

TOWN & COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

**PERMISSION IN PRINCIPLE FOR THE
PROPOSED ERECTION OF UP TO EIGHT
DWELLINGS**

**ON LAND SOUTH OF PLOUGH LANE,
KINGTON LANGLEY, WILTSHIRE, SN15 5PS**

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Our Reference: LPC.4218

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1.0 INTRODUCTION

1.1 LPC (Trull) Ltd have been instructed by Mr and Mrs R Wilding to submit a Permission in Principle (PiP) application for the erection of up to eight detached dwellings on land south of Plough Lane, Kington Langley, Wiltshire, SN15 5PS.

1.2 The application approach is defined in the National Planning Practice Guidance (PPG), as below;

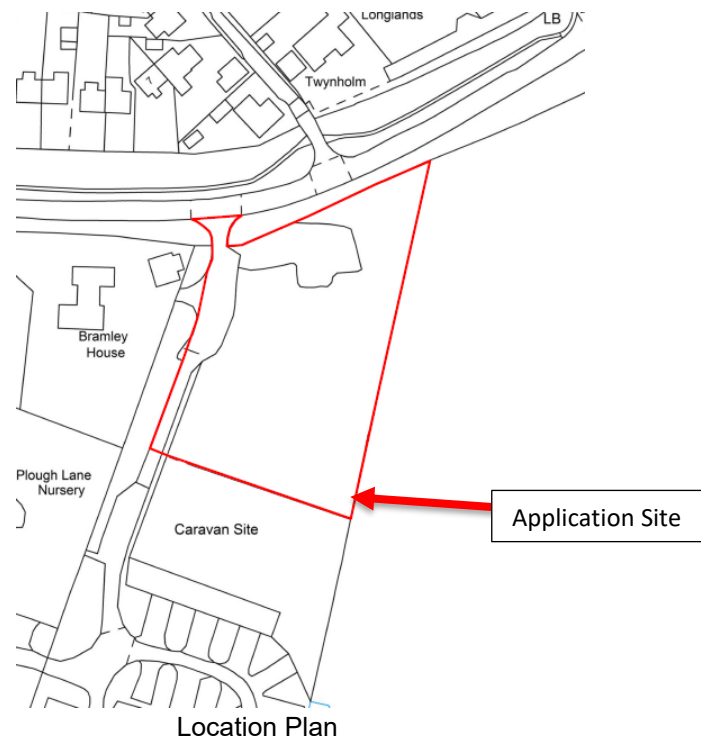
The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.

1.3 This establishes that the application is a two-stage process, with the first stage solely intended to establish whether the site is suitable in principle and the second stage then considering the detailed development proposals and potential impacts. The Government's guidance sets out that the scope of the first stage of permission in principle is limited to location, land use and the amount of development.

1.4 Accordingly, the purpose of this Planning Statement is focused on the principle of development at this location only. Any further details in respect of the intended new house development and its acceptable assimilation will be submitted at the technical details stage. The statement will however provide an overview of the planning policy context and an assessment of the key material planning considerations, demonstrating the proposal's acceptability within the context of the Government's presumption in favour of sustainable development.

2.0 SITE DESCRIPTION & PLANNING HISTORY

- 2.1 The application site comprises an area of land associated with Plough Lane Nursery, Kington Langley, Wiltshire, SN15 5PS. The site is made up of two parcels of land agricultural land which have an existing means of access leading from Plough Lane, which serves the established caravan site at the property



- 2.2 The site covers an area of circa 0.4289ha of land which is proposed to be developed. The site is not covered by any national or local landscape or ecological designation, or any site specific constraints from a planning perspective.



