



Planning Statement

Land at Southampton Road and Junction Road, Alderbury

April 2026

Ref. SP22-1068

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Contents

1.	Introduction	3
2.	Factual Background	5
3.	Statement of Community Involvement	10
4.	The Proposed Development	14
5.	Planning Policy Context	18
7.	Planning Balance	42

Documents

Document 1:	Written Pre-App Response from Wiltshire Council
Document 2:	Approved septic tank replacement at Gray Manor Hotel
Document 3:	Draft Heads of Terms

1. Introduction

1.1 This planning statement has been prepared by Simply Planning Limited ('SPL'), on behalf of our clients, Formula Land (Alderbury) Limited ('the applicant') and is submitted in support of an Outline planning application for a major residential development comprising the erection of 28 No. residential units on the Land at Southampton Road and Junction Road, Alderbury.

1.2 The full description of development is, therefore, as follows:

"Outline planning permission with all matters reserved, apart from details of access from Southampton Road, for a residential development of up to 28 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments"

1.3 The application is supported by the following updated documents:

Document	Author
Planning Application forms and Certificates	Simply Planning Limited
Planning Application Statement	Simply Planning Limited
Design and Access Statement	RHP Architects
Updated BNG calculations & Report	Beamsley Ecology
Ecology Consultation Response	Beamsley Ecology
Ecological Mitigation Strategy Report	Beamsley Ecology
Soft Landscaping Strategy	BEA Landscape Design Ltd
Landscape and Visual Impact Assessment	BEA Landscape Design Ltd
Transport Assessment	Mayer Brown
Travel Plan	Mayer Brown
Flood Risk Assessment & Drainage Strategy	Mayer Brown
Energy and Sustainability Statement	Envision
Air Quality Assessment	Air Quality Consultants
Archaeological Desk-Based Assessment	SLR Consulting Limited
Geophysical Survey Report	Cura Tarrae
Draft Written Scheme of Investigation	Wardell Armstrong
Noise Impact Assessment Report	Jameson Acoustics
Nutrient Assessment and Calculations	Nutrient Neutral
Tree Constraints Plan	RPS Group
Tree Survey Schedule	RPS Group
Arboricultural Impact Assessment	RPS Group
Arboricultural Method Statement	RPS Group

1.4 The following amended plans, prepared by RHP Architects have also been provided:

Drawing No.	Drawing Title
P1365-RHP-ZZ-00-DR-A-1200 Rev P6	Indicative Proposed Site Plan

1.5 This Statement has been updated to take account of a number of changes to the proposed development, following consultation feedback received in relation to the original submission. These changes have reduced the quantum of proposed development and include revisions to the indicative layout. These revisions have been reflected within all supporting reports and considered within this Statement

1.6 This supporting Planning Statement sets the planning context for the consideration of the application proposals. In particular, it assesses the proposal against the relevant policies of the statutory Development Plan, national guidance, and policies. Accordingly, the development should be granted planning permission, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

1.7 The Statement is structured as follows:

- **Section 2** sets out the factual background and development context, including a description of the application site and surrounding area, the planning history and development proposals.
- **Section 3** provides the Statement of Community Involvement which sets out the pre-application consultation measures undertaken and provides a summary of matters raised.
- **Section 4** sets out the details of the proposed development
- **Section 5** reviews the Planning Policy context against which the proposals should be judged, including the National Planning Policy Framework and the Wiltshire Core Strategy (Adopted 2015).
- **Section 6** considers the matters at issue and assesses the scheme against the Development Plan policies.
- **Section 7** sets out the planning balance and draws our conclusions.

2. Factual Background

Site and Surroundings

The Application Site

- 2.1 The application site relates to a parcel of land that is approximately 4.9ha in area, positioned between Southampton Road and Junction Road, Alderbury. The application site is within private ownership and is currently used for agricultural purposes and informal dog walking/recreational activities. There are no formal Public Rights of Way (PRoW) within the site.

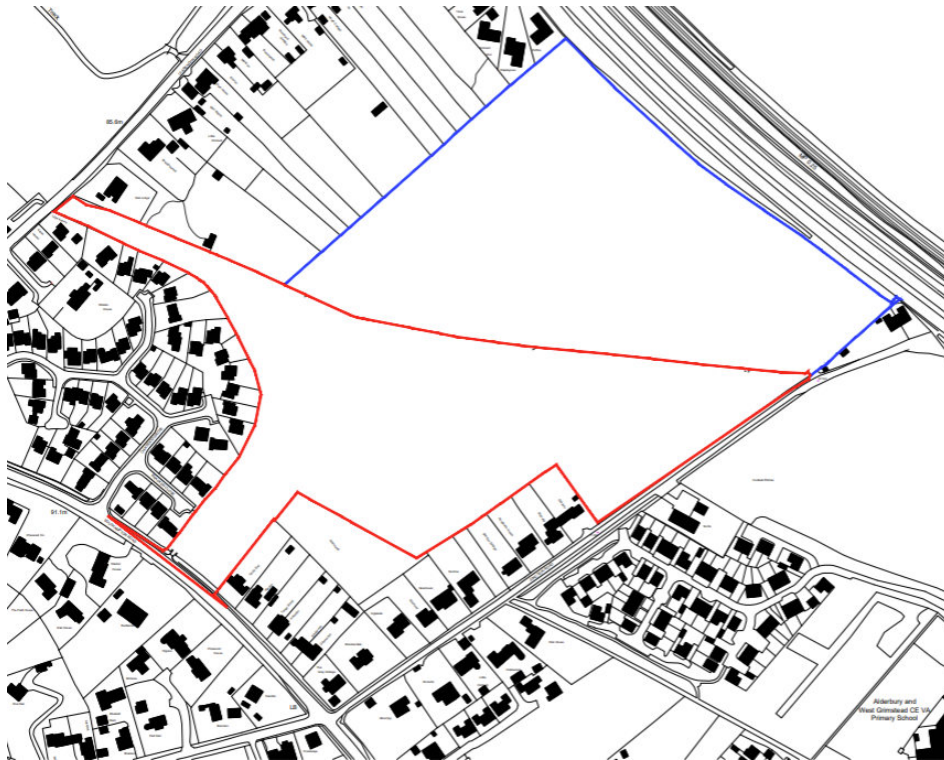


Figure 1: Site Location

- 2.2 The site is currently comprised of a single agricultural field that has been historically used for grazing and haymaking. The land is enclosed by hedgerows which provide strong natural screening to the application site. A small watercourse runs along the northern edge of the application site, lined by further hedging and mature trees. An area of wet woodland is present within the central part of the site and a block of scrubby woodland is located in the western corner. The A36 is separated from the application site, by a single field and is bounded by thick planting.
- 2.3 The topography of the site includes a significant drop in levels from the west to the east (approximately 20m), which sees the landscape slope away from the Southampton Road. There are no notable topography features within the site and due to the site levels, any proposed development will have limited visual impact within the wider landscape.
- 2.4 Some sections of the application site are protected by Tree Preservation Orders (refs: TPO/2023/00014 & S/ALDE/TPO1). TPO/2023/00014 covers 4 groups of trees and one area of woodland within the site. The Tree Preservation Order protects all trees, regardless of species, within these individual parcels as shown in Figure 2 below.

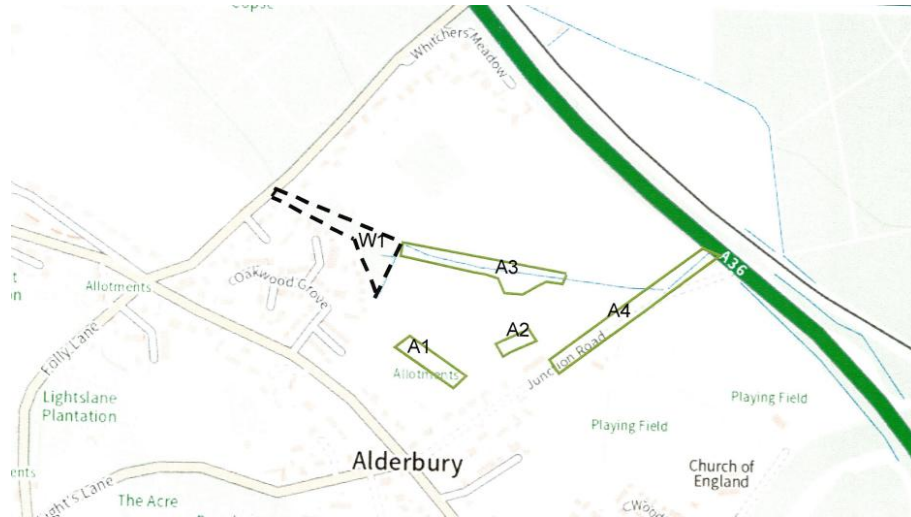


Figure 2: Tree Preservation Order

- 2.5 Access to the application site is currently gained from Southampton Road via a metal field gate. This access also serves the adjacent allotments which are located to the rear of the road-fronting properties positioned along the Southampton Road. Whilst the site has a short stretch of frontage onto Junction Road to the east, this is an unadopted private road and no current or proposed access exists in this area.
- 2.6 There are no significant site constraints that would prevent the development of this land. The site is not within the Green Belt or situated close to any designated heritage assets. The site is within Flood Zone 1, where there is a low risk of flooding.

Surrounding Environment

- 2.7 The site is positioned directly adjacent to the established residential core of the settlement of Alderbury. It sits outside of, but abuts the defined settlement boundary for the village as shown by the thick settlement boundary line below:

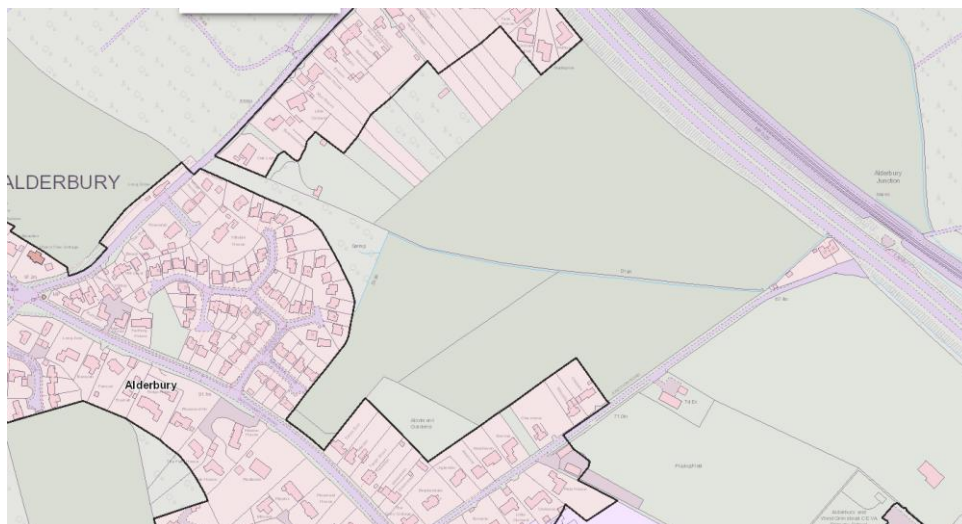


Figure 3: Defined settlement boundary for Alderbury

- 2.8 The surrounding residential development is comprised largely of detached two-storey properties fronting onto the Southampton Road and Junction Road, set within large plots. To the west of the site is the modern cul-de-sac development at Oakwood Grove, comprised of two-storey detached dwellings. The use of warm

red bricks are commonly found within the village, along with aspects of painted render, vertical hanging tiles and timber boarding.

- 2.9 The proposal will provide a logical infill development within a currently vacant parcel of land, which is surrounded by other residential neighbours to the west, east and south. The above image also pre-dates the approved and now complete housing development off Firs Road. A copy of the approved site layout plan is provided below and this shows how further residential development along the southeastern side of Junction Road further encloses the application site with residential housing.



Figure 4: Site Layout - Land off Firs Road, Alderbury

- 2.10 In terms of the wider area, Alderbury provides a number of local services and facilities including the Alderbury General Store, Post Office, recreation and football club, village hall, primary school as well as a number of public houses. There are also a number of key bus routes which serve Southampton Road, with the following services providing regular connectivity between Alderbury and the surrounding area, including Salisbury and Southampton.

Service	Operator	Route	Weekday		Saturday daytime frequency	Sunday daytime frequency
			Daytime frequency	Evening frequency		
37	Salisbury Reds	Salisbury – Alderbury – West Dean – Lockerley	4 services	-	-	-
657	Salisbury Reds	South Wilts Grammar School – Sherfield English	1 PM service	-	-	-
677	Salisbury Reds	South Wilts Grammar School – West Wellow	1 AM, 1 PM service	-	-	-
B5	Salisbury Reds	Whiteparish – Burgate School	1 AM, 1 PM service	-	-	-
X7/X7R	Salisbury Reds	Salisbury – Alderbury – Whiteparish – Wellow (X7) or Romsey (X7R) – Ower – Southampton	1 per hour	-	1 per hour	-

Figure 5: Local Bus Timetable

- 2.11 The nearest railway station is in Salisbury, approximately 7km away. This receives lines from Westbury, Yeovil and London, via Andover and Southampton. The train station can be accessed via the 37 and X7/X7R bus routes and it is a short walk (approx. 12 minutes) from the bus stop to the train station, providing access to the wider area via the public transport network.

Site Accessibility

- 2.12 The site is proposed to be accessed via Southampton Road, which is a two-lane carriageway with a 30mph speed restriction. A pedestrian footway runs along the northern edge of the highway immediately adjacent to the site. Nearby bus stops can be found a short distance to the south of the site, on both sides of the road.
- 2.13 The site is currently served by an existing field gate, which provides access to the allotments positioned behind the road-fronting residential properties along Southampton Road. This access will be upgraded for use as part of the residential development proposals and full details of the access are being sought for approval as part of this Outline planning application. The access will continue to be used for the allotments, where a dedicated car park will also be provided as part of these proposals, in order to formalise and upgrade these facilities for the benefit of the local community.
- 2.14 The site is located within an accessible location, where the majority of local services and amenities that are available within Alderbury can be reached within a short walk from the site. Employment opportunities within the business park and local shops are located approximately 1.4km away or less. Future residents of this site will be located within reasonable walking or cycling distance from key amenities and nearby bus stops providing public transport options for journeys further afield.

Policy and Site Constraints

- 2.15 The application falls within the administrative boundary of Wiltshire Council. The relevant development plan for the determination of this application is the Wiltshire Core Strategy (adopted 2015), along with saved policies from the former District Local Plans, as well as the Wiltshire Housing Site Allocations Plan.
- 2.16 In addition, the Council are also undertaking a review of the Wiltshire Core Strategy, which was submitted for examination in November 2024. However, following significant concerns raised by the appointed Inspectors, the Council are considering how to progress with the current Local Plan Review and a decision is

expected to be made at the Council's Cabinet Meeting on 6th May 2026. At the time of this submission, the Wiltshire Local Plan Review is in a state of uncertainty and policies contained within it are considered to hold only negligible weight in the determination of planning applications.

- 2.17 In addition, the NPPF was updated in 2024, since the original submission of this application. The NPPF is a material planning consideration in the assessment of this application, along with the Planning Practice Guidance, which will be discussed in greater detail in the relevant sections of this report.
- 2.18 The following site constraints are relevant to this application and have been suitably addressed within this revised application.

Site Constraints	Comment
TPO	TPO/2023/00014 – protects parcels of tree planting within the site regardless of species
Flood Risk	Surface water flow path runs through the site. Site partially subject to low surface water flood risk.
Ecological Designations	Within 13.8km recreational impact zone of the New Forest protect site
Phosphates	River Avon SAC – phosphorus loading
Nitrogen	River Test SAC – nitrogen loading
Archaeology	Unknown potential for archaeological remains

Planning History

- 2.19 There is no relevant planning history associated directly with the application site which has been in agricultural use for many years.

Local Planning History

- 2.20 A number of notable residential planning applications within the local area are set out below. These help to establish the context in which this application sits.

Planning Reference	Site address	Description of development	Decision
PL/2022/03103	Land to the East of Wagtails	Outline application for up to 30 dwellings	Approved September 2025
17/04001/OUT	Land off Firs Road	Outline application for up to 50 dwellings, associated parking and access, open space, infrastructure, relocated guide hut, new pre-school building and land to extend primary school playing fields	Appeal allowed December 2018
PL/2021/04201	Land off Firs Road	All outstanding Reserved Matters (appearance, landscaping and scale), pursuant to planning permission ref. 17/04001/OUT	Approved October 2021

3. Statement of Community Involvement

- 3.1 The National Planning Policy Framework (NPPF) (2024) encourages early engagement on development proposals as a way to significantly improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. The NPPF explains that the pre-application process allows an opportunity for issues to be resolved prior to the submission of applications. Early engagement with statutory consultees is also encouraged, which can aid local planning authorities in issuing timely decisions.
- 3.2 The application has been the subject of significant pre-application consultation, including engagement with the Local Planning Authority, Parish Council, members of the local community and other key stakeholders as explained below.

