

Appeal 6008998

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land north of West Street, Great Somerford, Chippenham, SN15 5EH
Agent contact details	Simon Chambers admin@lpctrull.com [REDACTED]
Local planning authority	Wiltshire
Application number	PL/2026/01620

Interested party 1

Comments

The field between West Street and Hollow Street was designated a green space in the neighbourhood plan. From talking to many others in the village, including newcomers, this is still considered to be a very important area to retain. Nothing has changed which would make the loss of this green space desirable. Two new houses will be built opposite following an appeal but these do not impinge on the green space. So many people walk this way every single day. Great Somerford has taken more than its fair share of new housing for the area over the last 10 years without any increase in areas to walk. In this instance I hope the inspectorate will take into consideration the need for us to retain this very important green space and the wishes expressed in the neighbourhood plan.

Supporting documents

No documents

Interested party 2

Comments

This land forms an essential part of the character of the village, considering its location, and prominence in the centre of village up the road from the cross-roads. It forms part of the daily routine of many in the village, particularly for walkers, and allows people to make circular routes through the village. It provides easy access to the countryside to those less mobile.

The village is beautiful, and has been developed significantly in recent years, to which I am a great beneficiary in the new estate. It feels to me that the village should have time to adjust to the new developments in the recent years, and allow new residents to settle and enjoy the village, with removing some of the distinct character and charm the village offers.

Please don't approve this.

Supporting documents	No documents
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Interested party 3

Comments	Added as a document
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Supporting documents	.msg (/published-document/5644774e-a586-4e61-8c83-32a3748f99b6) .msg (/published-document/89adb001-f4ad-4970-954b-bb44d286147b)
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Interested party 4

Comments	Objection Comment – PL/2026/01620 Land North of West Street, Great Somerford I strongly object to this application. This site is not an appropriate location for residential development. The open field frontage forms an important break in built development along West Street and contributes directly to the character and appearance of the Great Somerford Conservation Area. Building on it would permanently urbanise this sensitive part of the village and cause harm that cannot be undone. The land is also locally valued for its openness, tranquillity and accessibility. It is not simply spare land. It performs an important role in the setting of West Street and in the day to day experience of residents. As a resident living immediately adjacent to the site, I am particularly concerned about highway safety and accessibility. West Street is already narrow and has limited pedestrian provision. Additional vehicle movements, access activity, deliveries and construction traffic would worsen an already difficult and unsafe environment. This is especially important because my husband is a wheelchair user. The existing open and quieter character of this area helps our household manage daily movement more safely. Any development that increases traffic pressure or erodes this accessible open space would have a disproportionate impact on residents with limited mobility. These are not minor technical matters that can simply be left to a later stage. The harm arises from the principle of allowing housing on this sensitive, constrained and valued open site. The limited benefit of one or two dwellings does not outweigh the harm to the Conservation Area, village character, Local Green
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Space, highway safety and accessibility. I respectfully request that the application is refused.

Supporting documents

No documents

Interested party 5

Comments

I wish to object to this application.

Although I do not live in Great Somerford, I visit the village regularly and know West Street well. The open field frontage forms an important part of the character of this historic village. It provides a clear and valuable break in built development and contributes to the rural setting and appearance of the Great Somerford Conservation Area.

This land should not be treated as simply an available gap for housing. Its openness is part of what makes this part of West Street distinctive and attractive. Building on it would permanently urbanise a sensitive location and weaken the historic character of the village.

I am also concerned about highway safety. West Street is narrow, constrained and not well suited to additional traffic, access movements, deliveries or construction vehicles. The limited pedestrian provision makes the area difficult for walkers, wheelchair users and other vulnerable road users.

The proposed benefit of one or two dwellings is very limited. In my view, that limited benefit does not outweigh the harm to the Conservation Area, the loss of openness, the impact on village character, and the additional pressure on an already constrained section of West Street.

I respectfully request that the application is refused.

Supporting documents

No documents

Interested party 6

Comments

I wish to object to this application.

As a local resident, I value the open character of West Street and the contribution this land makes to the setting of the village. The site forms an important break in built development and helps preserve the rural appearance and character of this part of the Great Somerford Conservation Area.

In my view, allowing residential development on this land would change the character of the site permanently. Even one or two dwellings would urbanise a sensitive open frontage and weaken the established pattern of openness along West Street.

I am also concerned about highway safety and accessibility. West

Street is narrow and constrained, and pedestrian provision is limited. Formal highway advice for this site has previously identified that footway connectivity along West Street is not continuous, that part of West Street has no formal pedestrian facilities, and that the site would be likely to rely heavily on private car use.

These matters are relevant at Permission in Principle stage because they affect whether this is a suitable location for housing in the first place. The concern is not simply how many vehicle movements would be created, but whether the location is genuinely safe, accessible and sustainable for new residential development.