Street View of Existing Access from Plough Lane (June 2024) (Source: Google Earth Pro)

3.0 THE PROPOSAL

- 3.1 The proposal seeks 'permission in principle consent' for the erection of up to eight dwellings on the application site. The PiP application has a narrow focus with only the principle of the proposed residential development being considered. The second stage which involves the 'technical details consent' will follow should the 'permission in principle consent' be granted.
- 3.2 The PPG confirms that the scope of permission in principle is limited to **location, land use and amount of development**. However, issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage (Paragraph: 012 Reference ID: 58-012-20180615).
- 3.3 The proposed dwellings would be served by the existing lane leads from Plough Lane, which benefits from good visibility splays due to the straight alignment of the road, and typical road speeds. The intention will be to provide environmentally sustainable dwellings of a bespoke design, yet they will respond to the established built environment. An indicative layout plan has been included with the application to show one possible layout with dwellings nestled within the site and existing boundary trees:-



Indicative Layout Plan

4.0 PLANNING POLICY CONTEXT

National Planning Policy

4.1 The National Planning Policy Framework (NPPF) (published December 2024, updated 7 February 2025), and associated PPG, sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions. The policies within the following chapters of the NPPF are relevant to the assessment of the proposed development:-

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 9 – Promoting Sustainable Transport
- Chapter 11 – Making Effective Use of Land
- Chapter 12 – Achieving Well-Designed Places
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing the Historic Environment

The Local Development Plan

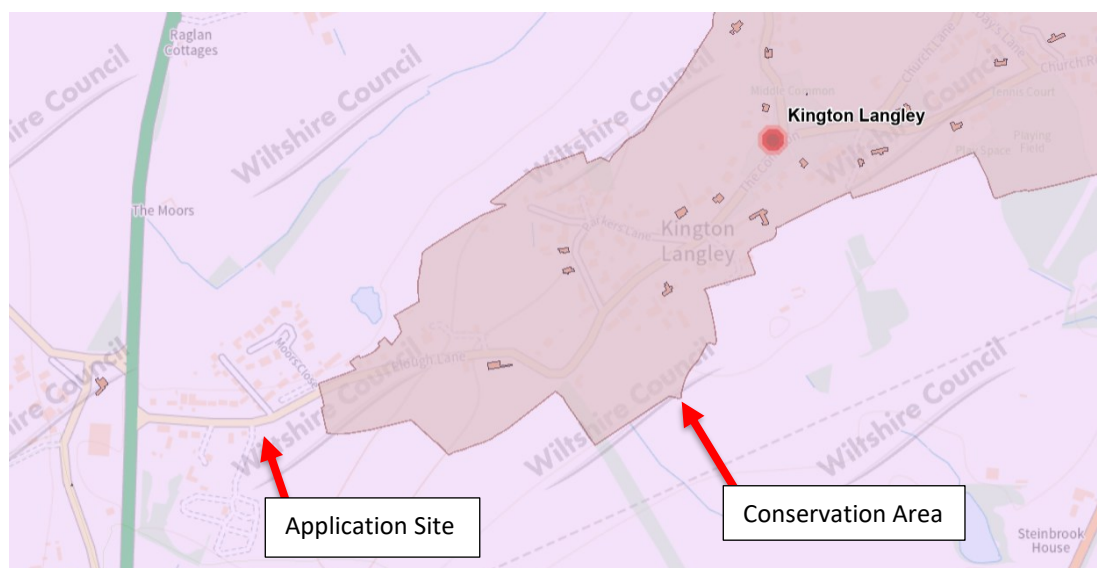
4.2 The NPPF highlights that planning law (section 70 [2] of the Town and Country Planning Act 1990 and section 38 [6] of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

4.3 The associated PPG confirms that the same applies to an application seeking permission in principle; "A decision on whether to grant permission in principle to a site following a valid application ... must be made in accordance with relevant policies in the development plan unless there are material considerations, such as those in the National Planning Policy Framework and national guidance, which indicate otherwise" (Paragraph: 011 Reference ID: 58-011-20180615).

4.4 The development plan relevant to the proposed development is the Wiltshire Core Strategy (WCS) (adopted January 2015), which includes saved policies from the former North Wiltshire Local Plan 2011. The key policies relevant to the 'in principle' matters of location, land use and amount of development, are:-

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 10 Spatial Strategy: Chippenham Community Area;
- Core Policy 45 Meeting Wiltshire's Housing Needs
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 51 Landscape
- Core Policy 60 Sustainable Transport
- Core Policy 61 Transport & Development

4.5 The adopted Local Plan is accompanied by the Policies Maps, which provides a spatial representation of the Local Plan policies. The site forms part of the village of Kington Langley but falls outside its Conservation Area. The land falls within Flood Zone 1.