Pre-Application Consultation

- 3.3 A written pre-application request was submitted to Wiltshire Council in January 2023, seeking pre-application advice on the development of 77 no. residential units on the application site. This request was supported by indicative layout plans (prepared by David Corley Architects) and other supporting documentation regarding tree constraints; an ecological appraisal; landscape assessment and proposed landscape designs.
- 3.4 A detailed written response was received from Wiltshire Council (dated 6th March 2023) and is attached within **Document 1**. In summary, the pre-application feedback acknowledged Wiltshire Council's lack of 5-year housing land supply, but expressed a lack of support for the principle of development, due to conflict with the strategy and pattern of development anticipated by the Wiltshire Core Strategy.
- 3.5 The pre-application process was subject to initial consultation with key consultees and feedback was received from the consultees listed below. The proposed development scheme has responded to these comments.
- Education Infrastructure, Wiltshire Council – Recommended that financial contributions would be required towards education provision. Figures were calculated on the basis of the proposed scheme for 77 no. residential units.
 - Lead Local Flood Authority, Wiltshire Council – Highlighted that the site is at moderate risk of cumulative flooding from all sources. Recommended that the application should be supported by a Flood Risk Assessment to demonstrate how flood risk will be managed and an appropriate drainage strategy presented to demonstrate the use of SuDS and surface water management techniques.
 - Highways Development Control, Wiltshire Council – Recommended that any future application will need to be supported by a Transport Assessment and Residential Travel Plan. The development is likely to trigger requirements for footway and bus stop improvements and the provision of suitable visibility splays at the access point.
 - Urban Design Team, Wiltshire Council – Suggested design improvements to the street pattern; inclusion of street trees; improvements to the central area of open space and the orientation of surrounding properties to improve safety and overlooking; recommendations were also made relating to the detailed design of property types, styles, scale, massing and height.
 - Spatial Planning Service, Wiltshire Council – Outlined the Council's position on the principle of the proposed development and the Council's 5 year housing land supply position.

Public Consultation

Consultation Strategy

- 3.6 The consultation strategy has been designed to involve those residents most closely related to the application site and has sought to engage with interested parties from an early stage in the planning application process to seek their feedback on the proposals. This early engagement has allowed the project team to consider public opinions and suggestions and use these to inform the proposals as submitted.
- 3.7 The scheme brought forward for public consultation sought opinions and comments on a reduced scheme for 47 residential units. The presentation material identified key site constraints and opportunities and included indicative site layout plans, including details of house types; site circulation and car parking arrangements; and indicative landscape layouts and visualisations.

Alderbury Parish Council

- 3.8 The Client and Design Team approached Alderbury Parish Council with the intention of sharing the early vision and proposals for the site. These discussions sought to highlight the benefits of the proposed development for the local community, including presenting the opportunity to enhance the access and car parking provision for the adjacent community allotments. However, after initial discussions the Parish Council wished for any consultation with the Parish Council to be undertaken through a town-hall style meeting with the residents able to attend.
- 3.9 After much deliberation it was determined that the most productive and effective form of public consultation would be through an exhibition-style consultation event, which the Parish Council were also invited to and attended.
- 3.10 Prior to the submission of the original planning application, a letter was sent directly to Alderbury Parish Council to advise them of the upcoming application and express a willingness for further engagement during the course of the application process.

Public Consultation

- 3.11 In order to engage with the local community, letters were sent to neighbouring residents to the application site in February 2024, inviting interested parties to a public consultation exhibition. The consultation events took the form of drop-in sessions, where attendees could preview the development proposals and speak to the project team about specific matters. The events were held at Alderbury Village Hall on Thursday 8th February between 4pm – 7pm and Saturday 10th February between 10am and 12pm.
- 3.12 The consultation events were well attended and attendees were provided with feedback forms for responses to specific elements of the scheme and given the opportunity to provide additional input and recommendations for the proposals.
- 3.13 The presentation boards which were displayed at the public consultation events were also published on a bespoke Simply Planning consultation website, with the board available for viewing and to be downloaded by the residents for further consideration. The consultant boards have been included within the Design and Access Statement for reference,
- 3.14 Overall, there were some very positive comments received in relation to the scheme, including support for the following aspects of the development:
- Inclusion of large areas of open / green space

- Inclusion of opportunities for biodiversity enhancement and mitigation
- Inclusion of wetlands
- Support for the layout & density of development
- Inclusion of a mix of house types
- Support for the use of sustainable initiatives (such as the inclusion of ASHPs)
- Support for the benefits to the allotment
- Inclusion of affordable housing

3.15 Following the consultation event, a total of 29 responses were received via the feedback proforma, with a further 23 responses received by e-mail. Each comment has been reviewed and summarised in the table below to highlight key topics of interest to the local community.

3.16 The table below summarises the key comments of concern raised by respondents. These comments are fully addressed in the later sections of this report.

Type of Comment	No of Comments
Development will lead to increased traffic congestion on local roads	30
Development will lead to increased flooding	21
Alderbury lacks the amenities and infrastructure to support more housing	19
There is no need for further housing in Alderbury	17
The development will have an impact on wildlife	15
The development will have an impact on neighbouring amenity (privacy / noise / light pollution)	9
The scheme is an overdevelopment of the site	8
The development will bring no benefit to the village	7
Loss of green space / countryside	6
Harm to views from neighbouring properties	6
Harm caused by cumulative impact of local developments	6
Lack of sustainable transport options to serve the new development	4
Impact of the development on trees / hedges / TPO's	3
Concerns about access to the development	3
Highways safety concerns	2
Loss of village character	1
Lack of local employment to support new housing	1

3.17 A number of respondents made suggested recommendations for improvements to the scheme. These are listed below and discussed in greater detail in the later sections of this report and within the Design and Access Statement which accompanies the application.

- Improvements to boundary treatment to adjacent properties
- Road improvements to ease traffic congestion (e.g road widening outside of the site)
- Improved infrastructure – doctors, dentists, shops
- Inclusion of mechanisms to enable young people to buy homes
- Inclusion of smaller properties
- Inclusion of bungalows
- Reduce the number of properties being provided
- Increase car parking provision
- Inclusion of effective drainage solutions due to high water levels within site
- Inclusion of sustainable energy solutions (e.g solar panels)
- Protection of woodland / TPO trees
- Improvements to pedestrian connectivity between the site and surrounding development
- Improvements for wildlife
- Ensuring that the northern field is safeguarded from future development
- Assurance that infrastructure improvement will be delivered in advance of housing

3.18 The original scheme presented as part of this planning application gave consideration to the consultation responses and the opinions of the local population. It is noted that many of the comments and recommendations for improvements relate to the detailed design stage of the development, which would follow the granting of any initial Outline consent on this site.

3.19 The application has now been amended, and the quantum of development reduced, which has taken further steps towards addressed some of the points raised during the initial consultation exercise. Further discussion on these matters can be found within the relevant sections of this report.

4. The Proposed Development

Introduction

- 4.1 The proposed development seeks planning permission for a major residential development comprising the erection of 28 No. residential units on the Land at Southampton Road and Junction Road, Alderbury. The application is submitted in Outline form, with all matters reserved for future consideration, apart from access.
- 4.2 The full description of development is as follows:

“Outline planning permission with all matters reserved, apart from details of access from Southampton Road, for a residential development of up to 28 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments”

Background

- 4.3 This application was originally validated on 5 November 2024 and sought outline planning permission for up to 47 dwellings, together with public open space, landscaping, and biodiversity enhancements. During the course of the application, consultation responses from Natural England identified that areas of the site could comprise priority habitat, necessitating further field survey work which confirmed the presence of priority habitats within the site.
- 4.4 Subsequent consultation with the Council’s ecologist identified that the mitigation hierarchy with regards to loss of priority habitats had not been demonstrated as part of the development.
- 4.5 In response, the indicative layout and overall quantum of development have been revised to ensure that mitigation hierarchy has been followed, with the priority habitats retained where possible, with any loss within the site kept to a minimum to allow the development to progress. Where losses have been incurred, these have been compensated for by the creation of new priority habitat in the field to the north of the application site in the ownership of the applicant.
- 4.6 The principal amendments include the retention of the western and south-eastern parts of the site for ecological enhancement. This approach will safeguard and improve areas of priority habitat, delivering measurable biodiversity benefits to these retained habitats. These areas will also provide clear visual and amenity benefits, contributing positively to the character of the development and integrating seamlessly with the built form.
- 4.7 The revised indicative layout retains the proposed frontage development along Southampton Road, reflecting the prevailing settlement pattern and maintaining continuity within the street scene. Built development within the site is arranged along the proposed access road, deliberately avoiding areas of priority habitat, where possible. The position of dwellings allows for open views across the retained landscape areas, while separate areas of publicly accessible open space are incorporated to support health and wellbeing, encourage informal recreation, and foster community interaction.
- 4.8 The amended layout also increases separation distances to the rear boundaries of properties along Junction Road, thereby improving residential amenity for existing occupants. Furthermore, the revised arrangement affords greater protection to established boundary features and protected trees, which are now set apart from the main development parcels, enabling their full retention and providing opportunities for enhancement.

- 4.9 Provision for a car park serving the adjacent allotments has been retained within the scheme. The proposed 12 parking spaces are conveniently located to support continued access to this valued community facility and to encourage its ongoing use.

Residential Development

- 4.10 The application is supported by indicative layout and design details, which demonstrate that the proposed development can be comfortably accommodated on the site and will deliver a density of 5.7 dph which is considered suitable for this edge of village location and reflective of the surrounding built context.
- 4.11 The indicative layout includes a range of residential properties, including bungalows, detached and semi-detached units of a variety of sizes. It is intended that the properties will meet the needs of a wide spectrum of occupiers, such as first-time buyers, families, older people and those with reduced mobility or disabilities. The specific detailed design of these dwellings will be agreed at the Reserved Matters stage of the planning application process.

Scale, Height and Massing

- 4.12 The scale, height and massing of the proposed dwellings will be considered as part of the later Reserved Matters phase of application. However, the scheme has given consideration to the surrounding built context of development and will take guidance from the key design features and materials found within the surrounding area.
- 4.13 The Design and Access Statement that accompanies the application has had regard to the local built character of the site. This notes the predominance of 2 storey properties within the vicinity, along with the use of red bricks which provide a visual link between older and newer properties of varying designs. Other design features, such as the use of painted render, vertical hanging tiles, timber cladding and stone features can also be found within the surrounding environment. Existing properties within Alderbury are largely detached or semi-detached, with functional private garden areas.

Site Layout and Landscaping

Layout

- 4.14 The revised indicative layout has continued the road-fronting arrangement of properties along Southampton Road, reflecting the prevailing settlement pattern and maintaining continuity within the street scene.
- 4.15 Within the site, the built development has been placed either side of the proposed access road, avoiding areas of the most valuable priority habitat. Each dwelling will benefit from open views across the retained landscape areas, or dedicated public open space and separation distances from planted boundaries and neighbouring properties has been increased wherever possible.



Figure 6: Indicative Site Layout

- 4.16 The above illustrative masterplan demonstrates a sensitively designed, low-density residential layout that responds positively to the site's edge-of-settlement context and surrounding landscape setting.
- 4.17 Development is arranged in a linear form along an internal tree-lined street. The disposition of built form has been carefully designed to respect the site's existing landscape constraints and will provide a gradual transition between the settlement and the adjoining open countryside.
- 4.18 The layout retains and reinforces perimeter vegetation and introduces meaningful biodiversity enhancements, which will retain large areas of priority habitat and provide further structural planting, habitat buffers, new native tree planting and green infrastructure corridors, helping to strengthen ecological connectivity across the site and within the wider landscape.
- 4.19 The scheme will deliver a high-quality residential living environment for future occupants, whilst preserving the semi-rural character expected at this edge of settlement location.

Trees

- 4.20 The application is supported by a Tree Constraints Plan; Tree Survey Schedule and Arboricultural Impact Assessment and Method Statement, prepared by RPS. These reports confirm that all trees of value can be retained on site and the root protection areas for these trees remain unaffected.
- 4.21 Additional tree planting has been included, to enhance the landscape character of the development, by the inclusion of street trees positioned along the spine road and additional tree planting within the areas of dedicate public open space, which will provide enhancements for wildlife.
- 4.22 This application is submitted in Outline form, where a detailed landscaped layout can be agreed via the Reserved Matters process.

Appearance and Materiality

- 4.23 This application is submitted in Outline form, with details of design of the properties being reserved for future consideration. However, the Design and Access Statement gives consideration to the character of

surrounding built development and use of materials, which will help to inform the future design detailing, to ensure the development sits comfortably within its surroundings.

Access and Parking

- 4.24 Access to the site will be achieved from Southampton Road, via a single priority access junction with a pedestrian footway included along the south-eastern edge. Suitable visibility splays of 2.4m x 52m to the northwest and 2.4m x 55m to the southeast can be achieved which correlate with the requirements for the current condition and speed of this road.
- 4.25 The application is supported by a Transport Assessment and Travel Plan prepared by Mayer Brown which demonstrates that the proposed site is located within a suitably accessible location, where future residents would benefit from a range of sustainable transport choices. In addition, the application is provided with a safe and suitable access which can comfortably accommodate the vehicle movements associated with the proposed use.
- 4.26 The detailed site layout will be finalised through any subsequent Reserved Matters application, including on-site allowance for appropriate car parking for individual properties to comply with the standards of the Wiltshire Local Transport Plan Car Parking Strategy (2015) as set out within the table below. This will also ensure that car parking associated with the development does not overspill onto the surrounding highways network. Electric Vehicle charging provision will also be included at the detailed design stage.

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

Figure 7: Wiltshire Car Parking Requirements

- 4.27 The application also makes arrangements for dedicated and enhanced car parking provision to serve the adjacent allotments, creating an additional community benefit for local residents. The allotment car parking is positioned to the southern boundary of the site, and includes 12 car parking spaces, arranged in two parallel rows, along with suitable turning facilities.

5. Planning Policy Context

- 5.1 The Statutory Development Plan for this area comprises the Wiltshire Core Strategy (January 2015), saved policies of the North Wiltshire Local Plan (2011) and the Wiltshire Housing Site Allocations Plan (February 2020). The National Planning Policy Framework (NPPF) which was last updated in December 2024 and the Planning Practice Guidance (PPG) also form material considerations in the assessment of this application.

National Planning Policy Framework (December 2024)

- 5.2 The NPPF is a key material consideration which attracts significant weight in the determination of applications. A presumption in favour of sustainable development is at the heart of the NPPF (paragraph 11). This requires local planning authorities to approve development proposals that accord with an up-to date development plan without delay.
- 5.3 The framework is required to be read as a whole and used to help in the assessment of planning proposals. However, specific paragraphs of the NPPF that are of particular relevance in the determination of this application include, but are not limited to, the following:
- Paragraph 2 – Planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.
 - Paragraph 8 – Sustainable development, should have regard to the 3 overarching objectives – economic, social and environmental, which should be pursued in mutually supportive ways.
 - Paragraphs 11 – Planning decisions should apply a presumption in favour of sustainable development, which means approving development that accords with up-to-date development plans; or where no relevant development plan policies exist, or the relevant policies are out-of-date, 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, 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 combination. This is commonly referred to as the ‘tilted balance’.
 - Paragraph 39 – Local Planning Authorities should approach decisions in a positive and creative manner.
 - Paragraph 61 – Boosting the supply of homes by ensuring a sufficient amount and variety of land comes forward and the needs of groups with specific housing requirements are addressed.
 - Paragraph 78 – Maintaining a five-year supply of housing;
 - Paragraph 82 – Planning decisions should respond to local circumstances and support development that reflects local needs.
 - Paragraph 96 – Achieving healthy, inclusive and safe places and beautiful buildings;
 - Paragraph 103 – Access to a network of high-quality open space is important for health, wellbeing, nature and addressing the impacts of climate change.
 - Paragraph 110 – Development should be focussed on locations which are, or can be made sustainable by reducing the need to travel and offering a choice of transport modes.
 - Paragraph 115 – Promoting sustainable transport modes; achieving safe and suitable access; ensuring the appropriate design on streets and mitigating against impacts on the transport network.

- Paragraph 117 – Promoting pedestrian and cycle movements and facilitating public transport usage. Addressing the needs of people with disabilities and reduced mobility; ensuring access by emergency services and enabling electric vehicle charging and low-emission vehicles.
- Paragraph 129 – Promoting the efficient use of land when considering the need for different types of housing; market conditions and viability; availability of infrastructure; maintaining character and securing well-designed, attractive and healthy places.
- Paragraph 131 – Promoting good design as a key aspect of sustainable development.
- Paragraph 135 – Ensuring that developments function well and add to the quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place; include an appropriate mix of development; create safe, inclusive and accessible places.
- Paragraph 136 – The importance of trees in urban environments and promoting opportunities for the inclusion of trees within development proposals.
- Paragraph 170 – Avoiding inappropriate development in flood risk areas unless they can be made safe for their lifetime without increasing flood risk elsewhere.
- Paragraph 182 – Promoting the inclusion of sustainable drainage systems.
- Paragraph 187 – Creating enhancements to the natural environment by protecting valued landscapes; recognising the character and beauty of the countryside; providing net gains for biodiversity; avoiding pollution.
- Paragraph 193 – Avoiding harm to biodiversity and avoiding loss or degradation of irreplaceable habitats.

NPPF Consultation December 2025

- 5.4 On 16th December 2025 National Government began public consultation on a revised version of the NPPF. The consultation process runs from 16th December 2025 until 10th March 2026.
- 5.5 At present, the contents of the consultation document carries limited weight in the assessment of current planning applications, however it provides an insight as to the direction of travel for National Planning Policy.
- 5.6 Key changes within the draft NPPF 2025 include:
- Reinforcement of the requirement for all local planning authorities to maintain a 5-year supply of deliverable housing, regardless of the plan status.
 - Greater emphasis on the approval of development that addresses an evidenced unmet need for housing. Substantial weight should be applied to development that contributes towards an unmet need.
 - Stronger support for new housing development in sustainable locations.
- 5.7 The current draft NPPF does not introduce any additional policies that would conflict with the application proposals. On the contrary, it signals a clear strengthening of national policy support for residential development in sustainable locations, where local planning authorities are unable to demonstrate a deliverable five-year housing land supply.
- 5.8 The draft policy framework materially reinforces the presumption in favour of sustainable housing growth and indicates that, in circumstances of housing under-supply, proposals adjacent to existing settlements and accessible to services should attract significant positive weight in the planning balance.

- 5.9 At the time of this application submission, it is clear that the Government intends to actively progress with reforms to national policy and guidance. Publication of the final revised NPPF is anticipated in summer 2026, thereby lending increasing material significance to the draft direction of travel towards achieving sustainable development and sufficient housing numbers.