Safe access should not be assumed without proper evidence. Access arrangements and visibility need to be clearly demonstrated, particularly where pedestrians, wheelchair users and other vulnerable road users already have to use a constrained road environment.

The benefit of one or two additional dwellings is limited. I do not consider that this limited benefit outweighs the harm to the Conservation Area, the loss of openness, the impact on village character, and the highway and accessibility concerns identified above.

I object.

Supporting documents	No documents
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Interested party 7

Comments	Objection Comment The village and value its historic rural character. West Street is one of the parts of the village where the relationship between open land, traditional buildings and the wider countryside is still clearly experienced. The appeal site makes an important contribution to that character. Its openness provides relief from built development and helps preserve the appearance and setting of this part of the great somerford conservation area. In my view, this is not an ordinary gap or unused parcel of land. It is part of the visual and historic quality of the village. Allowing housing on this frontage would permanently change the way west street is experienced by residents and visitors. It would introduce a more urban form of development into a sensitive location and weaken the open character that makes this part of the village distinctive. I am also concerned that approval would set an unfortunate precedent. Small losses of open frontage may appear limited when viewed individually, but cumulatively they can seriously erode the character of a historic village. The benefit of one or two dwellings is modest. I do not consider that this limited benefit outweighs the harm to the conservation area, the
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Supporting documents

No documents

Interested party 8

Comments

I object to this application.

I know West Street and I do not think this is the right place for new housing. This is not just an empty bit of land. The open frontage is part of the character of the street and helps keep this part of Great Somerford feeling rural and historic.

Putting houses on this site would change the appearance of West Street for good. Once the open gap is built on, it cannot be put back. I think the harm to the Conservation Area and the village setting would be far greater than the small benefit of one or two extra houses.

I am also concerned about the road. West Street is narrow and already awkward for pedestrians and other road users. There is not continuous safe pavement provision, and parts of the road do not feel suitable for more traffic, turning vehicles, deliveries or construction traffic.

It should not be assumed that access will be safe just because the proposal is only for one or two homes. The access, visibility and effect on pedestrians need to be taken seriously, especially in a location that is already constrained.

In my view, this proposal would be an unnecessary and permanent loss of an important open space on West Street. The limited housing benefit does not outweigh the harm to the Conservation Area, the open character of the village, highway safety and accessibility.

I ask that the application is refused.

Supporting documents

No documents

Interested party 9

Comments

I object

I know this part of Great Somerford and I think the open land on West Street is an important part of the village. It is not just a gap waiting to be filled. It helps give the street its rural feel and it makes a real contribution to the character of the Conservation Area. Putting houses on this land would change the frontage permanently. Even a small development would make this part of West Street feel more built up and less open. Once that change has happened, it cannot realistically be reversed. I also have concerns about access and safety. West Street is narrow and not easy for pedestrians in places.

There is not continuous pavement provision, and I do not think it is sensible to add more access movements, cars, deliveries and construction traffic to this part of the road. This should be considered at the Permission in Principle stage. The question is not only whether one or two houses can physically fit on the site. The question is whether this is the right place for housing at all.

In my opinion, the small benefit of one or two houses does not outweigh the harm to the open character of West Street, the Conservation Area, and the safety and accessibility of the road.

Supporting documents

No documents

Interested party 10

Comments

I am firmly against this appeal and in favour of the findings made by the LPA, that the PiP be refused for this site. My reasons for this include that:

- The LPA determined this proposed development in the proposed location would harm the significance of the Conservation Area and that the scheme therefore conflicts with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, heritage aims of the National Planning Policy Framework and Core Policy 58 of the Wiltshire Core Strategy.
- The proposed development fails the statutory duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special regard to the desirability of preserving a listed building or its setting, and is contrary to heritage aims of the National Planning Policy Framework and Core Policy 58 of the Wiltshire Core Strategy.
- The application site forms part of Neighbourhood Development Plan designated Local Green Space (LGS7). Evidence from more than 100 people in the village along with the site inspector's own observations confirm that the proposed location for the development remains demonstrably special to the local community, providing an accessible and well-used green space valued for recreation, social interaction, tranquility, and for maintaining openness and green gaps within the village.
- The proposed development in the proposed location would therefore result in permanent and irreversible harm to the value and function of the Local Green Space which could not be adequately mitigated through landscaping or design measures. The proposal cannot reasonably be construed as limited infilling for the purposes of paragraph 154 of the National Planning Policy Framework and, in the absence of clearly demonstrated very special circumstances, the scheme is contrary to local green space aims of the National Planning Policy Framework and unacceptable in principle.