Local Plan Policies Map

4.6 The following Supplementary Planning Documents and Briefing Notes are also relevant in the determination of this application:

- Wiltshire Local Transport Plan 2011 – 2026: Car Park Strategy
- Wiltshire Council Design Guide (2024)
- Wiltshire Council Briefing Note No.24-20 Implications of Revised NPPF and Revisions to the Standard Methodology on the Housing Land Supply (December 2024)

Emerging Planning Policy

- 4.7 The WCS was adopted in 2015 and has therefore been under review, resulting in the production of the draft Wiltshire Local Plan (WLP) which was submitted to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. There are no fundamental changes proposed to the Spatial Strategy of the Local Plan, as presented within Pre-Submission Draft (2020 – 2038) (Regulation 19) Wiltshire Local Plan (September 2023). However, on the 17 November 2025 the WLP Inspectors postponed the hearing sessions scheduled for December 2025 due to a number of concerns in relation to the “Sustainability Appraisal, Habitats Regulations Assessment, housing need and the housing requirement, and employment land, together with the plan period”.
- 4.8 The Council suggested a further programme of work to address the concerns raised, however, the Planning Inspectorate wrote to the Council on the 27 February 2026 advising that the Council should either (i) withdraw the Local Plan from examination or (ii) request that the Inspectors draft a final report (which would recommend non-adoption). A copy of the WLP Inspectors letters can be seen at Appendix A. The Council will not therefore have an up-to-date strategy or Local Plan to address and plan for its housing need for years to come.

5.0 PLANNING ASSESSMENT

- 5.1 The planning considerations associated with this permission in principle application are limited to **location, land use and amount of development**. These matters associated within the principle of development will be addressed below in order to demonstrate that the site can comfortably accommodate up to eight dwellings without any adverse local or environmental impacts.

Site Sustainability

- 5.2 The WCS includes a Spatial Strategy which sets the foundations for how 'sustainable development' is defined and applied within Wiltshire. It has three key elements; a Settlement Strategy, Delivery Strategy and Infrastructure Requirements. The settlement and delivery strategies define where development will be the most sustainable across Wiltshire's settlements.
- 5.3 Core Policy 1 'Settlement Strategy' and Core Policy 2 'Delivery Strategy' of the WCS outline that there is a presumption in favour of sustainable development within the Principal Settlements, Market Towns, Local Service Centres and Large Villages and development should be restricted to within the Limits of Development other than in exceptional circumstances as set out within the relevant core policies contained within the plan, i.e. the 'exception policies'.
- 5.4 In the Chippenham Community Area, where the site is located, the most sustainable location to which most growth is directed is the 'Principal Settlement' of Chippenham, with the surrounding Large and Small Villages being able to accommodate some limited growth. Kington Langley is a 'Small Village' where some very modest development is permitted by the Spatial Strategy.
- 5.5 The application site is well related to the existing built-up area of the village which has a very linear form along Plough Lane to the east of the A350 leading up to the central part of the village further east. The site is well

related to the Plough Lane Nursery site and wider built up area as shown on the aerial photograph below.



Aerial Photograph

- 5.6 Core Policy 10 'Spatial Strategy: Chippenham Community Area' identifies the level of housing need that must be met within the 'Principal Settlement' of Chippenham and then the rest of the Community Area. These figures were updated as part of the evidence base for the draft Wiltshire Local Plan but will now need to be updated again for the Government's new plan-making system and will increase, however the key point is that the current WCS states that the indicative figures allow a flexible approach which enables the Council to "respond positively to opportunities without being inhibited by an overly prescriptive, rigid approach which might otherwise prevent sustainable development proposals that can contribute to delivering the strategic objectives of the plan".
- 5.7 A key strategic objective of the WCS is to 'provide everyone with access to a decent, affordable home', which the application development can contribute towards, including the significant housing land supply shortfall (as outlined within Section 6). The application site is within easy reach of a range of local services and amenities as discussed below and would contribute positively to the rural communities on the outskirts of Chippenham.