The Development Plan

- 5.10 The Development Plan for Wiltshire is the Wiltshire Core Strategy (2015), along with saved policies from the former District Local Plans, as well as the Wiltshire Housing Site Allocations Plan. Since the submission of the original application, further progress has been made with the Wiltshire Local Plan Review, which will be discussed within the relevant section below.

Wiltshire Core Strategy 2015

- 5.11 The Wiltshire Core Strategy was adopted on 20th January 2015 and provides the planning policy context for the sustainable growth within Wiltshire until 2026. The relevant planning policies within this document are set out in the table below:

Wiltshire Core Strategy 2015	
Core Policy 1	Settlement Strategy
Core Policy 2	Delivery Strategy
Core Policy 23	Southern Wiltshire Community Area
Core Policy 41	Sustainable Construction and Low Carbon Energy
Core Policy 43	Providing Affordable Homes
Core Policy 45	Meeting Wiltshire's Housing Needs
Core Policy 50	Biodiversity and Geodiversity
Core Policy 51	Landscape
Core Policy 52	Green Infrastructure
Core Policy 55	Air Quality
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 and New Development
Core Policy 62	Development Impacts on the Transport Network
Core Policy 64	Demand Management
Core Policy 67	Flood Risk
Core Policy 69	Protection of the River Avon SAC

Salisbury District Local Plan 2011

- 5.12 The following policies within the Salisbury District Local Plan have been 'saved' and are relevant to the determination of planning applications within the area:

Salisbury District Local Plan 2011

G2	General Criteria for Development
H1	Housing (District-Wide)
H18	Amenity Open Space
H23	Housing Outside Housing Policy Boundaries
H25	Affordable Housing
C2 / C3/ C4/ C5 / C6 / C7 / C8	Landscape Conservation
C15 / C17 / C18	Nature Conservation
R2 / R3	Open Space Provision
R6	Urban Parks
R20	Allotments

Wiltshire Local Plan Review

- 5.13 In 2017, Wiltshire commenced a review of its Local Plan, in order to support growth within the County and ensure that enough land is available to provide the homes, jobs and infrastructure necessary until 2036.
- 5.14 In November 2024, Wiltshire Council submitted their Local Plan Review for examination. However, following significant concerns raised by the appointed Inspectors, the Council are now considering how to progress with the current Local Plan Review. A decision is expected to be made at the Council's Cabinet Meeting on 6th May 2026. At the time of this submission, the Wiltshire Local Plan Review is in a state of uncertainty and policies contained within it are considered to hold negligible weight in the determination of planning applications, given the significant concerns of the Inspectors that this Local Plan Review cannot be found sound.
- 5.15 For completeness, the following policies within the Local Plan Review may be relevant to the assessment of this application.

Wiltshire Local Plan Review – Regulation 19

Policy 1	Settlement Strategy
Policy 2	Delivery Strategy
Policy 4	Addressing Climate Change
Policy 5	Securing Infrastructure Provision from New Development
Policy 70	Sustainable Transport
Policy 71	Transport and new development
Policy 73	Transport: Demand Management
Policy 76	Providing Affordable Homes
Policy 78	Meeting Wiltshire's Housing Needs
Policy 84	Public Open Space and Play Facilities

Wiltshire Local Plan Review – Regulation 19

Policy 85	Sustainable Construction and Low Carbon Energy
Policy 87	Embodied Carbon
Policy 88	Biodiversity and Geodiversity
Policy 89	Biodiversity Net Gain
Policy 90	Woodland, Hedgerows and Trees
Policy 91	Conserving and Enhancing Wiltshire's Landscapes
Policy 92	Conserving and Enhancing Dark Skies
Policy 93	Green and Blue Infrastructure
Policy 95	Flood Risk
Policy 96	Water Resources
Policy 98	Ensuring High Quality Design and Place Shaping
Policy 99	Ensuring the Conservation and Enhancement of the Historic Environment
Policy 101	Air Quality

6. Planning Considerations

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 Having set the planning context against which the proposals should be judged in the preceding section, we now consider the proposals against that guidance, alongside any other relevant considerations. We do so under a number of headings below.

Principle of Development

- 6.3 The adopted Settlement Strategy (Core Policy 1) identifies settlements where sustainable development will take place within Wiltshire, to improve the lives of all those who live and work in the County. The policy includes a settlement hierarchy and identifies the scale of development expected within each area, during the plan period. Alderbury is defined as a Large Village containing a limited range of employment, services, and facilities. Core Policy 1 states that development at large villages will be limited to that required to meet the housing needs of settlements and to improve employment opportunities.
- 6.4 Core Policy 2 (Delivery Strategy) sets out that between 2006 and 2026 the provision of a minimum 42,000 homes will be required during the plan period. A key element of this policy is that the 42,000 requirement is defined as a minimum and not a maximum.
- 6.5 The Policy then identifies a distribution of the minimum housing requirement across the three Housing Market Areas with 900 homes identified on land to the west of Swindon. Core Policy 2 also identifies that a more detailed distribution is outlined in the Community Area Strategy policies, as outlined in further detail below.
- 6.6 In addition to the above, Core Policy 2 identifies that there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages (including Alderbury).
- 6.7 However, development will not be permitted outside the limits of development, as defined by the policies map, unless in accordance with other planning policies within the Development Plan. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and Neighbourhood Plans.
- 6.8 The settlement boundaries were reviewed as part of the Wiltshire Housing Site Allocations (WHSAP) DPD (2020). This document identified additional sites to ensure the delivery of housing land across the plan period to maintain a five-year land supply in each Housing Market Area. There were minor updates to the settlement boundary for Alderbury made during this process, but these do not alter the position of the application site, which still sits outside of the boundary.
- 6.9 Paragraph 4.25 of the Core Strategy outlines the ‘exception policies’ which seek to respond to local circumstance and national policy. The exception policies are those where development beyond the settlement limits would be acceptable and these are as follows:
- Additional employment land (Core Policy 34):
 - Military establishments (Core Policy 37);
 - Development related to tourism (Core Policies 39 and 40);

- Rural exception sites (Core Policy 44);
- Specialist accommodation provision (Core Policies 46 and 47); and
- Supporting rural life (Core Policy 48).

- 6.10 The proposed development would not provide a development which would meet one of the exception Policies identified in Core Policy 2.
- 6.11 The application site therefore sits outside of the defined settlement, but adjacent to its boundary on virtually three sides. Further housing development, as proposed by this application, would essentially create a form of infill development that would sit well within the surrounding built context and further, any future development would benefit from the same level of accessibility to services and facilities found within the 'Large Village' as would existing dwellings sited inside of the boundary. However, there is undoubtedly conflict with the current adopted local policy on this aspect of Core Policy 2.
- 6.12 As outlined in Core Policy 2, the distribution of the housing requirement in the Core Strategy is further disseminated by the Community Area Strategies. The application site falls within the Southern Wiltshire Community Area and so the main policy of relevance is Core Policy 23 '*Spatial Strategy: Southern Wiltshire Community Area*'. ('SWCA')
- 6.13 Core Policy 23 identifies the settlements within SWCA with Alderbury being a Large Village which is the second largest settlement type within the SWCA, with only the Local Service Centre of Downton being above this.
- 6.14 Core Policy 23 also confirms that the minimum housing requirement for the SWCA of 615 dwellings is required before the end of the plan period. Of these 615 dwellings, 425 dwellings were required to be delivered in the remainder of the community area, i.e. excluding Downton. At the time of publication, 315 dwellings had been completed and 54 specific permitted sites were identified, meaning that 56 dwellings needed to be identified.
- 6.15 However, it must be noted that these figures remain to be the minimum housing requirement necessary for the plan period. They are not maximum figures and there is nothing identified within the Core Strategy which raises an issue with the capacity for Alderbury to accommodate more housing. The recent committee report for the Wagtails Application also did not identify any issues with Alderbury as a Large Village which would suggest that further housing growth could not be accommodated.
- 6.16 The key aspect is the consideration of the scheme against the main issues and considerations of the SWCA under Paragraph 5.125 of the Core Strategy. These are outlined in the table below with a response provided:

Issue	Response
Strategic growth is not appropriate for the Southern Wiltshire Community Area. This is in part due to congestion on the A36, particularly at the Alderbury bypass, which has been raised by the Highways Agency	The proposed development is not considered to form Strategic Growth, either in isolation or in combination with other developments in Alderbury. As outlined in further detail below, significant engagement with Highway England has occurred and the impacts of the development on the A36 are considered acceptable.
Two major growth sites have been identified in the parish of Laverstock which are described within the Salisbury Area Strategy, above. Details relating to these specific development sites will be outlined in a subsequent planning document	Not Applicable – The site is not in Laverstock

Issue	Response
A transport assessment is required for all major applications proportionate to the scale of development which must include an assessment of congestion on the A36, particularly the Alderbury bypass and how the development proposal would affect this issue	A transport assessment has been submitted which shows the highways impacts to be acceptable to the surrounding highway network, including the A36.
Some managed growth is necessary to support ongoing business growth and development, to ensure the existing strong employment opportunities in the area are maintained. Limited development will also help to address the shortfall in affordable housing in the area	As outlined in further detail in this Statement, the Council has a significant waiting list on its affordable housing register. The proposed development would provide 11 affordable dwellings, some of which will help address this backlog.
Consideration should be given to the existing shortage of long-term beds in care homes	Not applicable to the current application.
The New Forest National Park is an important resource and so protecting the natural environment is a priority. The Core Strategy sets a policy framework to prevent detrimental impacts on the national park from neighbouring development. Development that would increase recreational pressures must not adversely affect Natura 2000 designations of the New Forest and must contribute to the implementation of the Recreation Management Strategy. Development within the national park boundary will be considered by the New Forest National Park Authority	The development will not impact the New Forest National Park
Ongoing protection and enhancement of the stone curlew and calcareous grassland habitat at Porton Down must be secured through the implementation of an Integrated Business and Environmental Management Strategy, to effectively avoid potentially adverse impacts of further development at the site, maintaining the integrity of the Natura 2000 designations	The development will not impact the stone curlew and calcareous grassland habitat at Porton Down.
Development in the vicinity of the River Avon (Hampshire) must incorporate appropriate measures to ensure that it will not adversely affect the integrity of this Special Area of Conservation	The development will ensure that it shall achieve neutrality in relation to impacts to Phosphorus in the River Avon Special Area of Conservation
Development within the Community Area will need to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics.	The development will not impact the designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty or its setting.

6.17 Therefore, the proposed development would not conflict with any of the main consideration and issues within the SWCA and we consider that Alderbury forms a suitable location for further housing growth, without undermining its position as a Large Village in the settlement hierarchy of the Core Strategy.

6.18 Notwithstanding the above, Wiltshire Council published its Housing Land Supply Statement on 18 June 2025, confirming that the authority can presently demonstrate only a 2.42 year supply of deliverable housing land. In the context of the revised National Planning Policy Framework (December 2024), paragraph 78 requires local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. As Wiltshire Council's strategic housing policies were adopted more than five years ago, that requirement falls to be assessed against the authority's Local Housing Need.

- 6.19 The Council's substantial and acknowledged shortfall in deliverable housing land is therefore a matter of significant material weight. In such circumstances, paragraph 11(d) of the Framework is engaged, such that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole.
- 6.20 As confirmed by the Supreme Court in *Hopkins Homes Ltd v Secretary of State for Communities and Local Government* and *Richborough Estates Partnership LLP v Cheshire East Borough Council*, the extent of any housing land supply shortfall is directly material to the weight to be afforded to the public benefits arising from the delivery of new housing.
- 6.21 In this case, substantial weight should therefore be attached to the contribution that the proposed development would make towards addressing Wiltshire's acute housing land supply deficit. This is particularly so, given that the site lies adjacent to the existing settlement of Alderbury, a sustainable location where additional housing growth can be accommodated without undermining the overarching spatial objectives of the adopted Core Strategy.

Affordable Housing

- 6.22 The Council's adopted Core Policy 43 requires the provision of 40% affordable housing, to be provided on site, within this location. This equates to 11.2 units across the entire residential scheme. As a result 11 affordable units will be provided as part of this proposal.
- 6.23 This application is submitted in Outline form with matters of Appearance, Layout and Scale to be agreed at the later Reserved Matters stage. However, the scheme will deliver a fully policy-compliant provision of affordable housing, which will be distributed throughout the development and will reflect the character and design of the wider estate. The proposal includes the following indicative tenure mix of affordable housing:
- 60% Affordable Rent = 6 units
 - 25% first homes = 3 units
 - 15% shared ownership = 2 units.
- 6.24 Wiltshire Council's Housing Register currently records in the region of 4,000 households in identified housing need awaiting access to affordable accommodation. This evidences a significant and persistent unmet demand for lower-cost housing across the authority area. In addition, the need for affordable housing, including social and shared ownership properties, is highlighted as a priority within the Wiltshire Community Plan 2011-2026. This application will go some way to helping to address this need.
- 6.25 Furthermore, feedback from the public consultation events indicated that there was strong local support for the provision of affordable housing, particularly by introducing mechanisms to support young people to buy and rent homes within the village. This application will contribute to the delivery of affordable homes and help to support young people within the village.
- 6.26 The mix and tenure of affordable housing will be secured through a suitably worded s106 agreement and Reserved Matters application, to ensure that the affordable housing meets the specific housing needs for the area. As such, the proposed development will comply with Core Policy 45 and the intentions of the NPPF (Paragraphs 61 & 82) which seek to ensure that the needs of groups with specific housing requirements are addressed and that development reflects local needs.

Housing Mix / Accessible and Adaptable Dwellings

- 6.27 Core Policy 45 of the adopted Core Strategy is concerned with ensuring that the right type, mix and size of properties are provided to meet the specific needs within Wiltshire. The application proposes the following housing mix as part of this development:
- 1-bed Flats = 2
 - 2-bed bungalows = 2
 - 2-bed houses = 4
 - 3-bed dwellings = 18
 - 4-bed dwellings = 2
- 6.28 The detailed design and housing mix does not form part of this Outline application. However, the illustrative layout presented for this scheme and the above proposed housing mix demonstrates that the application will deliver a range of property types and sizes to suit a range of needs and is therefore in compliance with Core Policy 45.
- 6.29 In particular, the proposed development includes the provision of two 2-bedroom bungalows, specifically intended to meet the needs of older residents and those requiring adaptable single-storey accommodation. In addition, the scheme provides two 1-bedroom maisonette flats, introducing a smaller and more manageable housing typology that will broaden the choice of accommodation available within the village and contribute positively towards the creation of a more balanced and diverse community.
- 6.30 The inclusion of these units will help address specific local housing needs identified through the community consultation process, during which residents highlighted a clear demand for single-storey accommodation suitable for those with accessibility requirements, as well as for existing households seeking to downsize whilst remaining within the village. The proposed development has therefore been intentionally structured to respond to this identified need and, in doing so, demonstrates clear accordance with Core Policy 46 of the Wiltshire Core Strategy, which seeks to ensure that the housing needs of older and more vulnerable residents are appropriately met.

Landscaping and Visual Impacts

- 6.31 Core Policy 51 (Landscape) of the Wiltshire Core Strategy states that:
- “Development should protect, conserve and where possible enhance landscape character and 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”*
- 6.32 The application has been largely landscape-led, working with the existing on-site planting and providing opportunities for public open space and recreation, along with biodiversity enhancements.
- 6.33 The revised scheme and reduced housing numbers has also allowed for a lower density development, which is more sympathetic to this edge of settlement location. The layout of the proposed development is presented indicatively, to support this Outline planning application, but significant improvements have been achieved in terms of the retained landscaped areas of the site, improved and supplemented boundary treatments and increased separation distances to neighbouring properties.

- 6.34 The application site is formed of a combination of neutral grassland, modified grassland, a central wet copse feature within the centre of the site, areas of broadleaf woodland, and intact boundary hedges with associated boundary broad leaf trees.
- 6.35 The LVA, produced by BEA Landscape Design Ltd, undertakes an assessment of impact of the development on the Landscape Character of the site with the summary of the effects provided in table 11, which is replicated below:

Table 11: Landscape Effect Summary				
Receptor Type	Receptor Sensitivity	Magnitude of Change (Table 4)	Level of Proposed landscape effect (Table 5)	Judged Scale of Proposed effect (with Mitigation at year 15)
Land use	Medium	Large	Moderate to major adverse	Moderate adverse
Topography	Low	Negligible	Negligible	Negligible
Hydrology	medium	Small	Minor	Minor Beneficial
Landscape Character	Medium	Medium	Moderate adverse	Minor adverse
Cultural Heritage	Low	Negligible	Negligible	Neutral
Landscape Features	Low	Medium	Minor adverse	Moderate Beneficial
Landscape value	Medium	Medium	Moderate adverse	Minor adverse

Figure 8: Table 11: Landscape Effect Summary

- 6.36 As can be seen, the main adverse impacts are to land use, which would typically be expected for any residential development on a greenfield site. The impact to land use after mitigation is considered to be moderate adverse impact. Furthermore, the effect to landscape value is also identified to be minor adverse.
- 6.37 The LVA also completes a visual assessment of the proposed development. This identified nine viewpoints from a range of distances where the completed development might be visible from. The summary of the impacts of the proposed development is outlined in Table 13 of the LVA and is also replicated below:

Table 13 Summary of Magnitude/Scale of Effects.				
Name of Viewpoint	Sensitivity (Table 8)	Magnitude of effect (Table 10)	Scale of effect (Table 6)	Judged Scale of Proposed effect (with Mitigation)
View 1 taken from Southampton Road	Low	Medium	Minor to Moderate Adverse	Minor Adverse
View 2 taken from the main existing residential estate	Medium	Large	Moderate to Major Adverse	Moderate Adverse
View 3 taken from a junction on Oakwood Grove.	High	Large	Major Adverse	Moderate Adverse
View 4 Taken from the private section of Junction Road	Low	Large	Moderate Adverse	Minor Adverse
View 5 taken from the PRow Footpath Alde20.	Medium	Negligible	Negligible	Negligible
View 6 from the Main A36 Road	Negligible	Negligible	Negligible	Negligible
View 7 taken from Claredon Road	Negligible	Negligible	Negligible	Negligible
View 8 taken from further on the main A36	Negligible	Negligible	Negligible	Negligible
View 9 taken from a viewpoint at Pepperbox Hill	Low	Negligible	Negligible	Negligible

Figure 9: Table 13: Summary of Magnitude/Scale of Effects

- 6.38 Of the nine views identified, the proposed development is determined as having negligible impact from five of the viewpoints after mitigation is considered. Of the remaining four views, one is at the entrance to the site, where a minor adverse effect has been identified. The remaining three views are from the residential estate to the west of the site, and from Junction Road, where a moderate adverse and minor adverse effect is likely to occur.
- 6.39 Given the above, it can be concluded that any views of the site which will be adversely affected are limited to the immediate context of the site and not any longer views from the wider area. The localised impacts would be limited in minor to moderate effects, which again would be expected for any development of a greenfield site for residential use.
- 6.40 In addition, Core Policy 52 is also concerned with the retention and enhancement of Wiltshire's Green Infrastructure network. This requires that green infrastructure should be maintained and enhanced; that development makes provision for accessible open space; and ensure that long-term management measures are in place.
- 6.41 The proposals put forward as part of this application will enhance the Green Infrastructure currently on the site, by retaining large areas of landscaping, providing enhancements, including additional tree planting and the creation of new parcels of open space which will collectively provide biodiversity benefits and a green landscaped setting for the development. The long-term management of the landscaped areas will be agreed via appropriate mechanisms, as part of any planning permission granted.
- 6.42 The Landscape and Visual Assessment has concluded that some slight to moderate adverse impacts would arise from the development. The impacts of this will be considered further in the Planning Balance in Section 7 of this Statement.

