Farmhouse. There is no intervisibility between the appeal site and Manor Farmhouse when on the ground and it is believed that the appeal site does not contribute towards the significance of the listed building.
- 4.13 The significance of the Grade II Listed Manor Farmhouse is derived from its historic and architectural interest as detailed within the official list entry. It is recognised that the significance of a heritage assets derives not only from its physical presence but also from its setting, but as noted above, the appeal site is not within the immediate setting of the listed building. The NPPF advises that 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. There have been changes within the immediate setting the listed building in questions which resulted in the dwelling being surrounded by other residential properties. It is therefore considered that the development of the appeal site will have no

impact on the ability to appreciate the significance of the heritage asset. In its sanctioned arrangement the proposed development would be in keeping with the established pattern of development along West Street.

- 4.14 In terms of the wider character of the built environment along West Street, and specifically the character and appearance of this part of the Conservation Area; it is characterised by residential properties, of different ages, size and design, along the road. The main character is that of residential development along West Street. While the appeal site is currently an undeveloped gap within the built environment, it can be sensitively developed to respect the established character of the Conservation Area. The existing low stone wall along West Street can be retained, including the hedgerow above, so there would be no change to the immediate street scene. The erection of a dwelling or two further within the plot would align with the established pattern of development along the road. There is no reason or need for the appeal site to remain open, a sensitive residential development scheme would preserve the character and appearance of the GSCA in this part of the village.



Street View along West Street June 2024 (Source: Google Earth Pro)

- 4.15 The planning appeal decision (reference 3345527) included with the original Planning Statement is a key material planning consideration. The site is directly opposite the current appeal site, as shown on the aerial photograph and street view above. The Inspector noted that while the introduction of two dwellings would diminish the rural character of the undeveloped open land, there is “no reason why, given the existing site characteristics and context, that a development sympathetic to the

character of the locality, including the GSCA and its setting, could not be achieved” (Paragraph 12). Furthermore, the Inspector noted that “There is no reason that a sympathetic approach on the appeal site could not be achieved without causing harm to the historic environment. The Proposal would not harm the character and appearance of the area. It would preserve the character and appearance of the GSCA and its setting” (Paragraphs 13 - 14). Full details of the appeal proposal can be seen at Appendix D.

- 4.16 In light of the above, and in having special regard to the desirability of preserving the Grade II Listed Manor Farmhouse and its setting, and in paying special attention to the desirability of preserving or enhancing the character and appearance of the GSCA, it is considered there would similarly be no harm to the designated heritage assets. The Appellant is of the opinion there is no conflict with the heritage policies and tests outlined with the NPPF or Core Policy 58 of the WCS. The appeal site is capable of delivering a scheme of a high quality design but within the context of the established historic environment, there would be a neutral impact when considering the overall planning balance. Furthermore, the appeal proposal will result in significant public benefits which will be considered within the Planning Balance section below.