Site Accessibility

- 5.8 The local need for housing is a key consideration when considering the accessibility of the site and distance to local services and facilities, however, the application site is not within a remote or isolated location, it is well related to the built-up area of the village and within just over half a mile from the 'Principal Settlement' of Chippenham.
- 5.9 Notwithstanding the close proximity to Chippenham, it is important to acknowledge from the outset that the NPPF advises that "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" (Paragraph 110). Whilst it is recognised that future occupiers of the application site would use private vehicles, like any other new development within villages, there will be other realistic alternative sustainable modes of transport available to future occupiers.
- 5.10 There is a bus stop on the A350 and a few metres from the site on Plough Lane, both of which are accessible via a level pavement as shown in the aerial photograph below, and provide regular daily bus services to Chippenham and surrounding settlements. The pavement also provides a direct and safe access along Plough Lane to the school and village hall etc to the east.



Aerial Photograph (Source: Google Earth)

- 5.11 In addition to the public transport service, Electric Vehicle Charging Points are proposed as part of the proposed development to serve each dwelling.

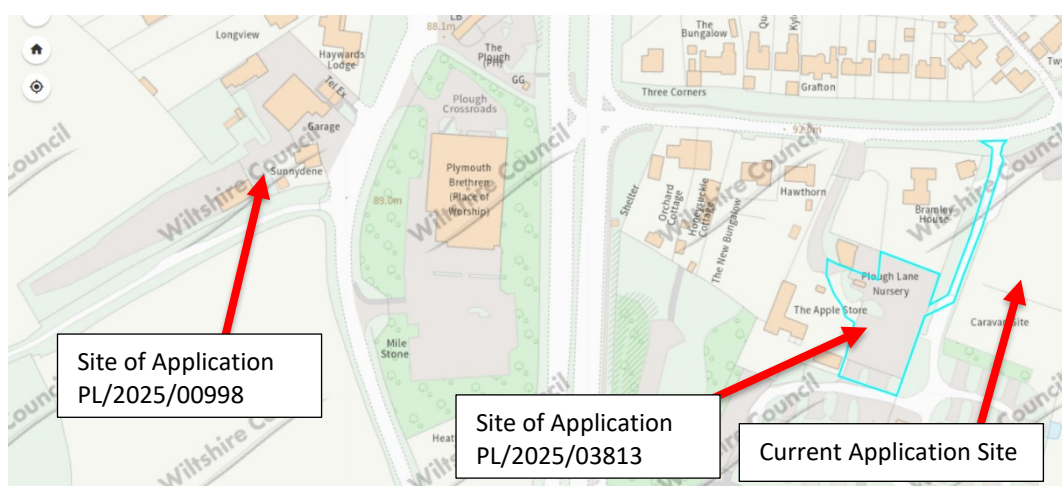
This would represent an alternative sustainable mode of transport as confirmed by the Planning Inspectorate during an appeal (reference 334559821) last year for residential development on land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury. The Decision Notice can be seen at Appendix B where the Inspector notes that “each dwelling would be fitted with an electrical vehicle charging point, along with a public charging point, which would be required via a condition [condition 15]. This means that future owners would be encouraged to own ultra-low and zero emission vehicles, which represents a sustainable transport mode in the Framework” (paragraph 15). The reality therefore with the shift towards electric vehicles is that the site will only be served by sustainable modes of transport in the future.

- 5.12 A key conclusions in the Glenmore Farm appeal decision, which is equally applicable to the current proposal is that “Overall, the location of development is likely to result in future residents relying on a private car for some journeys. However, **there are realistic means of accessing services and facilities using sustainable travel modes. Thus, the proposal would be in a suitable location**” (paragraph 17) (emphasis added).
- 5.13 The WCS does acknowledge that the range of facilities in Small Villages, and other settlements, will differ due to their varying scale, and therefore their degree of ‘sustainability’ will vary. However, the current site is not considered to be ‘isolated’ or an unsustainable location for future growth, as outlined above, and will be served by sustainable modes of transport. The proposed Electric Vehicle Charging Points can be conditioned at the Technical Details stage to be installed ready for use prior to the occupation of the development. The site is therefore considered to be an accessible location, and the development would accord with Core Policies 60 and 61 of the WCS. However, notwithstanding this conclusion, the status of the Local Plan and the weight to be attributed to the relevant policies within the overall planning/tilted balance is a key material planning consideration and is considered within Section 6 below.