Design

- 6.43 Adopted Core Strategy Policy 57 is concerned with ensuring high quality design is achieved within new developments and a strong sense of place created, by drawing on the key aspects of local character. The policy highlights 14 key aspects to take into account within new developments, to ensure that they make a positive contribution to the character of Wiltshire. These key points for consideration in achieving high-quality design are summarised below:
- i. Enhancing local distinctiveness;
 - ii. Retaining and enhancing existing important landscape and natural features;
 - iii. Responding positively to the existing townscape and landscape features;
 - iv. Being sympathetic to and conserving historic buildings and historic landscapes;
 - v. Maximising opportunities for sustainable construction techniques;
 - vi. Making efficient use of land, whilst taking account of the characteristics of the site and local context;
 - vii. Having regard to the compatibility of development with neighbouring buildings and uses;
 - viii. Incorporating measures to reduce opportunities for crime and anti-social behaviour;
 - ix. Ensuring areas of public realm create places of character that are legible, safe and accessible;
 - x. Sensitive design of advertisements;
 - xi. Planning for diversity and adaptability for long-term uses;
 - xii. The use of high quality building materials, finishes and landscaping;
 - xiii. Providing a Design and Access Statement
 - xiv. Meeting the requirements of Core Policy 61 – Transport and New Development.
- 6.44 The detailed design of the development will come forward for consideration during the Reserved Matters stage. However, this application is accompanied by a Design and Access Statement (as required by point xiii above) which sets out the design principles for the proposed development and how it will address the key priorities of Core Policy 57.
- 6.45 The proposed illustrative layout submitted as part of this planning application has had close regard to the layout and design of the site surroundings, including the density and layout of existing residential development within the village. This revised scheme includes a total of 28 residential units, of varying size and scale and will achieve an appropriate density of 5.7dph, which is comparable with the surrounding built context, yet also ensuring the efficient use of land as encouraged by Paragraph 129 within the NPPF.
- 6.46 The indicative layout presents a scheme of well-spaced properties, fronting onto areas of open landscaping or public green space. The proposed development includes landscape enhancements and tree planting and demonstrates a suitable scale of development for the site, that will enhance the semi-rural character of the surroundings, whilst allowing suitable visibility across the site to deter anti-social behaviour and creating a sense of place within the site.
- 6.47 A key priority within these proposals has been to maintain and enhance the existing strong planted boundaries to the site and include large areas of functional open space and additional tree planting,

landscaping and biodiversity enhancements. This will ensure that the proposals will not present an overly urbanised appearance and the development will sit comfortably within the semi-rural character of the area in compliance with Core Policy 57 and the intentions of the NPPF within paragraphs 135 and 136.

Sustainability

- 6.48 This application is supported by a Sustainability Statement produced by Envision, which sets out a range of sustainable design measures that will be incorporated into the proposals to ensure that the development complies with national and local planning policies and the overarching principles of sustainable development.
- 6.49 These measures will be brought forward within the detailed design of the development, at Reserved Matters stage. However, the development will be designed to be zero-carbon, meeting the environmental aspirations of the emerging Local Plan. To achieve this, passive design measures will be incorporated, such as Air Source Heat Pumps and Photovoltaics. Additionally, sustainable transport measures, such as the inclusion of cycle storage and EV charging stations will be provided in line with local policy requirements, to support the new development and ensure compliance with Core Policy 57.

Heritage and Archaeology

- 6.50 Core Policy 58 seeks to protect, conserve and enhance the historic environment. In addition, Core Policy 57 also requires that new development is sympathetic to and conserves historic buildings and historic landscapes.
- 6.51 Consideration has been given to the surrounding designated and non-designated heritage assets within the context of the application site. There are 23 listed buildings located within 1km of the application site, with 21 of these being located within the Alderbury Conservation Area, located some 150m to the west of the site. There is no intervisibility between the site and the Conservation Area, and these heritage assets are therefore considered to not be harmed in any way, by the location of this proposed development.
- 6.52 Two further Grade II listed buildings, located outside of the conservation area: Milestone and Cherry Tree Cottage are both located between 170 -190m away from the application site. Again, these are separated by some distance from the proposed development and the application proposals would be considered to have a 'neutral impact' on the setting of these designated heritage assets. Two additional non-designated heritage assets: Hillside and Oak Lodge are situated to the west of the site on Clarendon Road. Neither property has any functional or visual relationship with the planning application site and no harm to their setting is expected to be caused by the development proposals being put forward within this application.
- 6.53 The application is supported by an Archaeological Desk-Based Assessment, which confirms that there is no identified impact to any recorded non-designated archaeological assets. The only potential feature of archaeological interest identified is a possible 20th Century structure associated with a spring to the west of the site, and the route of a raised 19th Century trackway which lies along the northern boundary. In light of the findings of archaeological investigations on nearby sites, the potential for archaeological remains that could be impacted by the proposed development, is considered to be low. However, the site has been further subject to a geophysical survey and the associated report is also submitted with this application.
- 6.54 On this basis, the proposed development would preserve the setting of listed buildings and conserve the special interest, character and appearance of the Alderbury Conservation Area and would therefore comply with the requirements of the adopted Core Policy 58 which seeks to ensure the Conservation and Enhancement of the Historic Environment.

Transport Considerations

- 6.55 The adopted Core Strategy includes Core Policy 60 (Sustainable Transport); Core Policy 61 (Transport and New Development); and Core Policy 62 (Development Impacts on the Transport Network). Each of these policies have been given consideration during the formulation of this application.
- 6.56 Furthermore, comments received from National Highways have highlighted that the A36 corridor is subject to some existing pressure during peak times. The scope and contents of these supporting reports have therefore been agreed with both Wiltshire Council and National Highways, to ensure the completeness of this application submission. In addition, the strength of local concern in relation to matters of increased traffic congestion and highway safety implications were key matters raised in feedback following the public consultation events. This application has therefore sought to demonstrate that the development can be accommodated comfortably in this location without creating or exacerbating highways issues, in accordance with local and national planning policy.
- 6.57 The Transport Assessment, produced by Meyer Brown, confirms that the site is well located for easy access on foot or by bicycle to a range of facilities and amenities within the village, including local shops, a primary school and leisure facilities. The site is also well served by public transport, with two bus stops positioned along the Southampton Road. Housing development on this site and any subsequent occupation of the properties will therefore not be reliant upon travel by private car for all essential journeys.

Accident Record

- 6.58 The Transport Assessment includes a review of accident records within the vicinity of the application site. The findings are summarised below:
- 2 accidents recorded at the Southampton Road / A36 junction north of the village involving unrelated circumstances;
 - 3 accidents on the Southampton Road within the village - none were close to the application site;
 - 1 accident on Folley Lane which is not expected to be used by residents of the new development;
 - 6 accidents recorded at, or close to the southern junction of the Southampton Road with the A36 involving unrelated circumstances;
 - 4 accidents along the Alderbury by-pass section of A36 – this section of the A36 is not expected to accommodate traffic from the proposed development.
- 6.59 The accident data confirms a low number of recorded accidents, no cluster sites and a variation in accident types and likely causes. On this basis, the Transport Assessment concludes that no existing highway safety concerns exist.

Highways Impacts

- 6.60 The Transport Assessment identifies that traffic surveys have been undertaken adjacent to the site frontage. The following extract from this document provides a summary of the average weekday traffic flows on Southampton Road.

Time	ATC – Average Weekday Traffic Flows		
	Eastbound	Westbound	Two-way
AM Peak (0800-0900)	90	245	334
PM Peak (1600-1700)	126	180	305
Daily (0000-2400)	1,265	1,921	3,186

Table 2.1: Traffic volumes on Southampton Road

- 6.61 A junction survey was undertaken (as requested by National Highways) at the northern junction with the A36, where vehicle queuing was also measured. In the morning peak, there were 237 vehicles departing Southampton Road towards Salisbury and 104 turning right towards Alderbury. In the PM peak, there were 189 vehicles departing Southampton Road towards Salisbury and 203 travelling towards Alderbury from the northwest. Two-way flows along the A36 were 1,529 in the AM peak and 1,233 in the PM peak.
- 6.62 The results found that some queueing was present on the Southampton Road during the morning peak, due to slow moving northbound traffic. This was on average a queue of 6 vehicles. Minimal was observed in the right-turn lane from the A36 to Southampton Road, where the queueing lane has a capacity for 14 cars.
- 6.63 Section 5 of the Transport Assessment considers the impacts of the development, which now proposes 28 residential properties, on the surrounding highway network, with the expectant trip generation outlined below:

Time Period	Vehicular trip Rate (Per Dwelling)			Traffic Generation (28 Dwellings)		
	In	Out	Total	In	Out	Total
Weekday AM Peak (08.00-09.00)	0.165	0.319	0.484	5	9	14
Weekday PM Peak (17.00-18.00)	0.330	0.150	0.480	9	4	13
Weekday (12 Hours) (07.00-19.00)	2.354	2.391	4.745	66	67	133

Table 5.1: Trip generation for residential homes

- 6.64 Overall, the proposed development is predicted to generate only low levels of traffic (1 additional vehicle movement every 4 minutes), which is not anticipated to have any material impact on highway safety or create any level of vehicle movements that would result in a material impact to the surrounding local highway network.
- 6.65 Paragraph 5.8 to 5.10 of the Transport Assessment identifies the trip distribution arising from the above journeys, with 9 additional movements heading north on the A36 in the morning peak hour (8am – 9am) and 8 additional movements heading north on the A36 in the evening peak hour (5pm – 6pm). The development would generate 4 additional movements heading south on the A36 in the morning and evening peak hours.
- 6.66 In line with the pre-application scoping request from Highways England, the Transport Assessment includes an accumulative assessment of the impacts on the A36 from the proposed development and those committed elsewhere. This has included for the 50 dwellings at the Firs Road scheme and up to 30 dwellings at the Wagtails scheme, which has subsequently been approved at Committee.
- 6.67 The Transport Assessment concludes that the above developments, in combination with the proposed application, would result in one additional vehicle every six minutes in the AM peak and one additional

vehicle every two-three minutes in the PM peak. Given the capacity which is available in the right-hand turn from the A36, Highways England have requested no further assessment of this junction is required.

- 6.68 It should also be noted that the scheme has been significantly reduced in terms of the number of dwellings being proposed. This has resulted in a reduction in the traffic generation associated with the development. No concerns or objections were raised by Highways England or the Council's highway officer from the previously proposed 47 dwelling development, ensuring that the reduced 28 dwelling scheme should also be considered to have an acceptable impact to the surrounding highway network.
- 6.69 For the reasons outlined above, we consider the impacts of the development to be acceptable in terms of impact to the highway network and the A36.

Site Access

- 6.70 Access to the site will be achieved via a single priority access junction from the Southampton Road, in a similar location to the existing field gate.
- 6.71 Visibility splays have been provided in accordance Manual for Streets 2 and based upon the recorded speeds along the Southampton Road. This showed an average 85th percentile speed of 34.3mph in an eastbound direction, and 35.7mph in a westbound direction. As such, visibility splays of 2.4m x 52m towards the northwest and 2.4m x 55m towards the southeast can be achieved, to ensure suitable visibility from the access junction.

Pedestrian Linkages

- 6.72 The proposed development will see improvements made to off-site highway infrastructure in the form of footway widening and resurfacing to the site frontage and footpath clearance between the site and the bus stops close to Junction Lane in order to promote sustainable travel. It is also understood that financial contributions towards off-site improvements may also be requested. All highway works will be secured via a s278 agreement.
- 6.73 Following feedback from the consultation events, the Applicant sought to include a pedestrian connection through the site from Clarendon Road, and onwards towards Junction Road to allow pedestrian access through the Firs Road development scheme and improve connectivity to the primary school positioned on Firs Road. However, it has not been possible to incorporate this linkage as Junction Road is privately owned and so the applicant does not benefit from any rights to access onto this private road. Furthermore, the creation of a pedestrian pathway between the gardens of properties on Clarendon Road and Oakwood Grove would have required removal of protected trees and create incompatibilities between the need for lighting of the footpath for Secure by Design and the need to keep this area a dark corridor for bat foraging.
- 6.74 As a result, this specific element cannot be achieved as part of this proposal, but the indicative layout does include pedestrian walkways throughout the proposed development and areas of public open space, along with pedestrian footpaths alongside the highway which connect to the Southampton Road and the amenities and bus stops, encouraging sustainable travel to the wider area.

Parking

- 6.75 Parking will be provided for each proposed dwelling in accordance with the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy (March 2015) and the Wiltshire Local Transport Plan 2011-2026 Cycling Strategy (March 2014). This sets out the following standards:
- 2-bed / 3-bed dwellings = Two car parking spaces / One covered cycle space

- 4-bed dwellings = Three car parking spaces / Three covered cycle spaces
- Visitor car parking = 0.2 spaces per dwelling (unallocated)
- Electric Vehicle charging = 1 space per dwelling

6.76 In addition to the above requirements, the Local Transport Plan also confirms that “garages will only count as part of the allocated parking provision where they meet the minimum size requirement of 6m x 3m (internal dimensions)”.

Travel Plan

6.77 It is intended that detailed car parking provision will be secured within the Reserved Matters application to comply with the above standards. However, the application is also supported by a Travel Plan produced by Mayer Brown, that further outlines the range of services and facilities available within reasonable walking or cycling distance of this proposed development site, along with the frequency and range of public transport options available.

6.78 In addition, any future development on this site will need to comply with the recommendations of the Travel Plan, in order to encourage the use of alternative transport modes and support sustainable travel to and from the development. As such, future residents of the proposed development will not be solely reliant upon travel by private car as sustainable options will be provided and promoted. The Travel Plan is provided in accordance with Wiltshire Council’s SPD – Development related Travel Plan Guidance (2021).

Conclusions on Highway Impacts

6.79 On the basis of the findings of the technical reports submitted in support of this application, the erection of 28 new dwellings in this location will not have an unacceptable impact on the surrounding local highway network, and a safe and suitable means of access to the proposed development site can be achieved. The earlier iteration of this application, which proposed the delivery of 47 dwellings, was supported by Wiltshire Highways and was not considered to cause any highways issues. On this basis, this significantly reduced scheme is therefore considered to be acceptable and will sustainable development initiatives.

6.80 On this basis, future residents will benefit from a range of sustainable travel options to prevent reliance upon private car travel.

6.81 The proposed development therefore complies with adopted Core Policies 60, 61 and 62 and the intentions of the NPPF which seek to promote accessible and sustainable developments, where future residents will benefit from a choice in transport modes and will not be reliant upon travel by private cars. As such, there are no highways or transportation matters that would prevent this application being approved.

Environmental Considerations

Ground Conditions

6.82 The application is supported by a Phase I Geo-Environmental Desk Study which provides a preliminary assessment of potential ground related development constraints. The Phase I desk survey confirms that the site has remained undeveloped since the earliest mapping information (1872) and no made ground is recorded on the site. As such, the environmental sensitivity of the site is considered to be low.

6.83 The Report finds that the site is at low, or very low risk of contamination from previous land uses either on or surrounding the site, with some moderate risk, due to the unknown presence of ground gases.

- 6.84 The Report recommends that a Ground Investigation Scope should be prepared, once detailed designs for the site are available, and further geo-environmental investigations undertaken prior to development.

Air Quality

- 6.85 The Application is supported by an Air Quality Assessment, produced by Air Quality Consultants which sets out the potential air quality impacts associated with the proposed development. The main air pollutants are likely to be generated by road traffic emissions (NO₂ and fine particulate matter PM₁₀ and PM_{2.5}).
- 6.86 Core Policy 55 is concerned with maintaining air quality within Wiltshire and the Council's Air Quality SPD (2023) and Air Quality Strategy (2019) both seek to promote better air quality and secure appropriate mitigation where necessary.
- 6.87 The proposed development will incorporate the use of hot water and heating via ASHP's, and the retention and supplementary tree planting between the site and surrounding roads, along with the inclusion of electrical vehicle charging points to promote non-combustion engine usage, will minimise air quality impacts caused by this development. As such, the proposed development will not have a significant impact on local roadside air quality and future residents will experience acceptable air quality, with concentrations well below the air quality objectives and the overall operational air quality effects.
- 6.88 The Air Quality Assessment confirms that there is no requirement for further detailed assessment of air quality and the proposed development is consistent with paragraphs 198 and 199 of the NPPF and Core Policy 55 of the Wiltshire Core Strategy, along with the recommendations of the Air Quality SPD.