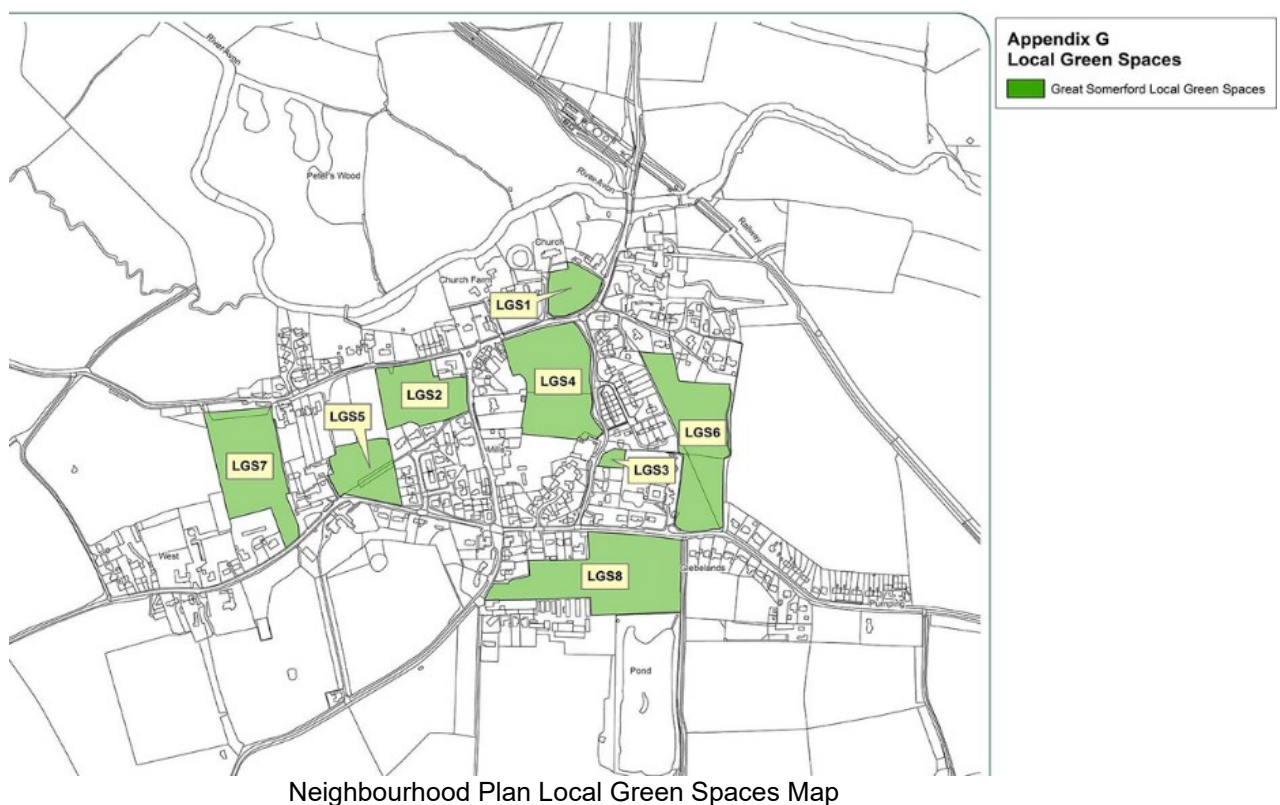
RFR3: Local Green Space

- 4.17 The third RFR is based on the Council's opinion that the development of the appeal site would conflict with Policy GSNP7 'Local Green Spaces' of the GSNP. The policy designates 8 parcels of land as Local Green Spaces, albeit there is no information within the plan itself about the value of each parcel of land or the reasons for the individual designations. The Council states within the Decision Notice that the appeal site is demonstrably special to the local community because it provides an accessible and well-used green space valued for recreation, social interaction, tranquillity, and for maintaining openness and green gaps.
- 4.18 The NPPF advises that “designating land as Local Green Space should be consistent with the local planning of sustainable development and

complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period” (Paragraph 106).

4.19 Furthermore, the NPPF advises that “the Local Green Space designation should only be used where the green space is:

- a. in reasonably close proximity to the community it serves;
- b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- c. local in character and is not an extensive tract of land” (Paragraph 107).



4.20 The Local Green Spaces designated within the GSNP, as shown on the map above, do however cover extensive tracts of land rather than being clearly defined areas that are demonstrably special to the local community. The appeal site falls within designation reference LGS7 which is a large, yet enclosed, and active agricultural field (and not accessible for use by

the village). The appeal site is a smaller distinctive part of the wider field to the south which is nestled within the built-up area of the village. Public Right of Way reference GSOM27 runs along the western side of the site from West Street and then further north through the field. The Council's Public Right of Way Officer has no objection to the appeal proposal, subject to the public footpath remaining available through the site at a minimum width of 2 metres. This can be achieved and will be shown on a site plan during the Technical Details Stage as requested by the Officer.

4.21 The original Planning Statement explained that Policy GSNP7 now holds limited weight due to the age of the GSNP, however the starting position is the need to consider Paragraph 108 of the NPPF which advises that decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts. Paragraph 154, as mentioned in RFR3, states that development in the Green Belt, but in this case a Local Green Space, is inappropriate unless one of the permitted exceptions applies. One exception is the "limited infilling in villages" (Paragraph 154.e) which the appeal proposal clearly meets.

4.22 The Council's Delegated Report recognises the appeal proposal aligns with policy 154 but then goes on to say it should not be used as a justification for the proposal:

"Whilst paragraph 154(e) recognises 'limited infilling in villages' as development which may (by exemption) be development that is not inappropriate, the purpose of this exemption is to enable the consolidation of existing built form and should not be taken as justification for the loss of protected open land".