Local Examples

5.14 While it is recognised that each planning application has to be considered on its own merits, the planning history of a site / property and the precedent set by the Planning Inspectorate and Council during the assessment of similar proposals are key material planning considerations. There are two key recent decisions which are as follows:

- i. Permission in Principle PL/2025/03813 – Erection of 4 Dwelling on Land at The Apple Store, Plough Lane, Kington Langley, Chippenham, SN15 5PS – Granted 29 May 2025
- ii. Permission in Principle PL/2025/00998 – Erection of 8 Dwellings on Land at Kington Langley Garage, Malmesbury Road, Kington Langley – Granted at Appeal 31 October 2025



Land at The Apple Store, Plough Lane, Kington Langley

5.15 The Council recently granted Permission in Principle (application reference PL/2025/03813) for up to four dwellings on Land at The Apple Store, Plough Lane, Kington Langley, Chippenham, SN15 5PS. It was concluded that the proposed development was in line with the Spatial Strategy of the WCS and the site was within the build-up-area of the village. A copy of the application can be seen in Appendix C, along with the Delegated Report which provides the following conclusion:

Overall, the provision of 4no. dwellings would make a contribution, albeit relatively limited, towards the supply of housing in an area with an under supply and there would also be a limited amount of social and economic benefits arising from the construction phase and future spending of occupants.

It is accepted that the Council is currently unable to demonstrate a five year supply of housing sites and therefore paragraph 11(d) has been engaged in this assessment. There are no relevant protected areas or assets that provide a strong reason for refusing the principle of the development proposed.

In this instance, with the principle of the proposed development generally acceptable, and with the adverse impacts of granting permission not significantly and demonstrably outweighing the identified benefits, when assessed against the policies in the NPPF and the development plan it is recommended that permission in principle should be granted.

Land at Kington Langley Garage, Malmesbury Road, Kington Langley

- 5.16 The Planning Inspectorate granted Permission in Principle (application reference PL/2025/00998) for up to eight dwellings on Land at Kington Langley Garage, Malmesbury Road, Kington Langley, Chippenham, SN15 5PY on the 31 October 2025. The site was to the west of the A350 as shown on the map above, however the Inspector concluded that while the site was “not optimally located” there were material planning considerations which indicted permission should be granted. A copy of the Decision Notice and applications drawings can be seen in Appendix D but the main conclusion is reproduced here:

Planning Balance

18. *The Council sets out it has a housing land supply position of 2.42 years. Therefore, **there is a significant shortfall against the requirement to demonstrate a five-year supply of deliverable housing land**, as set out at paragraph 78 of the Framework.*
19. *In this circumstance, paragraph 11(d) (ii) of the Framework is engaged. This indicates that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.*
20. *Despite the presence of nearby bus routes, the proposed development would not be optimally located to reduce the need to travel and encourage the adoption of sustainable transport*

options. However, paragraph 110 of the Framework acknowledges that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, therefore I attach moderate harm to the proposal's conflict with Policies CP1, CP2, CP10, CP60 and CP61 of the WCS.

21. *In terms of benefits, paragraph 73 of the Framework recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and paragraph 89 of the Framework also gives substantial weight to the value of using previously developed land where suitable opportunities exist.*
22. *The proposal would provide up to 8 additional dwellings, thus making a modest but important contribution towards the area's housing requirement. Considering the magnitude of shortfall in the area's housing supply, the provision of 8 dwellings would make a valuable contribution, to which I assign substantial weight. I also afford modest favourable weight to the scheme's economic and environmental benefits along with a larger quantum of favourable weight to the utilisation of a brownfield site.*
23. *Consequently, the adverse impacts of the proposal associated with its location outside the development boundary and conflict with policies of the WCS, would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Therefore, the presumption in favour of sustainable development applies which is a material consideration that weighs heavily in favour of allowing the appeal.*

5.16 The site of the current application is better related to the main built up area of the village, as previously recognised by the Council within the first example detailed above, and critically through the delivery of 8 dwellings would make a valuable contribution towards the Council's substantial housing land supply deficit which should be afforded substantial weight. The weight to be given to the residential policies of the Local Plan and the overall 'planning balance' is considered in further detail within Sections 6 and 7 below.