The site is a special area of Great Somerford, highly valued within the village for its beauty, biodiversity and access to open green

space. Building here would materially and detrimentally affect the special character of this part of the village. Further, the proposal fails multiple tests which are in place to prevent inappropriate development. Their assertion that permission should be granted based on proximity to a previously approved application has been clearly shown to be invalid, owing to substantial and important differences in context between the two sites.

Supporting documents

[IMG_0736.jpg \(/published-document/8439ea53-6414-4ded-8c62-13ee236c2546\)](#)

Interested party 11

Comments

Objection to PL/2026/01620
I strongly object to this application.

Having spent time in Great Somerford and knowing West Street, I feel very strongly that this is the wrong place for development. The appeal site is not simply a spare piece of land waiting to be built on. It forms part of the character of the street and contributes to the open, rural feel that makes this part of the village so attractive.

One of the things I value about West Street is that it has not become overdeveloped. The open frontage helps create a sense of space and allows the historic character of the area to be appreciated. If houses are built on this land, that openness will be lost forever. Even a small development would noticeably change the appearance of the street and make it feel more enclosed and suburban.

I also have genuine concerns about access and safety. Anyone familiar with West Street will know that it is narrow in places and not especially pedestrian friendly. Walking along the road can already be difficult, and I do not believe adding another access, more vehicle movements, deliveries and construction traffic would improve the situation. In particular, the access splays available at this location appear very limited, raising concerns about visibility for vehicles entering and leaving the site. Given the nature of the road and the constraints of the frontage, I struggle to see how safe and adequate visibility can be achieved without further harming the character of the area.

For me, these issues go to the heart of whether this site is suitable for housing at all. This is not simply a question of whether one or two houses can fit on the land. It is about whether developing this site would be the right thing for the village, and I do not believe it would.

The benefit of one or two additional dwellings is very limited. In my opinion, it does not outweigh the loss of an important open space, the harm to the character of West Street and the Conservation Area, or the concerns about access and safety.

I believe approving this application would result in the unnecessary loss of a valued part of West Street for no public benefit. For those reasons, I ask that the application is refused.

Interested party 12

Comments

Added as a document

Supporting documents

 [.msg \(/published-document/551c2521-075c-4b11-a5e8-dfc28e674c07\)](#)

Interested party 13

Comments

I have been working at Squash Court Cottage for the past month. Landscaping. I just want to say how beautiful the field is, and how much it is used by walkers and dog walkers. People walk through that field talking and laughing all day long

Supporting documents

No documents

Interested party 14

Comments

I feel we are losing the character of our village with so many new builds on our green space, the more this is happening the more green space is taken, when will it stop.
I moved to this village because of the lovely walks we have around us.
All I want to say is no more, leave our green space alone.

Supporting documents

No documents

Interested party 15

Comments

I objected to this planning application when it was first submitted. My reasons remain the same:
The area contains a public footpath, as shown on the OS map and has been a right of way for years and is in constant use.
The access to West Street would be difficult and add to the danger already experienced by walkers, pedestrians, cyclists and all traffic.
The basic amenities are already overloaded.
The need for 'additional homes' does NOT outweigh any local harm; the only required housing would be for the elderly, singles or couples but basically, those who cannot afford 'affordable housing'.
The outline planning gives no indication of the exact location or style of building, and no matter what it would be, the conservation area would be lost completely.

Supporting documents

No documents

Interested party 16

Comments

I strongly support Wiltshire Council's decision to refuse Permission in Principle for up to two dwellings on Land North of West Street, Great Somerford, and I respectfully ask the Planning Inspector to dismiss this appeal.

The Council's refusal reasons are correct and supported by the character and designation of the site. This is not an ordinary gap plot or a harmless infill opportunity. It forms part of a designated Local Green Space, lies within the Great Somerford Conservation Area, sits adjacent to Grade II listed Manor Farmhouse and its historic boundary wall, and is experienced from public footpath GSOM27. These constraints go directly to whether the site is suitable for development in principle.

The proposal would result in the loss of an undeveloped field frontage that forms an important visual and historic break in development along West Street. The field contributes openness, rural character and valued views. These qualities would be permanently harmed by housing, access works, parking, lighting, boundary treatments and the wider suburbanising effects of residential development.

I support the Council's conclusion that the proposal would harm the character and appearance of the Great Somerford Conservation Area. The significance of the site lies not only in its road frontage but also in its openness, field character, relationship with historic buildings and visibility from West Street and GSOM27. The field helps maintain the established pattern of openness and enclosure along the street. Development would permanently remove this important break in the built form.

I also support the Council's refusal reason relating to Grade II listed Manor Farmhouse and its historic garden boundary wall. The undeveloped nature of the site contributes to the setting and significance of the listed building. Setting includes the spatial, visual and historic relationship between the listed building, its boundary wall, the open field and the surrounding rural village context. Development would erode that relationship and diminish the rural setting of the heritage asset.