4.23 The appeal proposal complies with Paragraph 154 of the NPPF and therefore there are no relevant policies that provide a strong reason for refusing permission within the context of the presumption in favour of sustainable development (Paragraph 11..d.i of the NPPF), as discussed further below. However, as noted within the Planning Statement, even if some weight is given to Policy GSNP7, it should not automatically make residential development unacceptable in principle, particularly where, as in this case, it is a small site and housing land supply is deficient. Furthermore, PROW GSOM27 will be unaffected, and people will still be

able to walk from West Street and follow its route further north. The delivery of housing is a public benefit, reinforced by the Government's desire to significantly boost housing supply. The tilted balance is engaged with substantial weight in favour of sustainable housing. A local designation should therefore not frustrate national housing objectives unless clearly justified. The benefits of delivering housing significantly and demonstrably outweigh any limited policy conflict.

5.0 PLANNING BALANCE

Status of the Local Plan and the 'Tilted' Balance

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The proposal benefits from the presumption of sustainable development (Paragraph 11.d.ii of the NPPF), due to the Council's current 2.42 years housing land supply position, and therefore permission should be granted unless 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.
- 5.2 The Delegated Report acknowledges the benefits of the appeal proposal but goes on to conclude the identified harms form a 'strong' reason to refuse the application. The tilted balance is therefore disengaged.
- 5.3 The Appellant is of the opinion that there are no 'strong' reasons for refusing permission as outlined above and any adverse impacts of granting permission in principle as claimed by the Council would not significantly and demonstrably outweigh the benefits. The weight to be attributed to the Local Plan must however first be established because it is important within the overall planning balance.
- 5.4 The Council's Housing Land Supply Position and the weight to be attributed to the Spatial Strategy of the WCS was under focus at the Glenmore Farm, Westbury appeal (reference 3345598) last year for a residential development scheme. The Council did not defend the appeal due to its Housing Land Supply Position, and the Inspector stated the

following within the decision notice dated 21 January 2025 (a full copy of the Decision Notice can be seen at Appendix D):-

*“41. Aside from the emerging Local Plan, which has only just been submitted for Examination, there is no other obvious remedy to the shortfall in the short or medium term. This overall position indicates that **the development plan is failing to meet its strategic challenges. Thus, its settlement strategy and limits of development are not working effectively. These policies are therefore of limited weight, as is the conflict with them.**” (emphasis added)*

- 5.5 The weight to be attributed to the Local Plan has further diminished following the withdrawal of the draft Wiltshire Local Plan from Examination. A recent appeal (3374421) for a residential scheme in Melksham highlighted the perilous position the Council finds itself in and the extreme need to support and deliver new housing schemes. A full copy of the appeal decision (dated 09 April 2026) can be seen in Appendix F but the Inspector noted the following about the housing need position:

“12 ... the minimum housing target expressed in the CS of 42,000 homes over the plan period was not met, with a shortfall of around 1000 homes. Exacerbating this is the Council’s five-year housing land supply shortfall of over 9,500 dwellings and a separate affordable housing need of over 1,200. It is inevitable and accepted by the Council, that permission for housing will need to be granted on unallocated greenfield sites even though that will conflict with CS Policies CP2 and CP15.

- 5.6 The Inspector went on the outline implications of the withdrawal of the draft Wiltshire Local Plan from Examination:

14. The implication of this is that there will not be a strategic plan in place to lead development in Wiltshire for the foreseeable future. Importantly there will be no plan led mechanism to rectify the housing land supply shortfall, thus making it ever more pressing that housing continues to come forward in a timely manner in sustainable locations such as Melksham. The appeal site is well related to the existing built-up area and would form a logical extension to this part of the town.

- 5.7 It was also significant that the appeal site was within an area with an up to date Neighbourhood Plan yet the Inspector still allowed the appeal due to the Council’s chronic housing land supply shortfall:

43. Regardless of the parties’ contrary positions on the application of Framework paragraph 69, in the parlance of Framework paragraph 14 ‘likely’ does not and cannot mean ‘absolute’. It does not place a firm bar against development going ahead even if counter to a Neighbourhood

Plan that meets the tests in Framework paragraph 14. I acknowledge that the JMNP2 has relatively recently been made and reflects the wishes of those who supported it at referendum. I also note that development has been coming forward in Melksham, but the Council's housing land supply shortfall is acute and county-wide. Action to address that needs to be taken now through the provision of housing on suitable sites.