Noise

- 6.89 The application is supported by a Noise Impact Assessment produced by Jameson Acoustics which highlights that the main noise constraints for development on this site are road traffic and occasional trains.
- 6.90 The assessment finds that acceptable internal noise levels can be achieved within the proposed dwellings, by the use of appropriate window and ventilation solutions. For the vast majority of dwellings, conventional double glazing and ventilation can be utilised, with slight improvements being needed to the front facades of the two frontage dwellings facing onto Southampton Road, to include enhanced double glazing and acoustic trickle ventilators.
- 6.91 The overheating strategy can assume windows may be opened day or night, in line with Building Regulations Part O, for all dwellings, except for the front elevation of the two frontage properties facing onto Southampton Road, where reliance should be limited to 'occasional' periods, such as during the hotter days of the year. Notwithstanding this, it is assumed that superior conditions can be achieved within these two properties, when compared to other existing dwellings positioned along the Southampton Road frontage.
- 6.92 Noise levels in private back gardens will be within the guideline limits. There are 7no. dwellings that could experience noise levels greater than 50dB in rear gardens, where solid acoustic boundaries are proposed, which will ensure that noise is reduced below the 50dB target.
- 6.93 Adopted Core Policy 57 from the Wiltshire Core Strategy seeks to achieve high-quality design and requires the consideration of noise impacts. In addition, the NPPF and Planning Practice Guidance all seek to protect new development from unacceptable noise. The proposed development, through the detailed design stage, can be designed appropriately to ensure that future residents are not impacted by unacceptable noise levels and as such the proposals will comply with Core Policy 57 of the adopted Core Strategy.

Flood Risk and Drainage

- 6.94 The site is located within Flood Zone 1. A surface water flow path has been identified running through the site, resulting in parts of the site being at low surface water flood risk. Local concerns were raised during the consultation events, regarding the high water levels on the existing site and this application has therefore ensured that the proposed development is protected from flood risk on the site and the surrounding area will not be impacted by flooding issues.
- 6.95 The application is supported by a Flood Risk Assessment and Drainage Strategy produced by Mayer Brown, which has been informed by earlier consultation with Wiltshire Council (as the Lead Local Flood Authority).
- 6.96 The Flood Risk Assessment notes that the site is entirely greenfield, but the ground conditions are unlikely to support the use of infiltration drainage, hence the proposals to divert surface water run-off to the northern ditch, as per the existing arrangements.
- 6.97 Furthermore, the drainage proposals include the use of a hydro-brake chamber, attenuation tank and permeable paving, where possible, to provide sustainable drainage solutions within the site to suitably accommodate surface water. In addition, adoptable surface water sewers will be provided within the adopted and private road network. These arrangements will be controlled and maintained by an operation, maintenance and management plan, secured by planning condition.
- 6.98 The proposed foul drainage will see the diversion of two existing foul sewers currently running through the site, and connectivity via a gravity system.
- 6.99 The Flood Risk and Drainage Strategy concludes that the proposed drainage arrangements will ensure that the site will not be at risk of flooding and will not increase the risk of flooding to downstream or to surrounding properties. The proposals therefore comply with Core Policy 67 of the adopted Wiltshire Core Strategy and paragraph 181 of the NPPF.

Ecology and Biodiversity

Protected Species

- 6.100 The original application was supported by a Preliminary Ecological Appraisal prepared by Cotswold Wildlife Surveys, in order to determine the presence of important habitats and species on the site that may be impacted by the proposed development. This revised application is further supported by Consultation Response letter, prepared by Beamsley Ecology, along with a Mitigation Strategy and Report to inform this revised application.
- 6.101 The proposed development will not impact any statutory or non-statutory designated sites, due to the separation distance from the development site and the presence of other obstacles between the site and these sensitive areas.
- 6.102 The application site has been subject to additional surveys and updated botanical work, which has resulted in revisions to the application proposals, to directly respond to ecological findings. This amended scheme demonstrates a clear application of the mitigation hierarchy, through avoidance of impacts in the first instance, followed by reduction, on-site mitigation and enhancements.
- 6.103 A number of key amendments to this application have been made, with ecological constraints and opportunities central to the evolution of this scheme. These include:
- Removal of development from the eastern part of the site, to safeguard the most sensitive habitat areas;
 - Full retention of the identified areas of Purple Moor Grass and Rush Pasture priority habitat;

- Reduction in the extend of Lowland Meadow loss through significant reduction to the developable area;
- Provision for habitat creation and enhancement on adjoining land to the north, including proposed Lowland Meadow establishment and associated ecological enhancements.
- Retention and reinforcement of key green infrastructure corridors, boundary vegetation and habitat connectivity features.

6.104 Updated assessments have been carried out in relation to protected species. The results of these surveys and proposed mitigation measures are discussed within the table below.

Species	Findings
Reptiles	The site has some potential for reptiles, including slow worms and grass snakes. The Ecological Mitigation Strategy provides a framework for retention and enhancement of suitable reptile habitats, details of which can be secured at detailed design stage.
Invertebrates	The site has low potential for invertebrates.
Bats	Bat activity surveys undertaken. Emergence survey confirmed no bats emerged from veteran trees and none supported features that would be considered suitable for bat roosting and/or hibernation. The site has moderate value for foraging / commuting bats. Bat activity surveys confirmed most bat activity was focussed along the central hedgerow, watercourse and wet woodland area. Recorded species include: Daubenton's Bat; Natterer's Bat; Common Pipistrelle; Nuctule; Leisler's Bat; Serotine and Barbastelle. Principal habitat corridors have now been retained and impacts on ecologically sensitive areas have been significantly reduced. New roost opportunities can be incorporated and secured at detailed design stage. The Ecological Mitigation Strategy and revised landscape proposals demonstrate opportunities for enhancement measures.
Badger	No signs of Badger activity was recorded within the site
Great Crested Newts	No permanent still-water features or obvious refugia or hibernacular within the site. One single record of GCN within the wider area, and the site is considered highly unlikely to support this protected species.
Dormice	Dormice presence has been confirmed on site. The amended scheme retains and strengthens key habitat features and removes development from the most ecologically sensitive parts of the site. Enhancement measures are proposed within the submitted Ecological Mitigation Strategy that accompanies this application. This will provide for long-term improvements to the habitat network for dormice, which can be delivered as part of any future reserved matters application.
Birds	15 species of bird were observed during the site visits, including a Song Thrush (RSPB Red List) and a Bullfinch (RSPB Amber list). The proposed development is unlikely to lead to a loss of bird nesting sites as the trees, hedgerows and woodland are to be retained as part of the proposed development.

6.105 The site has also been the subject of a botanical survey, undertake in May 2025. This revised application has applied the mitigation hierarchy and withdrawn all forms of built development from the ecologically sensitive eastern part of the site, where areas of Purple Moor Grass and Rush Pasture are retained in full, along with significant reductions to any impacts on areas of Lowland Meadow.

6.106 In addition, the submitted Ecological Mitigation Strategy also introduces the opportunity to use adjoining land to the north as part of the wider ecological response, where compensatory habitat creation and long-

term management can be achieved. This revised scheme can therefore retain key areas of priority habitats and create significant compensatory habitats can be created, to strengthen the wider ecological network.

Biodiversity Net Gain

6.107 The application is supported by an updated Biodiversity Net Gain Assessment and accompanying calculations produced by Beamsley Ecology to reflect the following:

- The revised indicative layout and landscape proposals;
- Updated habitat survey information;
- Retention of priority habitat areas where feasible;
- Revised post-development habitat creation proposals; and
- Associated off-site / adjoining land habitat enhancement measures.

6.108 Chapter 15 of the NPPF (2024) is focused on the conservation and enhancement of the natural environment and the Environment Act 2021 places a requirement for all eligible planning applications to provide a minimum of 10% Biodiversity Net Gain. The Statutory Metric (DEFRA 2025) has been used to calculate the baseline Biodiversity Unit value of the site, which is set out within the table below.

Biodiversity Net Gain Baseline	
Habitat Units	61.90
Hedgerow Units	9.02
Watercourse Units	4.22

6.109 The proposals will see the retention and enhancement of on-site habitats and will also deliver additional off-site habitats within the adjacent field to the north, also within the Applicant’s ownership.

6.110 The updated BNG assessment demonstrates that the proposals can deliver the following post-development units:

Table 3: Biodiversity Net Gain Results Summary

	On-site (BUs)			Off-site (BUs)			Project BNG
	Baseline Value	Post-development Value	Predicted On-Site BNG	Baseline Value	Post-intervention Value	Off-site BU Contribution / yield	
Area Habitats	61.90	41.46	-20.44 (-33.02%)	9.68	46.17	36.49	16.05 (25.93%)
Linear Features	9.02	12.84	3.81 (42.25%)	0	0	0	3.81 (42.25%)
Watercourses	4.22	4.70	0.48 (11.42%)	0	0	0	0.48 (11.42%)

Figure 9: BNG Assessment

6.111 The proposed BNG delivery will therefore equate to a net gain of 25.95% habitat units, 42.25% hedgerow units and 11.42% watercourse units, whilst also satisfying the relevant trading rules.

6.112 The site is therefore capable of achieving far in excess of the 10% BNG requirements, which can be secured through the relevant reserved matters and discharge of condition process.

Trees

6.113 The application has been accompanied by a Tree Constraints Plan, Tree Survey Schedule and Arboricultural Impact Assessment. The site contains two Tree Protection Orders (TPOs).

6.114 The retention and protection of all trees has been a priority in the preparation of this application, due to the landscape and biodiversity features they provide. The protection of trees and hedges was also a topic of local interest raised during the public consultation events. As such, the proposed development has sought to retain all important trees and hedgerows within the site and along the boundaries, to preserve these existing features.

6.115 A total of 57 individual trees, 9 groups of trees, and 9 hedges were recorded during the tree survey. The majority of trees or groups of trees were considered to be good quality (Category B), with 9 trees being large, mature and high-quality (Category A), all which are proposed for retention and can be accommodated comfortably within the proposed site without the need for pruning.

6.116 Only a single Category U tree (T41) is proposed for removal, as a result of the proposed development. Two further Category U trees are considered to be of poor condition and not suitable for retention (T25 & T13), but their position within the site will not be impacted by the proposed development layout and their removal is not considered essential. Partial removal of G39 – a low-quality section of lapsed Willow and a small section of H72 are proposed for removal to facilitate the proposed indicative layout.

6.117 Tree T1, positioned adjacent to the western site boundary, sits outside of the application site. This tree has been re-surveyed and confirmed to be a Category U tree due to its poor condition, which has further diminished since the earlier site surveys. The proposed access road into the site will encroach slightly into the root protection area for this off-site tree. However, following a trial trenching exercise, it has been demonstrated that the root system will not be impacted by the construction of the road in this area.

Nutrient Neutrality

6.118 The application site is located within a nutrient neutral area. The site is contained within both the catchment of the River Test, which is nitrogen sensitive, and the wastewater treatment works are in the catchment of the River Avon SAC, which is a phosphorus sensitive area. The application has given consideration to appropriate mitigation for nutrients and is accompanied by a Nutrient Assessment produced by Nutrient Neutral.

Phosphorus

6.119 It is expected that the annual phosphorus load generated by wastewater from the proposed development will be 2.65kg TP/yr pre 2030 and 0.66kg TP/yr post 2030. However, after the Technically Achievable Limit (TAL) upgrade to the Salisbury (Petersfinger) Wastewater Treatment Works (WwTW), as required by the Levelling up and Regeneration Act (LURA), along with the applicable 20% buffer, the associated annual phosphorus generated by wastewater from the development will be 3.18kg TP/yr pre-2030 and 0.79kg TP/yr post 2030.

Nitrates

6.120 The application site area (3.9ha) of lowland grazing land and (1ha) of woodland would have a total nitrogen load of 43.71kg TN/yr. The proposed use of the site as residential urban land will have an associated nitrogen load of 36.66kg TN/yr, with the total land use net change being -7.05kg TN/yr.

Proposed Nutrient Mitigation

6.121 A mitigation solution has been secured as follows:

Phosphorus Mitigation

6.122 As a means to address the phosphorus impact of the development, planning permission has been secured to upgrade an existing septic tank system located at Gray Manor Hotel, within the administrative area of Test Valley Borough Council. The decision notice for the approval of this septic tank upgrade is attached at **Document 2**.

6.123 A Nutrient Credit Bank is being created at Gray Manor Hotel, in connection with the upgraded septic tank system, which has identified 22.69kg TP of phosphorus mitigation within the River Avon. The proposed development, which will generate 3.18kg TP/yr pre-2030 and 0.79kg TP/yr post 2030 and will utilise credits available within the Gray Manor Credit Bank to mitigate this phosphorus impact.

Nitrate Mitigation

6.124 The proposed development now retains significant areas of open green space within the development and proposes additional landscaping enhancement to reduce the overall nutrient burden of the development. As a result, the proposed development will result in a net reduction to annual nitrogen discharge and no further mitigation is required.

6.125 On the basis of the proposed solutions set out above, the Conservation Objectives of the River Avon or River Test will be maintained.

Planning Obligations

6.126 It is anticipated that a number of planning obligations will be required in connection with this proposed development. These are expected to address the following matters:

- Affordable Housing
- Nutrient Mitigation
- Off-site BNG credits
- Education
- Highways improvements
- Travel Plan monitoring
- Waste Management

6.127 A Draft Heads of Terms has been provided at **Document 3**.

7. Planning Balance

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 7.2 In the case of this application, it is acknowledged that the proposals will cause some conflict with the development plan. The primary reason for this is that the development falls outside of the settlement limits for Alderbury and so conflict with Core Policy 2 of the Core Strategy (2015) will arise. Furthermore, the Landscape and Visual Assessment has identified that some slight to moderate landscape impacts will occur, meaning a degree of conflict with Core Policy 51 will also occur.
- 7.3 However, we consider the development is consistent with the remainder of the Development Plan for the following reasons:
- The development will provide 17 open market dwellings and 11 affordable dwellings, helping to meet a significant unmet need for housing and affordable housing within Wiltshire;
 - The proposed dwellings would be sustainably located with a range of facilities and services within the Large Village of Alderbury being accessible via a range of Active Travel measures;
 - The development would have an acceptable impact on the surrounding highways network, including the A36, with a safe vehicular access and egress from the site being provided onto Southampton Road;
 - The scheme has followed a landscape led approach to development, with the resulting development being a low-density and high-quality residential development;
 - The development shall provide a range of carbon zero houses, including those designed to meet the needs of older people;
 - The proposed development would not unacceptably impact any protected species or their habitats and would ensure that at least 10% biodiversity net benefit would be achieved by the development through both on-site enhancements and improvements to neighbouring land;
 - The scheme will provide a significant level of public open space for use by occupiers of the development and existing residents of Alderbury;
 - The development would have an acceptable impact to the residential amenity of adjoining occupiers and would provide a high standard of residential amenity for future occupiers;
 - The proposals shall result in an enhancement to the storage capacity for surface water runoff and will provide a betterment to the existing drainage system, thereby improving the overall flood resilience of the site;
 - The development shall ensure a neutral impact to the River Test and River Avon Special Areas of Conservation, with regards to nitrates and phosphates respectively; and
 - The technical reports have shown that the site contains no constraints which would prevent development with regards to air quality, archaeology, flood risk or noise.

- 7.4 Whilst we consider the scheme to be largely compliant with the Development Plan, it is acknowledged that the proposals will breach Policies of the Development Plan and so is not in accordance with the Development Plan when taken as a whole.
- 7.5 However, the National Planning Policy Framework is a material consideration as to why a decision could be made other than in accordance with the Development Plan. As outlined in Section 4 of this Planning Statement, paragraph 11 d) ii) of the NPPF identifies that, where a Council's policies which are most important for determining the application are out-of-date, permission is required to be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken 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 combination
- 7.6 Footnote 8 of the NPPF identifies when the most important policies are considered to be out of date and this confirms that failure to maintain the required housing land supply is such a circumstance.
- 7.7 The Council's most recent housing land supply position is 2.42 years, demonstrating that the Council has a significant shortfall against its 5 year requirement. This means that it's policies which are most relevant in the determination of applications for housing are considered to be out-of-date, in which case, permission should only be refused if the adverse impacts of the development would significantly and demonstrably outweigh the benefits.
- 7.8 Footnote 9 of the NPPF identifies that the policies of the NPPF to which specific regard is required to be has are as paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12. Outlined in the table below is the specific detail of these policies and how the proposed development would be in accordance with these paragraphs of the NPPF:

NPPF Paragraph	Policy	Appellant Assessment
66	Where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures	As outlined above, the proposed development would provide 40% affordable housing in an Authority which has had significant issues with affordable housing delivery. The proposals would provide a mix of affordable rent, first homes and shared homes to meet the requirement of paragraph 66 of the NPPF
84	Planning policies and decisions should avoid the development of isolated homes in the countryside	The proposed development would form an infill development site at the edge of Alderbury. It would create a new development of 28 homes and so would not create isolated homes in the countryside.
91	Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.	The proposals do not include for main town centre uses.
110	The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a	The site is located adjoining the settlement limits of the Large Village of Alderbury, so is considered a sustainable location for the level of housing growth proposed in this application. As outlined above and demonstrated as part of the original submission, the

NPPF Paragraph	Policy	Appellant Assessment
	genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.	site is well served by a variety of Active Travel measures and offers a genuine choice of transport mode.
115	In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location; b) safe and suitable access to the site can be achieved for all users; c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.	The site is located adjoining the settlement limits of the Large Village of Alderbury and is well served by sustainable transportation measures. The proposed development would make use of the existing vehicular entrance and access into the site and would offer enhancements to the surrounding pedestrian network. The design of the streets and parking are considered to be consistent with current national guidance for the design of estate roads. The proposals will not have any significant impacts on the transport network or on highway safety.
129	Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.	The proposed development is viable and the lack of housing land supply has meant there is strong demand for the proposed development. The proposal meets an identified need for more housing within Wiltshire and meets a need for affordable housing given the significant housing register for affordable housing. The scheme has been brought forward at low density, to ensure the ecological constraints, which prevent further development within the site, have been mitigated for. Furthermore, the density of the development is considered in keeping with the local vernacular and will provide significant levels of green and public open space.
135	Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or	The proposals would be sympathetic to the local character and would create a strong sense of place, with generous levels of public open space and properties with large gardens. In addition, the mix of house types is considered appropriate for the local area and the development would help address an existing issue with lack of houses designed for downsizing available in Alderbury. The final layout and appearance of the properties would be determined at reserved matters stage, but the design and access statement shows how the

NPPF Paragraph	Policy	Appellant Assessment
	discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.	development would create a distinctive development in keeping with the vernacular within Alderbury.
139	Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.	The proposals are well designed and the Council has no adopted design guides or codes. The overall landscape and design impacts of the development are considered acceptable and would be in keeping with the surrounding area.