The appellant has not adequately demonstrated that these heritage impacts would be acceptable. This is a fundamental issue at Permission in Principle stage because the harm arises from the location itself rather than from detailed design matters.

I further support the Council's conclusion that the site forms part of Local Green Space LGS7 and remains demonstrably special to the community. The field is valued for recreation, tranquillity, openness, rural character and the experience of walking through or beside an open green space within the village. Although only part of the Local Green Space would be developed, it is the most visible and publicly experienced section from West Street and GSOM27.

The proposal would cause permanent and irreversible harm to the

value and function of the Local Green Space. Landscaping cannot replace the loss of openness. Two houses, together with access, parking and domestic activity, would fundamentally change the character of the land from open green space to built development. This is precisely the type of harm the designation seeks to prevent.

Importantly, this land provides far greater value to the village than the limited benefit of two additional houses. It contributes to wellbeing, heritage setting, valued views and the rural character that makes Great Somerford special. Once developed, these qualities would be lost forever, whereas the public benefit of two open-market dwellings is modest.

I also agree with the Council that the proposal cannot reasonably be described as acceptable limited infilling. Although there is nearby development, this site performs a specific protected function as Local Green Space and as a visual break in the village. Treating it as a simple gap between buildings ignores its designation and contribution to the Conservation Area and heritage setting.

Public footpath GSOM27 is also highly relevant. The footpath allows users to enjoy open views across the field towards mature trees, historic boundary walls and nearby heritage assets. These views contribute significantly to the enjoyment of the route and to the character of the area. Housing would replace this open rural experience with built development and domestic activity.

As a wheelchair user, I am particularly concerned about the impact on accessibility and enjoyment of GSOM27 and the Local Green Space. This is effectively the only green space in Great Somerford that I can access and enjoy independently. Other green spaces are either too distant or require travel along roads that are unsuitable and unsafe for wheelchair users.

For me, the value of this site is therefore especially significant. It provides one of the few opportunities to experience an open green environment close to home. A minimum footpath width of 2 metres may satisfy a technical standard, but it does not reflect the real experience of a disabled user. The value of this route lies not simply in its existence but in the fact that it is currently experienced as part of an open and attractive green field. Development would fundamentally change that experience and reduce the enjoyment of the only local green space I can realistically use.

I am also concerned that the site has recently been altered during the appeal process. Dated photographs show mowing or clearance works and the installation of post and rail fencing. Earlier photographs show an open meadow Local Green Space with wildflowers and uninterrupted rural character, while later photographs present a more managed appearance. I ask the Inspector to consider the genuine character of the site and not give undue weight to recent changes that may make it appear more development ready than it previously was.

The appellant may rely on housing need and the Council's housing land supply position. However, the benefit of up to two open market dwellings does not outweigh the combined harm to the Local Green Space, Conservation Area, listed building setting, public enjoyment

of GSOM27 and the rural character of this part of West Street. The village would lose a valued and protected green space while gaining only two houses.

I also agree with the Council that a previous appeal decision elsewhere on West Street should not be treated as determinative. This site has its own specific constraints, including its relationship with the Local Green Space, public footpath, Conservation Area and Manor Farmhouse. Each appeal must be assessed on its own merits.

In conclusion, I fully support Wiltshire Council's refusal of PL/2026/01620. The proposal would cause unacceptable and permanent harm to a valued Local Green Space, the Great Somerford Conservation Area, the setting of Grade II listed Manor Farmhouse and the public experience of GSOM27. These are fundamental issues that go to the principle of development on this site.

This land contributes greatly to the character, heritage, openness and enjoyment of Great Somerford. Its value to the community is enduring and irreplaceable. For me personally, it is also the only accessible green space that I can realistically use in my wheelchair. It is worth far more than the limited benefit that would arise from the construction of just two houses.

For these reasons, I please ask the Planning Inspector to dismiss the appeal.

Supporting documents

[Bautifull View of Manor Farmhouse Grade 2 from GSOM27 - 14-06-2026.jpeg \(/published-document/f3f80ecd-d90e-4f7f-955d-e2df848a1050\)](#)

Interested party 17

Comments

Since we have lived here the field has provided a much welcome green space providing a natural link between Hollow street and West Street. The area is well used for recreational purposes . The granting of planning on this area would irreversibly change the dynamic of the village and the openness created by this area could never be restored. The village has already had sizeable developments and therefore I believe that the maintenance of this green space for the enjoyment of all villagers clearly out weighs the need for an additional two houses which is purely driven for financial gain.

Supporting documents

No documents

Interested party 18

Comments

I do not support the planning application.