- 5.8 In the context of this current appeal, the GSNP is out of date and the Council confirms with its Delegated Report that Paragraph 14 of the NPPF is not engaged. However, as the above appeal shows, even when there is an up-to-date Neighbourhood Plan which allocates land for housing it should not prevent suitable residential schemes coming forward due to the Council acute and county-wide housing land supply shortfall. This factor is important when considering the weight to be applied to policy GSNP Local Green Space policy.
- 5.9 In light of the status of the Local Plan and substantial Housing Land Supply shortfall, the Appellant is therefore strongly of the opinion that the stated planning harms associated with the appeal proposal have been grossly overstated by the Council and insufficient weight attributed to the planning benefits, as evidenced by the very similar appeal on the opposite side of the road. In terms of the benefits, the appellant is of the opinion that the provision of two new dwellings, which would contribute towards the substantial deficit in the Council's five-year housing land supply, is a significant benefit that should be given **significant positive weight**.
- 5.10 The development would also produce short term benefits to the construction industry, and the development would also generate ongoing revenue for the Council from Council Tax etc. There will also be further modest benefits that would result from the additional support to the vitality of the local community from the future occupiers of the development. These benefits should be given **moderate positive weight** in favour of the proposed development. The development would also deliver ecological benefits associated with the current requirement to deliver 10% Biodiversity Net Gain (BNG) which would be secured at the Technical Details stage.

- 5.11 In terms of the harms, the Appellant is strongly of the opinion that any conflict with Policy GSNP7 'Local Green Spaces' should be given limited weight (and there is no conflict with Paragraph 154 of the NPPF). The appeal proposal impacts only a small part of the wider Local Green Space designation, and it does not undermine its overall purpose. Furthermore, unrestricted access to the land to the rear will continue via the PROW, albeit there is no suggestion trespass is allowed off the path.
- 5.12 The WCS is failing to deliver housing in a strategic plan-led way and the GSNP is out of date and does not contain policies to meet the current or future needs of the Neighbourhood Plan Area. The site is not isolated or remote and forms a natural infill development. The site is well contained, and development would not result in any site specific harms, or to the wider environment that cannot be adequately mitigated.
- 5.13 The NPPF clearly indicates that decisions should take local circumstances into account, to reflect the character, needs and opportunities of each area, and critically, be determined in accordance with the development plan, unless material considerations indicate otherwise. There are clear local circumstances and material planning considerations in this appeal case that indicate the PiP should be granted as outlined above.
- 5.14 The proposed development would contribute towards the Government's aim of significantly boosting the supply of homes and it is considered that when assessing the overall tilted balance, which includes regard to the key policies for directing development to sustainable locations, making effective use of land, and securing well-designed places, there would be no adverse impacts that stem from the development that would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The **moderate to substantial benefits** that weight in favour of the proposed development outweigh the **limited harm** associated with the Local Green Space designation.
- 5.15 The contribution made by the approval of minor developments and single dwellings throughout the Wiltshire Council area towards addressing

housing need should not be underestimated and now has greater importance considering the Council's substantial housing land supply deficit and the Government's objective to radically boost the supply of housing. The contribution made by windfall developments is also an inherent part of the overall housing supply strategy.

6.0 CONCLUSIONS & PLANNING BALANCE

- 6.1 The appeal proposal seeks Permission in Principle for the erection of 2 dwellings on land north of West Street, Great Somerford, Chippenham, SN15 5EH.
- 6.2 The Council refused Permission in Principle for the proposed development on the grounds that the development is unacceptable in principle because of its belief the proposal would harm the significance of the Conservation Area, due to a lack of an assessment in relation to the impact on a local listed buildings, and harm to the value and function of a Local Green Space.
- 6.3 The appeal proposal for two dwellings will contribute towards the Government's objective of significantly boosting the supply of homes and would contribute towards the Council's housing land supply shortfall. It is common ground that the site is within a sustainable location for new residential development and the appeal has sought to demonstrate there are no unacceptable site specific impacts or harms associated with the appeal proposal when considering the overall planning balance.
- 6.4 Planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. There are no strong reasons for refusing permission therefore the proposal benefits from the presumption in favour of sustainable development (Paragraph 11.d.ii of the NPPF), due to the Council's current 2.24 years housing land supply position. As such, permission should be granted unless 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.

- 6.5 The proposed development would deliver both social, economic and environmental benefits, through the construction and delivery of housing and associated landscape and ecological enhancements. The proposal would not undermine the wider Local Green Space designation and would not prevent access from West Street along the public right of way. There will certainly be no planning harms associated with the granting of Permission in Principle for the appeal proposal that would significantly and demonstrably outweigh the moderate to significant weight that should be placed on the benefits of the proposed development.
- 6.6 In the light of this statement, the Inspector is respectfully requested to allow the appeal.