Principle of Development Conclusion

5.15 In summary, the **location, land use** and **amount of development** is considered to be acceptable in principle. The site can be accessed via sustainable modes of transport and the development can be designed to

ensure it does not appear out of place with the established pattern of the built-environment. Furthermore, it will be demonstrated at the Technical Details Stage that the scheme can be designed to ensure no unacceptable harms to landscape character, visual amenity, the amenity of the occupiers of neighbouring properties, the historic environment, or highway safety.

6.0 HOUSING NEED & STATUS OF THE LOCAL PLAN

Housing Need & Land Supply

- 6.1 The NPPF states it is important that a sufficient amount and variety of land can come forward where it is needed to support **the Government's objective of significantly boosting the supply of homes**" (emphasis added) (paragraph 61). The level of need identified within the development plan should not be seen as an upper limit, and new development that is otherwise sustainable should not automatically be refused, in particular in the context of the recent NPPF updates and the Council's housing land supply position.
- 6.2 The Council's most up to date Housing Land Supply Statement details that it has 2.42 years of deliverable housing land supply. A copy of the document can be seen in Appendix E. The intention of the emerging Wiltshire Local Plan (WLP) was to identify future levels of need for new homes and employment land over the period 2020-2038, however, the evidence that underpins the draft WLP was prepared in accordance with the now superseded December 2023 version of the NPPF, and critically it has been found to be unsound and will not proceed beyond the Examination process.
- 6.3 The Council will not therefore be able to demonstrate a five year Housing Land Supply position for years to come and therefore its previous Briefing Note (No.24-20 – December 2024) (available to view in Appendix F), which set out the implications of the new NPPF and revisions to the standard methodology on its housing land supply position, comes into greater focus and carries even greater weight when considering applications for residential development. It explains that due to the change to the standard methodology, which is used to calculate local housing need, the number of homes the Council must plan for on an annual basis has increased from 1,917 to 3,525 (the annual Local Housing Need figure), an increase of 84%.

- 6.4 The Briefing Note explains that “the changes to the NPPF now require Wiltshire to demonstrate a five-year housing land supply, including a 5% buffer, and must apply the revised Local Housing Need for decision-taking immediately”. When the revised Local Housing Need figure is considered against the Council’s Housing Land Supply figures which can be delivered within five years, it results in a 2.03 years supply (now 2.42 years supply).
- 6.5 The Council therefore confirms that the tilted balance should be applied to housing applications and highlights that **“the magnitude of the shortfall in supply is now substantial and the weight to be given to improving housing supply greater compared to when the council had a more marginal supply”** (emphasis added). The Council also advises within the Briefing Note that the application of the presumption in favour of sustainable development should be considered within the national aim of radically boosting the supply of housing.
- 6.6 In terms of the implications for plan-making, the Council confirms that because the housing requirement in the emerging Local Plan will meet less than 80% of the revised Local Housing Need, the Council will be expected to begin work on a new Local Plan promptly. However, a programme of work or an updated Local Development Scheme has yet to be published.
- 6.7 The Director of Planning clearly advises within the Briefing Note that “To meet this increased buffer, **the council will need to continue to approve planning applications to ensure a sufficient housing land supply can continue to be met at, and beyond, this date**” (emphasis added).

Status of the Local Plan

- 6.8 The Spatial Strategy of the WCS is now out of date and the Council has a significant housing land supply shortfall. The Council’s Housing Land Supply position and the weight to be attributed to the Spatial Strategy of the WCS was under focus at the Glenmore Farm appeal mentioned

above (reference 3345598). The Council did not defend the appeal due to its Housing Land Supply Position, and the Inspector stated the following within the decision notice dated 21 January 2025:-

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

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

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

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

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

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

43. Regardless of the parties’ contrary positions on the application of Framework paragraph 69, in the parlance of Framework paragraph 14 ‘likely’ does not and cannot mean ‘absolute’. It does not place a firm bar

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

- 6.12 In light of the above, due to the age of the WCS and the substantial shortfall in housing land supply, it is considered that limited weight should be attributed to any perceived conflict with the Spatial Strategy of the WCS, which as noted above is not working effectively and is failing to deliver housing in a strategic plan-led way. This conclusion is important and is considered further below within the Planning Balance section.

7.0 PLANNING BALANCE

The Presumption in Favour of Sustainable Development

7.1 The NPPF specifies that “So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11)” (Paragraph 10). The relevant extract from Paragraph 11 is included below for clarity:-

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.