The green space is a well-loved and well-used part of village life. The footpath is used for daily exercise of both people and pets and is therefore an important asset to the village, which would of course not be the same if developed upon.

Interested party 19

Comments

We have plenty of new houses..two new developments.This will set a precedent to infill yet another precious green space . The footpath they runs through this field is used by so many villagers..it's special. Please consider what our community wants by looking at our village plan

Supporting documents

No documents

Interested party 20

Comments

This is an open space used by all village walkers.
There are many circular walkers around the village and this particular open space shortcuts a longer walk.
There are two accesses into this field. One from West Street and one from Hollow Street.
If planning is granted at one entrance there could be pressure to apply for planning in the field through to Hollow Street.
In the last 18 months the owners of this field have had 3 attempts at developing different spaces in West Street, they have been successful in two of these.
The beauty of our village is its open spaces and the social nature of being able to exercise safely off the roads.

Supporting documents

No documents

Interested party 21

Comments

The space one of only a few green fields which are available to the general public to enjoy. It is an intrinsic part of the village and was integral in our decision to move here 34 years ago.
It's a designated protected green space that is much loved and well-used and for many is part of daily village life. It is part of our community .

Supporting documents

No documents

Interested party 22

Comments

I do not support this planning appeal, I do not now live in the village but until 2024 had lived there nearly all my life from 1952. This field is an integral part of the village for the green space it allows people to use especially if you feel you can't make the walk all around the block and whilst I know access will still be there it won't be the same with housing there instead of the lovely wild flowers in spring or the

grasses later in the year, if various animals haven't been pastured there which are also more pleasant to see rather than more houses. There are not many areas left like this in the village and once you start taking more for housing where will it end, I think I'm correct in saying at least a hundred houses have been built in the village the last few years, surely this is enough, please don't take away another green space

Supporting documents

No documents

Interested party 23

Comments

I believe that the appeal should be rejected as this vital space is a very important green space in the village and should not be used for further development in the village. Despite potentially losing the space there appears to be scant detail on the way that the footpath will be managed or the vehicle access to the site will be safely created. The site is on a fairly narrow road and close to a tight bend. The footpath is relatively narrow along West Street and more site traffic and subsequent domestic traffic can only be considered to increase risks to pedestrians. The Council are correct to reject this application.

Supporting documents

No documents

Interested party 24

Comments

Good afternoon
Please consider my rationale against this building proposal:
The possible houses could not be sympathetic to the road and village as the properties are largely old and historical.
The house immediately next door cannot be sold. It's been up for sale since beginning of the year.
Empathy for these poor sellers and home owner.
The field is also historic, peaceful and picturesque.
It's is very well used for walking and I often see the horses grazing in it.
Houses adjacent to the right will now look onto two buildings and rear gardens thus impairing their view and possible light.
Where is the parking for these two properties. It's is not showing on the outlined pictures. This is a major problem.
How is any building work to be done with no access and without blocking the footpath.
Already large wooden stakes have been installed to limit access on the path.
It is a conservation area and a particularly historic road.
Locals have enjoyed this footpath and setting, building plots, and vehicles will have a great impact on our community.

Supporting documents

No documents

Interested party 25

Comments	I strongly object to this appeal. This land is not simply an empty gap. It is an important open space that contributes to the character and historic appearance of Great Somerford. It is designated as Local Green Space in the Neighbourhood Plan and is well used by local residents. The footpath is part of daily village life, and keeping the path would not prevent the loss of its open, rural setting. Building houses here would permanently change the character of the area and harm the setting of the Conservation Area. This is only an application for permission in principle, so there are no detailed plans showing that the site could be developed without causing harm. The benefit of two additional homes does not outweigh the permanent loss of this valued green space. I ask that the appeal is dismissed and the original refusal is upheld.
Supporting documents	No documents

Interested party 26

Comments	These houses would stop this space being used as a footpath. New buildings would not fit in with the historical buildings that are already on west street. The lack of green space would cause harm to the nature and environment that lives in the field currently
Supporting documents	No documents

Interested party 27

Comments	This is a lovely green space in the centre of the village and we have already had a huge amount of housing that has had a negative impact on the feel and community spirit here. The village does not want nor need even more housing
Supporting documents	No documents

Interested party 28

Comments	This is not in line with the Neighbourhood plan. This removes a green space from the village and off road footpath of which there are minimal. It is not safe to walk on roads when people drive national
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speed limit down country lanes.
Removes natural habitat.
Removes freedom of access to footpath and green space. As a young couple with a growing family, diminishing green space is likely to drive us out of the village to places that respect preserving our countryside and society.

Supporting documents

No documents

Interested party 29

Comments

The appeal argues that the need for two additional dwellings outweighs any local harm arising from the development. However, I do not believe sufficient evidence has been presented to demonstrate that these two properties would address a genuine local housing need.