7.9 Given the above, an assessment of the benefits and harms arising from the development needs to be considered and weight ascribed, before any determination of the application could be made. Our assessment of these benefits and harms are outlined below.

7.10 The NPPF outlines there to be three dimensions to sustainable development: economic, social and environmental. An assessment of the benefits provided by this scheme, is provided under each dimension below.

Economic Benefits

7.11 The proposed development will contribute to the creation of jobs, from low to high-skilled positions, within the local and wider employment market. The Home Building Federation housing calculator ([HBF Housing Calculator](#)) estimates that building 28 homes will support the employment of 97 people, including 1 apprentice / graduate / trainee position. In addition, local businesses in the supply chain will benefit from the development, further boosting economic activity in the locality.

7.12 The proposed development will also have indirect effects on employment, through the increase in population using the range of services and facilities in the local area. Guidance produced by the Homes and Communities

Agency in 2015 'Calculating Cost per Job' outlines that based on a weekly household spend of £234.30 on local goods, the proposed development for 28 dwellings would generate spending in the region of £340,704 per year (234.30 x 52 weeks x 28 dwellings) within the local area.

- 7.13 In addition, Wiltshire Council have an adopted CIL Charging Schedule (2015) and the proposed development of housing will secure CIL money, which will be payable towards infrastructure projects in the Wiltshire area.
- 7.14 Paragraph 85 of the NPPF states that 'Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'. As outlined above, the development would provide a range of factors of economic growth and productivity, so **Significant** weight must be afforded to the economic benefits arising from the development.
- 7.15 Furthermore, **Moderate** weight is attributed to the job creation including the provision of apprenticeship or graduate positions.

Social Benefits

- 7.16 Paragraph 61 of the NPPF confirms the government's objective of significantly boosting the supply of homes. The Wiltshire Core Strategy identifies the need to provide a minimum of 42,000 homes during the plan period, with the emphasis being this is a minimum requirement and not a maximum threshold.
- 7.17 The agreed 5 year housing land supply position for Wiltshire is 2.42 years, meaning the plan-led approach to meeting this 42,000 home requirement is failing.
- 7.18 In light of this significant shortfall, **Significant** weight should be afforded to the benefit of the provision of additional housing within this development.
- 7.19 The proposal would also provide for a policy compliant level of affordable housing which would equate to 11 affordable dwellings. Wiltshire Council's Housing Register currently records in the region of 4,000 households in identified housing need awaiting access to affordable accommodation, evidencing a significant and persistent unmet demand for lower-cost housing across the authority area. This dire need for affordable housing and the contribution made by this application towards this need should therefore be given **Very Significant** weight in the planning balance.
- 7.20 The application proposals will deliver a range of property types, including one, two, three and four bed dwellings, as well as bungalows for accessible use. The public consultation event has shown a significant need for accommodation aimed for elderly residents and so **Moderate** weight is afforded to the benefit of the provision of housing aimed for elderly residents.
- 7.21 The proposed development has been landscaped led and would retain and enhance large areas of natural landscaping, alongside dedicated areas of public open space. This would provide an attractive and useable environment for occupiers of the development and the community of Alderbury. Therefore, **Limited** positive weight is afforded to this factor in the planning balance.
- 7.22 The scheme has also been designed to provide a new car park for the allotment holders to the south of the site. They currently rely on the unmade parking within the field and so would be provided with a suitably surfaced car park and improved vehicular access facilities. As a result, **Limited to Moderate positive** weight is afforded to this benefit.

Environmental Benefits

- 7.23 Paragraph 161 of the NPPF states that the planning system should support the transition to net zero by 2050 and help to shape places that contribute to radical reductions in greenhouse gas emissions. The proposed development would deliver 28 carbon zero homes and would assist in the transition to a low carbon future. Therefore, **Moderate** weight is ascribed to the benefit arising from the provision of carbon zero homes.
- 7.24 The proposals will also achieve a biodiversity net gain which is significantly greater than the statutory 10% requirement. This will be achieved by both on-site enhancement and additional habitat creation on neighbouring land to the north, also within the Applicant's ownership. As a result of this significant uplift, these biodiversity enhancements measures should be viewed as a clear benefit to this development and are therefore afforded **Moderate** weight in the planning balance.
- 7.25 The scheme provides an appropriate drainage solution to mirror the existing greenfield run-off rate and includes further enhancements to the drainage capacity of the site to provide a betterment in the management and resilience of surface water runoff. This is considered to provide a benefit of **Limited** weight.

Adverse Impacts

- 7.26 The adverse impacts of the development have been identified earlier in this section. The proposal does not comply with Core Policies 1, 2 and 23 and the Core Strategy, which are the key policies dealing with the principle of development in this location and setting out the spatial strategy of the Council. However, the proposals do not conflict with any of the specific issues and considerations within the Southern Wiltshire Community Area. Therefore, the level of weight attributed to this adverse impact is considered to be **Significant**.
- 7.27 The other remaining adverse impact identified is the landscape harm arising from conflict with Policy 51 of the Core Strategy. This has been identified by Bea Landscapes to result in minor to moderate adverse impact from four nearby viewpoints. Therefore, the harm identified is localised to a few key viewpoints close to the application site and so the level of weight attributed to this landscape harm is considered to be **Limited** in totality.

Planning Balance

- 7.28 As required by paragraph 11d ii) of the NPPF a balance of the benefits and adverse impacts of the scheme is required to be made. These are summarised in the tables below.

Benefit	Weight
Economic Growth and Productivity	Significant
Job Creation	Moderate
Provision of Housing	Significant
Provision of Affordable Housing	Very Significant
Housing Mix / Provision of Housing Designed for the Elderly	Moderate
Public Open Space	Limited
Allotments Car Park	Limited to Moderate
Carbon Zero Homes	Moderate
Biodiversity Enhancement	Moderate

Benefit	Weight
Drainage Improvements	Limited

Adverse Impacts	Weight
Conflict with Spatial Strategy	Significant
Landscape Impacts	Limited

Conclusion

- 7.29 Paragraph 11 d) ii) of the NPPF requires a balancing exercise of the benefits a development would deliver against any adverse impacts would arise. As the Council's most important policies for determine the application are out of date, then permission should only be refused if the adverse impacts would significantly and demonstrably outweigh the benefits.
- 7.30 In the context of this application, the scheme provides a number of benefits, including the provision of affordable housing, which is ascribed very significant weight, and the provision of housing and economic benefits which are attributed significant weight. Further benefits through the provision of carbon zero homes, homes for the elderly and job creation are given moderate weight and other benefits are provided within limited / moderate weight.
- 7.31 The benefits are required to be balanced against the limited landscape harm which has been identified. The only other harm is that the development falls outside of the settlement limits of the Large Village of Alderbury. However, the site is contiguous to this settlement and the proposals to not conflict with any other considerations for the Southern Settlements Community Area Strategy. Therefore, whilst significant harm is considered to arise from this conflict, it cannot be considered that this level of harm would significantly and demonstrably outweigh the benefits arising from the development.
- 7.32 Therefore, we consider that the adverse impacts of the development would not significantly and demonstrably outweigh the benefits which the development would deliver, and so Planning Permission should be granted, as required by paragraph 11 d) ii) of the NPPF, accordingly.



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Land at Southampton Road and Junction Road,
Alderbury

Planning Statement

Document 1

Written Pre-App Response from Wiltshire Council

6th March 2023

FAO Mr A Thornton
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Via email:
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Development Services
Wiltshire Council

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Dear Mr Thornton,

Application No:	ENQ/2023/00006
Proposal	Residential development comprising of 77no dwellings
Site Address	Land at Southampton Road and Junction Road, Alderbury, SP5 3AG

Thank you for your application registered on the 6th January 2023. In response to your enquiry I hope that you will find the following information helpful.

Please note that this advice represents officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. In particular, a planning application will be the subject of publicity and consultation in accordance with the Council's procedures which may bring to light additional issues, and as you will be aware, advice offered is based on the planning policies that apply at the time of writing.

Summary of Officer View

Pre-application advice is sought to establish the acceptability of residential development comprising of the erection of 77 dwellinghouses.

Whilst there is no planning history on the site subject to this pre-application enquiry, officers note the appeal decision referred to in the submitted documentation in relation to planning application 17/04001/OUT, a proposal for the erection of 50 dwellings with associated works on land immediately adjacent to this site subject to this pre-application enquiry. Whilst this proposal was refused planning permission by the Southern Area Planning Committee Board, the decision was appealed and granted planning permission by the Planning Inspectorate on the basis that the LPA could not at that time, demonstrate a 5 year housing land supply and that the Alderbury settlement boundary was considered to be out of date.

The settlement boundaries since then have been comprehensively reviewed through the Wiltshire Housing Site Allocations Plan, which was adopted in February 2020 and that document has been afforded significant weight at appeal since its adoption.

It is acknowledged that the LPA cannot demonstrate a 5 year housing land supply at present as there is a small shortfall. Nevertheless, the proposal is not supported in principle as it does not accord with the strategy and pattern of development anticipated by the WCS. Therefore, from a strategic policy perspective, the proposal does not constitute sustainable development and would conflict with the principal aims of the National Planning Policy Framework. This means balancing the need to boost housing supply against any adverse impacts of the proposal, considered against

the development plan as whole, and any material considerations, on a case-by-case basis. This will need to include consideration of what weight to assign to the most important policies.

In light of the consultee responses as outlined within this pre-application enquiry, namely the impacts this proposal would have to the New Forest SPA, the River Avon SAC and the concerns around the design/layout of the proposal the tilted balance is not considered to be engaged for this site. Having regard to the above, footnote 7 of paragraph 11 of the NPPF and consultee responses, the submission of an application to the Local Planning Authority (LPA) is unlikely to gain a favourable response from officers.

Relevant Planning History:

N/A

Relevant Planning Policies:

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 23 Southern Wiltshire Community Area
Core Policy 43 Providing Affordable Homes
Core Policy 50 & 52 Biodiversity and Geodiversity
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 58 Ensuring the conservation of the historic environment
Core Policy 61 Transport and Development
Core Policy 62 Development impacts on the transport network
Core Policy 64 Demand Management
Core Policy 67 Flood Risk
Core Policy 69 Protection of the River Avon SAC

National Planning Policy Framework

Section 2 Achieving Sustainable Development
Section 5 Delivering a sufficient supply of homes
Section 12 Achieving Well Designed Place
Section 15 Conserving and enhancing the natural environment

Wiltshire Housing Site Allocations Plan

Appendix A: South Wiltshire HMA Amended Settlement Boundaries (adopted Feb 2020)

Planning Considerations

- Principle of development and five year housing land supply;
- Design, amenity impacts and impact on the character of the Special Landscape Area and Trees;
- Highway safety/parking;
- Ecological Impact including River Avon nitrate neutrality and New Forest Special Protection Area;
- Impact on Heritage Assets/Conservation Area/Archaeology;
- Drainage/Flooding Risks;
- Education/Affordable Housing;

- Waste/S106 Contributions

In considering your enquiry, the following consultees provided the comments below:

Spatial Planning

The comments received are attached within this pre-application response with the conclusion detailed below:

The proposal is not supported in principle as it does not accord with the strategy and pattern of development anticipated by the WCS. Therefore, from a strategic policy perspective, the proposal does not constitute sustainable development and would conflict with the principal aims of the National Planning Policy Framework.

Other material considerations may apply, the most pertinent of which is the current housing land supply position. Whilst the Council is unable to demonstrate a 5YHLS, careful consideration should be given to decisions on housing proposals. This means balancing the need to boost housing supply against any adverse impacts of the proposal, considered against the development plan as a whole, and material considerations, on a case-by-case basis. This will need to include consideration of what weight to assign to the most important policies.

Highways

The comments received are attached within this pre-application response

National Highways

National Highways primary consideration is with the safe and efficient operation of the strategic road network (SRN) which in this location comprises the A36 and its associated junctions to the north-west and south-east of Alderbury. It is in the context of our responsibilities to manage and maintain the SRN that our comments are made.

Traffic Impact

The A36 corridor, particular towards Salisbury, already operates under constraint during peak periods and it will be necessary for the developer to provide an assessment of the traffic impacts arising from their proposals which should consider the operation of the SRN in line with national planning practice guidance and the requirements of DfT Circular 01/2022 The Strategic Road Network and the Delivery of Sustainable Development. It will be particularly important to understand the suitability of the A36/Southampton Road junction located to the north-west of Alderbury to safely accommodate additional turning movements. Where the proposals would result in a severe congestion or unacceptable safety impact, necessary infrastructure/mitigation will be required in line with current policy. We would also expect the development to be supported by robust travel plan measures to encourage the take up of sustainable travel modes.

The assessment should include trip generation and distribution, and the effects of the proposed development should be assessed cumulatively with other schemes. We would expect the developer to agree an appropriate list of schemes, including committed development in the area, with Wiltshire Council as well as National Highways. We reserve the right to request additional assessment at a later date, subject to reviewing the completed transport assessment.

The site will be accessed via Southampton Road which in this location forms part of the local highway network and therefore the suitability of the proposed access arrangements will be a matter for Wiltshire Council to determine as the relevant local highway authority.

Environmental and Highway Asset Impacts

The site is in relatively close proximity to the A36, separated from it by a single field. It will therefore be important for consideration to be given to the potential environmental impacts of the proposals, and any potential impact on the highway asset particularly with regards to drainage and noise/screening. Again, proposals will need to reflect the requirements of DfT Circular 01/2022 to be acceptable to us .

It should be emphasised that National Highways soft estate must not be relied upon to contribute any mitigation to the development as the management of our estate may from time to time affect any real or perceived benefits. Our soft estate management includes cyclical maintenance and periodic renewal, either of which could involve significant reduction in any available screening benefit until new planting is well established. As such the developer must ensure that all required and desired mitigation is provided within the development or by a site boundary feature proposed as part of the development. We would encourage the use of native and naturalised species planting to provide or support visual screening mitigation, with an evergreen component to sustain this all year round. Any required fences, screening or other structures must be erected outside highway land, and far enough outside it to enable maintenance to take place without encroachment onto highway land.

The planning authority will also need to be satisfied that any application is supported by a Noise Impact Assessment with appropriate acoustic measures identified and implemented to ensure the development will be sustainable in noise terms, such that National Highways does not receive complaints from residents in future related to traffic noise on National Highways network. WHO guidelines, which are congruent with BS 8233:2014, advise that "To protect the majority of people from being seriously annoyed during the daytime, it is recommended that the sound pressure level on balconies, terraces, and outdoor living areas should not exceed 55dB LAeq for a steady continuous noise. To protect the majority of people from being moderately annoyed during the daytime, the outdoor noise level should not exceed 50dB LAeq."

Please note that these comments are provided on the basis of the information available to us at this time, and are made without prejudice to future advice and/or recommendations.

Ecology

On balance, it is my opinion that the proposed site layout is not compatible with all that will be required in ecological terms, within the red line boundary.

Ecological impact assessment (EcIA) –

A full overarching EcIA will be required in support of any future application. It should address any outstanding matters mentioned below, and include full justification for any deviance away from best practice guidance. It must be made in light of the full proposal details.

The LPA must be provided with sufficient information to understand how the site currently functions for biodiversity. Suitable protection of bat foraging/commuting corridors will be required in the site layout, with assurance that those corridors are afforded suitable dark buffers and accessibility for management as necessary. They should not be in private ownership.

Dormouse appears to have been omitted from the preliminary ecological assessment (PEA) - records exist in the local area and potential connective habitat is on and adjacent to the site.

Reference is made to presence of dead oak trees on site within the cover letter - are these the same as the 'veteran oaks' noted in the PEA Phase 1 habitat survey map? These trees are likely to provide vital and rare habitat within the local landscape and must be retained in situ. A full tree survey, constraints plan and Arb Impact Assessment should accompany any future application

and inform the EcIA.

The proposed site layout includes a 'wildlife corridor' at the north west corner, however the cover letter implies that this is actually a proposed footpath. This area is offsite and is included in Natural England's Priority Habitat Inventory (deciduous woodland). The proposal must demonstrate how the development will not impact this habitat and must be considered by the EcIA.

New Forest –

This site falls within 13.8km recreational impact zone of the New Forest protected sites: the proposal for more than 50 residential dwellings on greenfield land requires provision of a SANG. The guidance is found here as a download: <https://www.wiltshire.gov.uk/planning-bio-ecological-survey> . It does not appear that this potential constraint has yet been considered.

Biodiversity Net Gain (BNG) –

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and for major applications the expectation is that development will deliver a net gain. The NPPF also encourages applications to deliver measurable net gains (para 174 d) and the government has signalled its intention to bring forward legislation to require development to deliver 10% net biodiversity gain. Natural England has now prepared version 3.1 of the Biodiversity Metric that includes a small site metric Beta version. At the current time therefore, the Council would expect this future proposal to deliver a net gain.