7.2 The policies which are the most important for determining the current planning application (Core Policies 1, 2 and 10) are out of date due to the age and status of the WCS. Furthermore, the Council is unable to demonstrate a 5 Year Housing Land Supply as noted above. As a result, the presumption in favour of sustainable development as set out at Paragraph 11d of the Framework is engaged, so 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.

7.3 There are no policies within the NPPF, which aim to protect areas or assets of particular importance, that provide a strong reason for refusing the proposed development. The tilted balance is therefore engaged and is considered below.

The Tilted Balance

- 7.4 The proposal would result in the provision of up to eight new dwellings that would contribute towards the deficit in the Council's five year housing land supply. It would be a social benefit, which would be a significant benefit and would go towards helping address the Council's housing shortfall. It is considered that substantial positive weight should be attributed to housing delivery within the 'tilted balance' assessment.
- 7.5 The NPPF recognises that "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly" (paragraph 69). The proposal is deliverable within a short timeframe which will ensure it contributes to the shortfall in the Council's housing land supply.
- 7.6 The development would also produce short term benefits to the construction industry and the development would also generate ongoing revenue for the Council from Council Tax etc.. There will also be further modest benefits that would result from the additional support to the vitality of the local community from the future occupiers of the development.
- 7.7 In terms of the harms, the conflict with the plan led approach because the site is not allocated within the Local Plan and does not neatly comply with the definition of 'infill' is recognised. However, as noted above, limited weight should be attributed to this factor within the overall planning balance because Core Policies 1,2 and 10 are now out of date. It is also important to recognise that the site is within a sustainable location and the development would not result in any site specific harms or to the wider environment that cannot be adequately mitigated.
- 7.8 The Council has previously acknowledged that it needs to address housing supply and has issued delivery briefing notes setting out its approach to dealing with the issue, namely-
- Wiltshire Council Briefing Note: Housing Land Supply No.24-18 (September 2024); and

- Wiltshire Council Briefing Note: 5 Year Housing Land Supply and Housing Delivery Test No.23-15 (May 2023) and 24-13 (June 2024)

7.9 These documents advise that the Council should positively consider speculative applications where there are no major policy obstacles material to the decision other than a site being outside settlement boundaries or unallocated. Thus, a breach of the settlement boundary alone does not preclude development. There are no other policy obstacles or any unacceptable harm associated with the proposed development. It is therefore considered the Council's own strategy to address its housing land supply shortfall provides support for the proposed development.

7.10 The proposed development would contribute towards the Government's aim of significantly boosting the supply of homes in a sustainable location and it is considered that when considering the overall tilted balance, there would be no adverse impacts that stem from the development that would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

8.0 CONCLUSION

- 8.1 The application seeks Permission in Principle for the construction of up to eight detached dwellings on land south of Plough Lane, Kington Langley, Wiltshire, SN15 5PS. The proposal would contribute towards the Government's objective of significantly boosting the supply of homes and would contribute towards the Council's own strategy to address its housing land supply shortfall.
- 8.2 The site lies adjacent to the built up-area of the settlement which is a settlement identified as being suitable for small scale developments by the Spatial Strategy of the Local Plan. The site is also accessible on foot to public transport services which connect the site to higher tier settlements with a greater range of facilities. The proposal would result in the provision of eight dwellings tailored towards meeting local need and would respect the layout, height and appearance of neighbouring houses along. The site can be developed without unacceptable harm to landscape character, visual amenity, the historic environment or highway safety.
- 8.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The proposal benefits from the presumption of sustainable development (Paragraph 11.d.ii of the NPPF), due to the Council's current 2.42 years housing land supply position, and therefore permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 8.4 The proposed development would deliver both social and economic benefits and there would be no planning harms, apart from the speculative nature of the application thus not aligning with the plan-led approach as outlined within the Wiltshire Core Strategy. However, due to the age of the Local Plan and the Council's substantial housing land supply shortfall the weight to be given to the harm is limited. It is considered that significant

weight should be placed on the benefits of the proposed development and therefore any adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits.

- 8.5 In light of the above, having considered the individual planning merits of the proposal, it is considered that the material considerations indicate that permission should be granted. It is therefore respectfully requested that permission in principle be granted.