Given the likely size, specification and sale value of the proposed homes, it is difficult to see how they would provide accessible housing for local families, younger residents or first-time buyers. Experience from recent developments within the village suggests that new-build properties are often marketed at price points beyond the reach of many local people. Indeed, properties within the nearby Cotswold Homes development have reportedly required price reductions of up to £100,000 to secure sales. This does not suggest a shortage of this type of housing within the village, nor does it support the argument that the construction of two additional market dwellings would provide a significant community benefit.

I also strongly disagree with the assertion that this green space has limited recreational or community value. While the value of such a space cannot easily be quantified, it plays an important role in the character and social fabric of the village. It is regularly used by residents, walkers and families and forms part of daily village life.

The space provides opportunities for informal social interaction, recreation and community cohesion. It is a place where neighbours meet, conversations take place, and relationships within the village are strengthened. These benefits may not be easily measured in planning terms, but that does not diminish their importance. Once lost, this shared community asset cannot readily be replaced, and its contribution to the identity, character and social fabric of the village should not be underestimated.

The field is not simply an undeveloped gap between buildings. It is a historic and valued open space that contributes significantly to the character of the village and provides a visual and physical connection between residents and the surrounding countryside. The limited number of such open spaces within the village is part of what makes the settlement distinctive and attractive.

The argument that the footpath itself would remain is not sufficient to mitigate the impact of the development. The value of the area lies not only in the existence of the path, but in the open landscape setting through which it passes. Development would fundamentally alter the

character, openness and enjoyment of the route, reducing the very qualities that make it valued by residents and visitors alike.

For these reasons, I do not consider that the limited benefit of two additional market dwellings outweighs the loss of a designated and well-used green space that contributes significantly to the character, identity and community life of the village.

Supporting documents	No documents
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Interested party 30

Comments	Added as a document
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Supporting documents	Scan-2026-06-22-11-16-46.pdf (/published-document/87824f35-ef82-4204-9a69-4aeab1b5db83)
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Interested party 31

Comments	The village has already complied and indeed exceeded the amount of houses built which was stipulated by WCC. If every piece of green space in The village is allowed to be built on, then the village loses its beauty and indeed village status
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Supporting documents	No documents
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Interested party 32

Comments	The Green Open Space and footpath is regularly used by myself, if not every day then 4 or 5 times a week. We will lose yet another Green Space in our village. Many areas of local 'open spaces' are disappearing seemingly quickly and the Village is not recognisable as the country unspoilt area when I purposely moved here to enjoy the local countryside; yet another green field built on would be such a shame. I appreciate there are no details of numbers or style of development given but is this the start of future / larger type of development?
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Supporting documents	No documents
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Interested party 33

Comments	As a resident of this beautiful village for almost 20 years, I have seen our green spaces being eroded away for yet more housing. We have already built as many units as were in the Neighbourhood Plan. We don't need any more houses, 'In Principle'...
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Interested party 34

Comments

If granted, this would be another valuable green space lost to houses. This was a protected area in the neighbourhood plan. It is used daily by walkers, and building on it would ruin the natural aspect of this wonderful meadow and footpath. 2 houses (as only planning in principle, this could be more) would not add any benefit to the village. They're unlikely to be affordable for young families and therefore no benefit to the school as will be marketed and priced far greater than most working families can afford, as observed in the recent housing developments in the village. Houses will only harm the natural environment, add more cars to already narrow village roads which are already in poor condition and lose a beautiful area forever which is heavily used by the village daily.

Access to this site has also not been determined as it is indicating it will cross a public footpath and also cross private property.

Please don't allow the few remaining village characteristics be removed, when our village has already been increased in size by over a third in the last 6 years.

Interested party 35

Comments

I wish to object to the proposed development of two houses on the green space in Great Somerford.

One of the main reasons my family chose to live in Great Somerford was the abundance of open green spaces throughout the village. These areas are an integral part of the village's character and identity, providing residents with opportunities to enjoy nature, exercise, and spend time outdoors.

The green space affected by this proposal is regularly used by local residents, including families and dog walkers. It provides an important area for recreation and contributes significantly to the open, rural feel that makes Great Somerford such a desirable place to live. The loss of even a relatively small area of green space would gradually erode the character of the village and set an unwelcome precedent for further development of similar areas.

Open spaces such as this are not simply vacant land awaiting development. They form part of the visual landscape of the village, provide a sense of openness between existing properties, and contribute to the wellbeing of residents. The ability to walk, exercise dogs, and enjoy natural surroundings close to home is increasingly important and should be protected wherever possible.