The Biodiversity Metric calculation should be supported by maps showing the specific areas of land identified in each row of the calculation tool for the baseline and operational phase of development.

Where no net loss of functional habitat has been demonstrated within the application site, in line with CP50 and NPPF but there is insufficient space within the development to achieve 10% net gain for biodiversity, the LPA will accept off-site habitat creation to fulfil the BNG requirement.

In the first instance the developer should seek and secure a suitable site within the local area on which to deliver BNG, carry out the baseline assessment of habitats and an assessment of the net gain that could reasonably be achieved at that site, using the Biodiversity Metric (current version) and submitting the “before and after” maps for the receptor site, as part of the application submission. Alternatively, the developer may use a third party broker to deliver the required number of biodiversity units, on a receptor site agreed with the LPA, or may apply to use the council's own biodiversity offsetting scheme.

From the 1st April 2023, Wiltshire Council will be offering an enhanced pre-application and discretionary advice service to applicants. Further details of this service and the fees and charges are available by contacting ecologyconsultations@wiltshire.gov.uk

Nutrient neutrality –

Little information is provided regarding nutrient neutrality and treatment of waste water and it is assumed that the LPA considers this proposal to be 'un-planned'. It is likely that if connected to the mains, foul water from the proposed development will be treated and discharged to the catchment of the River Avon SAC (relates to phosphorus loading). The site itself falls within the surface water catchment of the River Test SAC (relates to nitrogen loading) so changes in land use will determine whether mitigation for nitrogen loading is required; a nitrogen budget calculation will be required. Depending on the intention of connecting to mains or package treatment plant and the budget calculation, there may be the requirement for the provision of a bespoke mitigation scheme for phosphorus, and there may be the opportunity to join the strategic mitigation scheme for nitrogen. The applicant should seek current guidance from the Wiltshire Council website here: <https://www.wiltshire.gov.uk/planning-bio-phosphorous-nitrogen-mitigation> .

Additional documents –

Any future application will also need to provide a construction environmental management plan, lighting plan and landscape and ecological management plan.

Conservation

The site is not in a Conservation Area and there are no adjacent listed buildings.

Archaeology

This pre-application enquiry relates to proposed residential development of a large tranche (4.5ha) of previously undeveloped farmland. There is no information provided with the enquiry in relation to the historic environment. While Wiltshire's Historic Environment Record notes no known heritage assets within the site boundary, the site currently has an unknown potential to contain buried archaeological remains of significance. In view of the scale of the proposed development and the currently uncertain archaeological potential, it is recommended that any future planning application is accompanied by an archaeological desk-based assessment. The archaeological desk-based assessment should consider the site and an area of at least 1.25km around it to assess the wider archaeological potential. The assessment should also include a review of historic aerial photographs and LiDAR data, as well as the sources normally required of a desk-based assessment as set out in the Chartered Institute for Archaeologists' (CIfA) Standards and Guidance. This is in accordance with Paragraph 194 of the NPPF which 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 Archaeology Service should be reconsulted once an archaeological desk-based assessment report has been submitted to consider if further surveys through field evaluation are required. These might take the form of either a geophysical survey and/or trial trenching.

Tree Officer

In principle it appears the development looks to retain the existing tree cover so broadly speaking it may be acceptable. However, the width of some of the tree belts on the constraints plan do not appear to match those on the proposed site layout – which may be a cause for concern. Without further information regarding the size and species of the trees involved I am unable to be any more specific. I would suggest the applicant is advised that a detailed survey should inform the layout so that sufficient space can be afforded to ensure the trees (and their rooting area) can be protected, and in addition, adequate separation between vegetation and any future dwellings must be provided to ensure the trees can be retained long term. A full tree survey, constraints plan and Arb Impact Assessment should accompany any future application.

Drainage

The comments received are attached within this pre-application response with the requirement of a site-specific Flood Risk Assessment required to support any future planning application.

Urban Design Officer

The full comments received are attached within this pre-application response but in summary the design matters of this proposal as identified on the 'indicative/concept layout plan' would be of a poor design not in accordance with planning policies.

Affordable Housing

The comments received are attached within this pre-application response

Education

The comments received are attached within this pre-application response

Public Open Space

At the time of writing this response, no comments have been received. Should any comments be received, they will be forwarded on accordingly.

Assessment and Officer Conclusion:

Principle of development and five year housing land supply

The site subject to this pre-application enquiry is a parcel of agricultural land approximately 4.5ha in size on land abutting Southampton Road and Junction Road. Access to this land is obtained via an existing metal gate from Southampton Road which serves the existing Parish Council Allotments which are located on this land in question. The north of the site is bounded by mature hedgerow which extends to a further agricultural field which extends to the A36 public highway. Junction Road is a private un-adopted road where there is no access to the site subject to this pre-application enquiry. The location of the site is shown below:



Core Policies CP1 and CP2 form the settlement strategy for the Wiltshire Core Strategy (WCS). In line with NPPF, this directs development towards the more sustainable settlements and locations, including housing development. The site subject of this pre-application enquiry lies outside of a defined settlement boundary albeit abutting this settlement boundary, and therefore, for the purposes of the local plan, is within the open countryside. This is shown in the snippet of the settlement boundary map below:



The Wiltshire Core Strategy (WCS) sets out a Settlement Strategy and a Delivery Strategy for the sustainable delivery of new development within the County. Applying the normal principle that applications for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise; proposed new development which does not comply with the Settlement and Delivery Strategies will be unsustainable, and so unacceptable as a matter of principle, in this overarching context. The WCS for the area was adopted by Wiltshire Council in January 2015.

It is evident that the site subject to this pre-application enquiry is outside of the defined settlement boundary of Alderbury, albeit that the site abuts this boundary as previously shown.

Core Policies CP1 and CP2 form the settlement strategy for the Wiltshire Core Strategy (WCS). In line with NPPF, this directs development towards the more sustainable settlements and locations, including housing development. Core Policy CP1 of the WCS identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.

New homes will be developed in sustainable locations in conformity with the distribution set out within the policy, against which the land supply situation will be assessed. A more detailed distribution is set out in the Community Area Strategies. Development proposals should also be in general conformity with these. Sites for development in line with the Area Strategies will be identified through subsequent Site Allocations DPDs and by supporting communities to identify sites through neighbourhood planning.

Other than in circumstances as permitted by other policies within the Wiltshire Core Strategy, (as identified in paragraph 4.25 - summary below), new housing/residential development will not be permitted outside the limits of development, as defined on the policies maps. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

Paragraph 4.25 exceptions criteria comprise:

- Additional employment land (Core Policy 34)
- Military establishments (Core Policy 37)
- Development related to tourism (Core Policies 39 and 40)
- Rural exception sites (Core Policy 44)
- Specialist accommodation provision (Core Policies 46 and 47)

- Supporting rural life (Core Policy 48)

From the information submitted with this pre-application enquiry it does not appear the proposal would conform with any of the policy requirements for considering the development of this site as a rural exceptions site.

The NPPF 2021 confirms in para 11 that plans and decisions should apply a presumption in favour of sustainable. For decision making, that means approving development proposals that accord with an up-to-date development plan without delay, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

d(i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; 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.

Footnote 7 includes habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; and designated heritage assets (see Annex 2 of NPPF). With regard to habitats sites, Para 182 states

182. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Therefore, as the site lies 13.8km recreational impact zone of the New Forest protected sites: the proposal for more than 50 residential dwellings on greenfield land requires provision of a SANG and within the River Avon SAC catchment, the tilted balance assumed in para 11 would not be engaged by this proposal. This is expanded upon further below.

The NPPF also states that the policies in the revised Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework (para 218 and 219).

Settlement and Delivery Strategy

The Settlement Strategy (Core Policy 1) identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Core Policy 1 states:

The Settlement Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. The area strategies in Chapter 5 list the specific settlements which fall within each category.

Alderbury is identified as a Large Village. Paragraph 4.16 of the WCS explains that there is a general presumption against development outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages. The site lies outside the current defined settlement boundary (as amended in Feb 2020).

Core Policy 2 sets out the **delivery strategy** and states that outside the defined limits of

development other than in circumstances as permitted by other policies within this Plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans. The site lies outside of the settlement boundary for Downton. The site was not included as part of the settlement in the recently adopted Wiltshire Housing Site Allocations Plan Feb 2020. The Planning Inspector who examined the Wiltshire Housing Site Allocations Plan concluded that *'the proposed settlement boundaries are justified, effective and consistent with national policy.'* The development site lies outside of the recently revised limits of development for Alderbury and therefore the presumption in favour of sustainable development set out in Core Policy 2 does not apply.

Core Policy 23 of the WCS

Core Policy 23 anticipates that approximately 615 new homes will be delivered in the Southern Wiltshire Community Area over the plan period 2006 to 2026, of which 190 should occur at Downton and 425 within the remainder of the Southern Wiltshire Community Area. The latest Housing Land Supply Statement published April 2022 shows that 624 homes have either been completed or were developable commitments within the Community Area Remainder. This is an exceedance of 47% and delivery equating to 147% of the indicative requirement, with completions likely to have increased since the report's base date of April 2021.

Therefore, it is considered that the proposed development would not accord with the strategy and pattern of development anticipated by the WCS. Therefore, from a strategic policy perspective, the proposal does not constitute sustainable development and would conflict with the principle aims of the National Planning Policy Framework.

The emerging Local Plan Review (LPR) will set out the amount and distribution of new housing and employment land across Wiltshire beyond the existing Core Strategy period (2006 to 2026) up to 2038. The LPR is still at an early stage but a consultation on a draft plan is expected later in 2023. However, an additional consultation to enable people to comment and help shape the content of the draft plan took place in early 2021. The applicant is, of course, at liberty to pursue their site interests through the Local Plan Review.

With regard to the above policies, it is considered that the proposed development would not accord with the strategy and pattern of development anticipated by the WCS. Therefore, from a strategic policy perspective, the proposal does not constitute sustainable development and would conflict with the principle aims of the National Planning Policy Framework.

Adopted Housing Site Allocations DPD Feb 2020

The settlement boundaries have been comprehensively reviewed through the Wiltshire Housing Site Allocations Plan, which was adopted in February 2020. The Planning Inspector who examined the Wiltshire Housing Site Allocations Plan concluded that *'the proposed settlement boundaries are justified, effective and consistent with national policy.'* The document has been afforded significant weight by recent appeal Inspectors.

Five year housing land supply

Attention is drawn to the full response from the Spatial Planning team which updates the Council's position on the 5 year housing land supply.

The NPPF, within the context of a presumption in favour of sustainable development, aims to significantly boost the supply of housing. It requires local planning authorities to identify a supply of specific, deliverable sites sufficient to provide five years' worth of housing land supply. The

NPPF makes it clear that, where this cannot be demonstrated, the most important policies for determining the application are considered to be out-of-date, and planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. It should be noted that:

- i) although the Wiltshire Core Strategy (WCS) is over 5 years old, this does not render the plan out-of-date¹ and is still the starting point for determining planning applications.
- ii) the current Local Housing Need figure (2,006 dwellings per annum) is very similar to the sum of the housing requirements for the three HMAs in the adopted policies of the WCS (2,055 dwellings per annum). This indicates that the housing requirement in the WCS continues to effectively represent the current housing need for Wiltshire (see the *Housing Land Supply Statement*, base date 2019, published in December 2020 for the current position).

It should be noted that the 5-year housing land supply position that is in effect at the point that any application is determined will be used in the decision-taking exercise. The Council's current housing land supply position indicates it can demonstrate **4.7** years supply.

NPPF Para 11 footnote 7 (d)(i) indicates that:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; 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.*

Footnote 7 includes habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; and designated heritage assets (see Annex 2 of NPPF)

In the absence of relevant up to date development plan policies, the balance is normally tilted in favour of sustainable development and granting planning permission except where the benefits are 'significantly and demonstrably' outweighed by the adverse impacts or where specific policies in the NPPF indicate otherwise.

For the reasons as outlined within the consultee responses of this pre-application enquiry, namely the impacts this proposal would have to the New Forest SPA, the River Avon SAC the tilted balance is not considered to be engaged for this site. Having regard for the above, footnote 7 of paragraph 11 of the NPPF and consultee responses, the submission of an application to the Local Planning Authority (LPA) is unlikely to gain a favourable response from officers.

Summary of main policy issues

In policy terms, and as a matter of principle, the proposal is unacceptable. The site lies outside the updated settlement boundary for the large village of Alderbury. In the absence of an allocation in the adopted Housing Sites DPD, the proposal conflicts with the sustainable development principles of the Settlement and Delivery Strategies of the WCS. It therefore

¹ Planning Practice Guidance (paragraph: 064 Reference ID: 61-064-20190315) (<https://www.gov.uk/guidance/plan-making>)

comprises unsustainable development and, as such, is unacceptable in terms of the Core Strategy and the NPPF.

The NPPF states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The core strategy includes exceptions policies (as set out under Paragraph 4.25) under which development *may* be acceptable outside the settlement strategy – for example, dwellings for agricultural or forestry workers or sites which would deliver a high percentage of affordable units. Again, none of the exceptions policies appear to apply in this case.

Whilst there is no planning history on the site subject to this pre-application enquiry, officers note the recent appeal decision in relation to planning application 17/04001/OUT, a proposal for the erection of 50 dwellings with associated works on land immediately adjacent to this site subject to this pre-application enquiry. Whilst this proposal was refused planning permission by the Southern Area Planning Committee Board, the decision was appealed and granted planning permission by the Planning Inspectorate on the basis that the LPA cannot demonstrate a 5 year housing land supply and that the Alderbury settlement boundary was considered to be out of date. This settlement boundary have been comprehensively reviewed through the Wiltshire Housing Site Allocations Plan, which was adopted in February 2020 and this said document has been afforded significant weight by recent appeal Inspectors.

It is acknowledged that the LPA cannot demonstrate a 5 year housing land supply. Nevertheless, the proposal is not supported in principle as it does not accord with the strategy and pattern of development anticipated by the WCS. Therefore, from a strategic policy perspective, the proposal does not constitute sustainable development and would conflict with the principal aims of the National Planning Policy Framework. This means balancing the need to boost housing supply against any adverse impacts of the proposal, considered against the development plan as whole, and any material considerations, on a case-by-case basis. This will need to include consideration of what weight to assign to the most important policies.

Design, amenity impacts and impact on the character of the Special Landscape Area

Landscape Impact

The site is located in a visible location on the edge of Alderbury, overlooked by existing residential development with Oakwood Grove, Bracken Close, Junction Road and adjacent to the main road through Alderbury, Southampton Road. The site is within the SLA. Saved Policy C6 sets out the criteria for development within the SLA:

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.*

Core Policy 51 of the WCS states:

Development should protect, conserve and where possible enhance landscape character and 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. 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. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- 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*
- viii. Landscape functions including places to live, work, relax and recreate*

Adopted Wiltshire Core Strategy Core Policy 57 states:

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

Officers note that this pre-application enquiry is supported by a Landscape Technical Note undertaken by BEA Landscape in an effort to understand the impact of the proposal on the character of the surrounding area.

Design/layout

The pre-application enquiry is further supported by an indicative masterplan for the proposal as shown below.



Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 130f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

The built form of the area appears to be mainly semi-detached properties of varying design set within relatively spacious plots. The comments of the Council's Urban Design Officer are of relevance and are attached within this pre-application enquiry response. The comments received raise a number of concerns around the proposed layout of the site in respect of the street pattern, the absence of street trees along the 'spine road'; the central open space as shown on the plan not being well overlooked; the appearance of the proposal in the nearly entire use of semi-detached dwellinghouses and; contradictions in respect of the scale, massing and height of the dwellinghouses proposed in that the only detached dwellinghouses proposed are at the entrance of the site from Southampton Road. There should be a better mixture of designed dwellinghouses within the site.

In respect of amenity impacts, the appearance of the dwellings has not been provided at this stage. Therefore, no comments are provided in respect of the siting of windows, scale and height of the dwellings have not been provided.

Trees

The agent/applicant is advised to refer to the comments of the Council's Tree Officer provided within this response and provide the requested information such any planning application be submitted to the LPA for consideration.

Therefore, the submission of any formal planning application to the Local Planning Authority for consideration is unlikely to receive a favourable response from officers.

Highway Safety/Parking

The Council's Highways Officer has assessed the proposal and has provided detailed comments that are attached within this response. The applicant is advised to carefully review these comments in respect of information required to support the submission of any formal planning application for consideration by the LPA.

Ecological Impact including River Avon nitrate neutrality and New Forest Special Protection Area

CP50 and CP52 of the Wiltshire Core Strategy and the National Planning Policy Framework require that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. It will therefore be necessary to assess the site for its potential to support habitats and species of importance to nature conservation.

The pre-application enquiry is accompanied by a Preliminary Ecological Assessment (PEA) undertaken by Cotswold Wildlife Surveys. The Council's Ecology Team have assessed this PEA and have provided comprehensive comments in response to this document that raise concerns and require further information surveys in the form of a full Ecological Impact Assessment to be undertaken to understand how the site functions from an ecological perspective. Further concerns are raised around the proposed 'wildlife corridor' in the north western corner of the site being a public footpath as stated in the covering letter associated with this pre-application enquiry are raised.

New Forest SPA

This site falls within 13.8km recreational impact zone of the New Forest protected sites: the proposal for more than 50 residential dwellings on greenfield land requires provision of a SANG. The guidance is found here as a download: <https://www.wiltshire.gov.uk/planning-bio-ecological-survey> . It does not appear that this potential constraint has yet been considered.

Biodiversity Net Gain (BNG)

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and for major applications the expectation is that development will deliver a net gain. The NPPF also encourages applications to deliver measurable net gains (para 174 d) and the government has signalled its intention to bring forward legislation to require development to deliver 10% net biodiversity gain. Natural England has now prepared version 3.1 of the Biodiversity Metric that includes a small site metric Beta version. At the current time therefore, the Council would expect this future proposal to deliver a net gain.