While I understand the need for new housing, I do not believe that this particular site is an appropriate location. The permanent loss of valued green space would outweigh the limited benefit of providing two additional dwellings. Once this land is built upon, the open character and community value it provides can never be restored.

I respectfully ask that the application be refused in order to protect the character, appearance, and amenity value of this important green space for current and future residents of Great Somerford.



Supporting documents

No documents

Interested party 36

Comments

This is a very dangerous planning application as it currently states it would be a sympathetic development however this is just a point of planning in principle once a developer gets hold of the land they could develop it how they wish.

This would then set a precedent for all open green spaces to put buildings that do not fit or are wanted in this village

Great Somerford has already seen significant development which has taken away the once quaint and small feeling of the village this pocket of land is one of only a few open spaces left for the residents to enjoy. This is again down to development within the village.

This bit of land has historic importance in the village and is a protected green space area. It is used by many people on a daily basis for their enjoyment. To develop this bit of land would be at the detriment of the current residents of Great Somerford in terms of their physical and mental well-being.

Supporting documents

No documents

Interested party 37

Comments

There has been a lot of new builds in Great Somerford. To build more in a designated protected green space that is enjoyed by many, including myself, that use the footpath in the field, will significantly spoil the pleasure from a much loved walk. We need to keep large open spaces within the village to stop it from feeling like an estate. It is sad to think how the dynamics of the village are being eroded.

Supporting documents

No documents

Interested party 38

Comments

1. This beautiful field(full of buttercups at the moment) is used as a path between different parts of the village. If this is in any way

restricted eg. by the building of these 2 houses, it will destroy that facility for all those who enjoy using it. There are many villagers who use it.

2. It is a calming space in the middle of the village and contributes to the wellbeing and mental health of those who use it.

3. The openness and historic spacing of this field- the gap itself - are its historic importance and value. Please allow us and future generations to go on using it while revelling in its peace and serenity.

Supporting documents

No documents

Interested party 39

Comments

The space is much loved part of the village and well used. Green spaces in our village are precious and should not be built on. There have been numerous developments in the village over the past few years, dozens of new houses for locals and therefore a new development on historic green spaces in our is not needed

Supporting documents

No documents

Interested party 40

Comments

I would like to register my objection to the appeal of this application. On the following grounds:

this field is a much loved and well used part of village life. the enjoyment of the footpath is due to the undeveloped, open field which provides a green space for people to use and benefit from being in open space within the village. The village has had significant development, if another green space is built on, the character of the village as a countryside village changes, and makes it less enjoyable for people to enjoy with their children/dogs. This planning is planning in principle, so once sold on, the plot can be developed in which ever means the developer chooses. Choosing to build in this field, changing the village footprint, and removes a space where people walk and enjoy and would change the historic nature of this part of the village between west street and hollow street.

Supporting documents

No documents

Interested party 41

Comments

I do not support this appeal against the local authority's planning decision.

The Green space that they are seeking to build on is a much loved and well used part of village life . Much of the appeal of the field in benefiting a sense of well being is in the fact that it is undeveloped and creates an open environment between the surrounding dwellings.

Supporting documents

No documents

Interested party 42

Comments

This green space is a well-loved and well-used part of the village.

I walk through the field most days and the proposed development will spoil the enjoyment of walking through currently undeveloped and open land which has lovely views.

Building houses on this field would permanently and irreversibly change the character of West Street and this historic part of the village.

Once build on, the openness and historic spacing of this field can never be restored.

Where is vehicle access to the proposed development? Will vehicle access interfere with the current footpath? Will vehicle access be safe - both for users of the footpath and access onto West Street? How do we know that the development will be sympathetic and in keeping with his historic part of the village?

Supporting documents

No documents

Interested party 43

Comments

This site has long been designated as protected green space within the Parish Plan, and allowing development here would set a concerning precedent for future applications. The location is not considered an appropriate site for residential development.

In addition, the proposal would have an adverse impact on the character and setting of the Great Somerford Conservation Area, and there are significant concerns regarding the safety and suitability of the proposed access arrangements.

With regard to paragraph 11(d) of the National Planning Policy Framework, the adverse impacts of granting permission, when assessed against the Framework as a whole, would significantly and demonstrably outweigh the very limited benefits arising from the provision of one or two additional dwellings.

The proposal is opposed by a significant number of local residents who will be directly affected by this decision and its implications for future development within the village.

At what point will the views of the local community be given appropriate weight?

Approval of this application would establish a precedent that could undermine longstanding planning principles and local policy protections. Furthermore, there is no demonstrable housing need that justifies development on this site. Existing properties within the village regularly remain on the market for extended periods, and a number of homes within recently completed developments (approximately 90 dwellings) have yet to be sold. This suggests that the limited benefits of the proposal are outweighed by the harm it would cause to this protected green space and to the character of the village.