The Biodiversity Metric calculation should be supported by maps showing the specific areas of land identified in each row of the calculation tool for the baseline and operational phase of development.

Where no net loss of functional habitat has been demonstrated within the application site, in line with CP50 and NPPF but there is insufficient space within the development to achieve 10% net gain for biodiversity, the LPA will accept off-site habitat creation to fulfil the BNG requirement.

In the first instance the developer should seek and secure a suitable site within the local area on which to deliver BNG, carry out the baseline assessment of habitats and an assessment of the net gain that could reasonably be achieved at that site, using the Biodiversity Metric (current version) and submitting the “before and after” maps for the receptor site, as part of the application submission. Alternatively, the developer may use a third party broker to deliver the required number of biodiversity units, on a receptor site agreed with the LPA, or may apply to use the council’s own biodiversity offsetting scheme.

River Avon nitrate neutrality

The agent/applicant is also advised to refer to the comments of the Council’s Ecology Team in respect of the impact of this proposal on the River Avon Catchment Area relating to phosphorous loading and the River Test Catchment Area in regard to nitrogen loading. The applicant should seek current guidance from the Wiltshire Council website here: <https://www.wiltshire.gov.uk/planning-bio-phosphorous-nitrogen-mitigation> .

Impact on Heritage Assets/Conservation Area/Archaeology

Comments received from the Council’s Conservation Officer raise no concern in respect of this proposal in regard to heritage assets or the Alderbury Conservation Area by way of this proposal.

The agent/applicant is advised to refer to the detailed comments from the Council’s Archaeology Team by way of the scale of the proposed development and the currently uncertain archaeological potential, it is recommended that any future planning application is accompanied by an archaeological desk-based assessment. The archaeological desk-based assessment should consider the site and an area of at least 1.25km around it to assess the wider archaeological potential. The assessment should also include a review of historic aerial photographs and LiDAR data, as well as the sources normally required of a desk-based assessment as set out in the

Chartered Institute for Archaeologists' (CIfA) Standards and Guidance. This is in accordance with Paragraph 194 of the NPPF which 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.

Drainage/Flooding Risks

The site is located within Flood Zone 1 with a surface water flow path having been identified running through the site that result in the parts of the site being at low surface water flood risk. The site is considered to be an area at 'no risk' of groundwater flood risk. The Council's Drainage Team have assessed this pre-application proposal and have provided details comments/advice in the detail required to accompany the submission of any formal planning application. The agent/applicant is advised to refer to this.

Education/Affordable Housing

The agent/applicant is advised to refer to the comments provided from both the Education and Affordable Housing Teams within the Council in respect of any contributions/requirements for a proposal of this type.

Waste/S106 Contributions

The agent/applicant is advised to refer to the attached guidance on this matter.

Conclusion

Pre-application advice is sought to establish the acceptability of residential development comprising of the erection of 77 dwellinghouses.

Core Policies CP1 and CP2 form the settlement strategy for the Wiltshire Core Strategy (WCS). In line with NPPF, this directs development towards the more sustainable settlements and locations, including housing development. The site subject of this pre-application enquiry lies outside of a defined settlement boundary, and therefore, for the purposes of the local plan, is within the open countryside.

For the reasoning as outlined within this response, in policy terms, and as a matter of principle, the proposal is unacceptable. The site lies outside the updated settlement boundary for the large village of Alderbury. In the absence of an allocation in the adopted Housing Sites DPD, the proposal conflicts with the sustainable development principles of the Settlement and Delivery Strategies of the WCS. It therefore comprises unsustainable development and, as such, is unacceptable in terms of the Core Strategy, the Neighbourhood Plan and the NPPF.

The NPPF states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The core strategy includes exceptions policies (as set out under Paragraph 4.25) under which development *may* be acceptable outside the settlement strategy – for example, dwellings for agricultural or forestry workers or sites which would deliver a high percentage of affordable units. Again, none of the exceptions policies appear to apply in this case.

Whilst there is no planning history on the site subject to this pre-application enquiry, officers note the recent appeal decision in relation to planning application 17/04001/OUT, a proposal for the erection of 50 dwellings with associated works on land immediately adjacent to this site subject to

this pre-application enquiry. Whilst this proposal was refused planning permission by the Southern Area Planning Committee Board, the decision was appealed and granted planning permission by the Planning Inspectorate on the basis that the LPA cannot demonstrate a 5 year housing land supply and that the Alderbury settlement boundary was considered to be out of date. This settlement boundary have been comprehensively reviewed through the Wiltshire Housing Site Allocations Plan, which was adopted in February 2020 and this said document has been afforded significant weight by recent appeal Inspectors.

It is acknowledged that the LPA cannot demonstrate a 5 year housing land supply. Nevertheless, the proposal is not supported in principle as it does not accord with the strategy and pattern of development anticipated by the WCS. Therefore, from a strategic policy perspective, the proposal does not constitute sustainable development and would conflict with the principal aims of the National Planning Policy Framework. This means balancing the need to boost housing supply against any adverse impacts of the proposal, considered against the development plan as whole, and any material considerations, on a case-by-case basis. This will need to include consideration of what weight to assign to the most important policies.

In light of the consultee responses as outlined within this pre-application enquiry, namely the impacts this proposal would have to the New Forest SPA, the River Avon SAC and the concerns around the design/layout of the proposal the tilted balance is not considered to be engaged for this site. Having regard for the above, footnote 7 of paragraph 11 of the NPPF and consultee responses, the submission of an application to the Local Planning Authority (LPA) is unlikely to gain a favourable response from officers.

Therefore, the submission of any formal planning application for this scheme as outlined to the Local Planning Authority is unlikely to receive a favourable response from officers.

The applicant is minded to refer to the comments received from all statutory consultees with the exception of the comments received from the Council's Conservation Officer and address all matters raised.

Please note that should you wish to proceed with the submission of an application for the proposal as submitted, any application received will be treated without prejudice. If you would like any further information on what constitutes good design, please refer to Core Policies 1, 2, 23, 50, 52, 57, 58, 61, 62, 64, 67 and 69 of the Wiltshire Core Strategy which are available to be viewed online at: www.wiltshire.gov.uk where you will also find the relevant planning application forms.

Whilst some consultations have taken place on this preliminary enquiry, as part of the process if a planning application was submitted it would also require full consultation with the neighbouring properties and any other interested party. It is always difficult to gauge reaction to applications but other issues may be raised that were not considered as part of this pre-application process.

Yours faithfully

Andrew Guest
Head of Development Management

Officer's Name: Joe Richardson
Officer's Title: Senior Planning Officer
Direct Line: 01722 434583
Email: joe.richardson@wiltshire.gov.uk



Land at Southampton Road and Junction Road,
Alderbury

Planning Statement

Document 2

Approved Septic Tank Replacement
Gray Manor Hotel

Formula Land (Alderbury) Limited
c/o Mrs Anna Brindle, Simply Planning Ltd
Third Floor Suite
Victoria House
114-116 Colmore Row
Birmingham
B3 3BD

Planning and Building Service
Beech Hurst
Weyhill Road
Andover, Hants SP10 3AJ
Telephone 01264 368000
Minicom 01264 368052
Web site www.testvalley.gov.uk

Contact: Clare Price
Telephone: 01264 368111
E-mail: planning@testvalley.gov.uk
Your ref: PP-14324795
Our ref: 25/02562/FULLN
Date: 16th December 2025

TOWN AND COUNTRY PLANNING ACT, ORDERS AND REGULATIONS

NOTICE OF FULL PLANNING PERMISSION

APPLICATION NO: 25/02562/FULLN
PROPOSAL: Replacement of septic tank and kiosk with bio disc treatment plant and kiosk
LOCATION: Gray Manor Hotel, Parkhouse Corner, Cholderton
DATE REGISTERED: 04.11.2025

In pursuance of its powers under the above mentioned Act the Council, as local planning authority, hereby grants full planning permission for the above development in due compliance with all conditions and notes specified hereunder:

01. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
02. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans

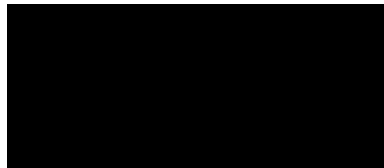
Submitted 04.11.2025:
BM BIODISC GENERAL ASSEMBLY - SALES DRAWING DS1292P
DOUBLE DOOR KIOSK - BEACON DS1341
PROPOSED SITE PLAN P1365-RHP-ZZ-00-DR-A-1200-XX
SITE LOCATION PLAN P1365-RHP-ZZ-00-DR-A-1015-XX

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

Note(s) to applicant:

01. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.
02. The discharge of domestic sewage associated with this development will require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016 from the Environment Agency. You can find more information online at <https://www.gov.uk/permits-you-need-for-septic-tanks/permits> or contact us on 03708 506506 for an application form and guidance. You should be aware that the permit may not be granted.

Simon Finch
Director of Planning and
Development



Date: 16th December 2025

All enquiries relating to this decision should be made to the above address.

IMPORTANT NOTE: You are strongly advised to carefully read the attached notes.

TEST VALLEY BOROUGH COUNCIL – PLANNING AND BUILDING SERVICE

IMPORTANT Please read these notes carefully. Part A sets out an applicant's statutory rights under the Town and Country Planning Act 1990, (hereafter called the '1990 Act') and Part B deals with other matters some of which may affect the implementation of any planning permission. Parts C and D (overleaf) deal with Advertisement and Listed Building appeal procedures respectively.

PART A: FORMAL NOTIFICATION

1. Appeals to the Secretary of State: If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval or to grant permission or approval subject to conditions, they may appeal to the Secretary of State under Section 78 of the 1990 Act. Time periods for making an appeal are set out in a) to d) below.

a) If the decision is to refuse a planning permission for a householder or minor commercial application, and you want to appeal against the Local Planning Authority's decision then you must do so within 12 weeks of the date of the decision notice, unless there is also an enforcement notice in which case the time limits in c) and d) below may apply, b) For other types of application [other than Advertisement applications] and appeals against conditions imposed on householder planning permissions the appeal must be made within 6 months of the date of the decision notice, unless there is also an enforcement notice in which case the time limits in c) and d) below may apply.

c) If the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice served before the date of the decision notice but not earlier than 2 years before the application was made, if you want to appeal against the Local Planning Authority's decision then you must do so within 28 days of the date of the decision notice.

d) If an enforcement notice is served on or after the date of the decision notice relating to the same or substantially the same land and development as in your application the appeal must be made within 28 days from the service of the enforcement notice or within 6 months [12 weeks in the case of a householder appeal] of the date of the decision, whichever period expires earlier.

on a form which is obtainable from The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL BS1 6PN, Tel. 0303 444 5000 or you can submit your appeal electronically from the Planning Portal's website at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it with the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.

2. Purchase Notices: If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. Compensation: In certain circumstances, a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on a reference of the application to him. The circumstances in which such compensation is payable is set out in Section 114 and related provisions of the 1990 Act.

PART B: OTHER MATTERS RELATING TO THE GRANT OF PLANNING PERMISSION

1. Deviation from the Approved Plans/Compliance with Conditions: Failure to adhere to the approved plans, or to comply with any condition imposed, constitutes a contravention under the 1990 Act which may be liable to enforcement action. Any proposed departure from the approved proposals should be discussed with the Planning and Building Service before development commences.

2. Non Material Amendment applications: These applications do not fall within the range of applications for which section 78 of the 1990 Act grants a right of appeal. The applicant would need to submit a planning application to seek approval for the proposed amendments.

3. Applications to Discharge Planning Conditions

From 1 October 2008 any request for approval of details required by a condition, other than reserved matters following an outline permission, will require the submission of a formal application (preferably on the appropriate 1APP national form) and payment of the relevant fee.

4. Extent of permission: Approval is only granted for the purposes of Sections 70-76 of the 1990 Act and for no other purpose whatsoever under that Act or any other Acts, Bye-laws, Orders or Regulations. In particular, **it does not purport to grant Building Regulation Approval** and the Building Control Team should be contacted before any work is commenced – telephone 01264 368312

5. Building Over Public Sewers and Erection of any Structure in Vicinity of Public Sewer: Planning approval does not include permission from Southern Water Services Ltd. to erect any structure in the vicinity of a public sewer. The applicant is advised to contact the Council's Building Control Consultancy who hold an electronic copy of the map of public sewer's in the borough. Any further advice is available from either this Council's Building Control Consultancy (tel. 01264 368312, or email buildingcontrol@testvalley.gov.uk) or the Development Control Manager, Southern Water Services Ltd., Hampshire Division, Southern House, Sparrowgrove, Otterbourne, Winchester, Hampshire SO21 2SW.

6. Title Deeds: The decision notice is a legal document and should be retained with the title deeds of the property.

7. Rights of Way: If it is necessary to stop up or divert a right of way in order to enable the development to proceed, an application must be made beforehand either to the Council under Section 257 of the 1990 Act or to the Secretary of State under Section 247 of that Act.

8. Fire Brigade Access: Under the provision of part B5 (Access and Facilities for the Fire Service) of Schedule 1 of the Building Regulations adequate means of access for the Fire Authority must be provided to any building. For further advice on this requirement, contact the Council's Building Control Consultancy on tel. 01264 368312 or email buildingcontrol@testvalley.gov.uk.

9. Access for the Disabled: Under the provision of part M of Schedule 1 of the Building Regulations, adequate access should be provided to a building for person's with a disability. Further advice is available from the Council's Building Control Consultancy on tel. 01264 368312, or email buildingcontrol@testvalley.gov.uk, or the Equality Act 2010 and the Equalities Act 2010 (Disability) Regulations 2010.

10. Hours of Working on Building Sites: Complaints are often received about noise nuisance during unsocial hours and attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 and the Code of Practice issued under that Section.

11. Display of Advertisements: The Council encourages developers to co-operate in reducing the adverse effects caused by advertisement clutter on building sites. There is a general policy to challenge and prosecute unauthorised advertisements and, subject to individual circumstances, to restrict advertising on sites to a level consistent with such a policy. Accordingly, attention is drawn to the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1989 which, inter alia, regulate the display of advertisements on building sites. An application should be made in respect of any proposal to display an advertisement (including flag poles) which is not expressly granted consent by the Regulations. In certain circumstances, although consent may not be required to display a flag advertisement, permission may be required to erect the pole to which it is attached.

PART C:

ADVERTISEMENT APPEALS

1. You have the right to appeal to the Secretary of State against the local planning authority's:

- (a) refusal of consent for an advertisement;
- (b) grant of consent for an advertisement subject to a condition with which you are dissatisfied;
- (c) failure to issue a decision on an application within a specified time (i.e. 8 weeks from the date the application is formally acknowledged or such longer period you may have agreed in writing with the Council); or
- (d) 'discontinuance notice' requiring you to remove an advertisement, or stop using an advertisement site.

2. The Choice of Appeal Procedure

There is a choice of two possible procedures for the determination of an appeal – written representations or a hearing. For appeals received on or after 1st October 2013 the Planning Inspectorate will determine the procedure an appeal will follow. The vast majority of advertisement appeals will be most suited to the written representations procedure, with the remaining minority proceeding by a hearing. You are required to provide detailed reasons if you indicate that a hearing is necessary.

Please refer to The Planning Inspectorate's guidance note "How to complete your advertisement appeal form – England" dated 3rd October 2013, which can be downloaded from the Planning Portal website <http://www.planningportal.gov.uk/planning/appeals/guidance/guidanceontheappealprocess> , or telephone The Planning Inspectorate for a copy on 0303 444 5000, or write to The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

3. The Address for Advertisement Appeals and Appeal Forms

All advertisement appeals have to be submitted to the Planning Inspectorate **within 8 weeks** of the receipt of the local planning authority's decision against which you are appealing. Appeals can be made on a form which is obtainable from The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL BS1 6PN, Tel. 0303 444 5000 or you can submit your appeal electronically from the Planning Portal's website at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

PART D: LISTED BUILDING APPEALS

1. If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions to refuse to vary or discharge the conditions attached to a listed building consent, or to add new conditions consequential upon any such variation or discharge, he may appeal to the Secretary of State in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within 6 (six) months of the date of the attached notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL BS1 6PN, Tel. 0303 444 5000 or you can submit your appeal electronically from the Planning Portal's website at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal> . The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

2. If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the district, or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a purchase notice requiring that the Council purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Please refer to The Planning Inspectorate's guidance note "How to complete your listed building consent appeal form – England" dated 3rd October 2013 which can be downloaded from the Planning Portal website <http://www.planningportal.gov.uk/planning/appeals/guidance/guidanceontheappealprocess> or telephone The Planning Inspectorate for a copy on 0303 444 5000, or write to The Planning Inspectorate, Customer Support Team, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

ONLINE APPEALS SERVICE

The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs . The Inspectorate will publish details of your appeal on the internet at this site. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Inspectorate. Please ensure that you only provide information, particularly of a personal nature, that you are happy will be made available to others in this way. If you provide personal information about a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.



Land at Southampton Road and Junction Road,
Alderbury

Planning Statement

Document 3

Draft Heads of Terms

Land at Southampton Road and Junction Road, Alderbury

DRAFT HEADS OF TERMS

The applicant agrees to the following draft Head of Terms in relation to the proposed outline planning application:

- Affordable Housing – Provision of 40% Affordable Housing – In accordance with Policy CP45 of the Core Strategy
- River Avon SAC Mitigation
- Nitrogen compensation for River Test
- Off site BNG Credits
- Financial Contributions in respect of the following matters are anticipated:
 - Education
 - Highway improvements to include: Footway improvements to the northern side of Southampton Road; Provision of a crossing facility on the Southampton Road; Upgrading to the bus stops on Southampton Road (northbound and southbound) and footway improvements between the site and the bus stops.
 - Travel Plan Monitoring
 - Waste Management