Supporting documents	No documents
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Interested party 44

Comments	Approving this application would set an unwelcome precedent and risk further erosion of the environmental protections that help preserve the character, biodiversity and wellbeing of our village. In my view, this is not an appropriate location for residential development. The proposal would also harm the character and setting of the Great Somerford Conservation Area, while raising concerns about the safety and suitability of the proposed access. The environmental and community costs of this development would outweigh the limited benefit of providing one or two additional homes. As set out in paragraph 11(d) of the National Planning Policy Framework, the adverse impacts of granting permission would significantly and demonstrably outweigh any benefits when assessed against the Framework as a whole. Many local residents have expressed strong concerns about this proposal and the precedent it could establish for future development. It is important that the voices of those who live here, care for this community, and will experience the consequences of this decision are properly considered. I am also unconvinced that there is a genuine housing need that justifies the loss of this protected green space. Properties within the village are regularly available for sale for extended periods, and a number of homes within recent developments remain unsold. Sustainable development should prioritise the effective use of existing housing stock and previously developed land before sacrificing valued green spaces that contribute so much to the environmental quality and distinct identity of our village.
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Supporting documents	No documents
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Interested party 45

Comments	This is a valuable green space and footpath for the villagers to use to go from one side of the village. It also used by walkers with their
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dogs. Anyway why take away a green space when there are plenty of houses already being built in the village.

Supporting documents	No documents
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Interested party 46

Comments	The character of West Street is defined by the 'gaps', such as the one referred to in this development giving it a semi rural nature in keeping with the overall character of the village. Any development, ie in-filling of the gaps, will accelerate the erosion of the unique character of the village (already in evidence elsewhere) as will the inevitable degradation of the character of the footpath across this site which currently links two of the most scenic aspects of the village and is well used for leisure purposes.
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Supporting documents	No documents
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Interested party 47

Comments	I write as a resident of Great Somerford to object to this appeal and urge the Inspector to dismiss it. The original refusal was correct, and the case for development has not improved on appeal. Wiltshire Council confirmed in 2023 that the area's housing requirement has already been met, and there is no demonstrable need for these dwellings — a point reinforced by the number of new and established properties currently sitting unsold in the village. The development would also cause direct harm to the Conservation Area and heritage assets. The Planning Act 1990 places a legal duty on decision-makers to preserve or enhance the character and appearance of a Conservation Area. This site is open land, visible from West Street and from the public footpath that crosses it, providing a visual connection to open countryside and framing the historic built environment. Introducing two dwellings here would close an important gap between listed and undesignated heritage assets — harm that no later technical submission could remedy. The applicant characterises the footpath as a permissive route lying outside the application site. This is factually incorrect. Wiltshire Council's Definitive Map team has confirmed it is a legal right of way within the site, and the Definitive Map will be corrected accordingly. Safe access cannot be achieved without causing further harm to this route. The land is designated as Local Green Space under the Great Somerford Neighbourhood Plan, and the section proposed for development is its most significant part — the most visible from West Street, the section through which the public footpath runs, and an established wildlife corridor. The LGS designation was proposed by residents, examined independently, confirmed as sound, approved by referendum, and made by Wiltshire Council. Permitting
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development here would undermine the purpose of that designation entirely.

Finally, the Neighbourhood Plan itself represents a democratic mandate that this appeal would override. It was the product of years of community engagement, professional examination, and a democratic vote, and it specifically identified the open spaces along West Street as historically and visually significant. To allow this appeal would set a damaging precedent — not just for Great Somerford, but for neighbourhood planning more broadly. The public benefit is minimal and the long-term harm to this village's character, heritage assets, green space, and community plan significantly outweighs any short-term benefit. I urge the Inspector to dismiss the appeal.

Supporting documents

No documents

Interested party 48

Comments

This would not be "just"infill as stated in the appeal and will greatly affect the character of west street as well as the area next to a listed structure. In addition to this the site is green field, within a conservation area and out side of the defined settlement boundary. I think it also important to add that since this appeal was lodged that the section of the field in question has now been partitioned off in apparent preparation.

Supporting documents

No documents

Interested party 49

Comments

- Green spaces within settlements have enormous positive benefit for the mental health and wellbeing of the inhabitants [refs: <https://pmc.ncbi.nlm.nih.gov/articles/PMC5663018/> and also <https://evidence.nihr.ac.uk/alert/local-green-spaces-are-linked-with-better-mental-health/>].
- This footpath is enjoyed by numerous people every day including those with limited mobility who are unable to walk beyond the village to access other footpaths.
- 'Sympathetic development' is not defined and it is difficult to see how this would be achieved with the benefit of this field being that it is an open space.
- The footpath facilitates access across the village for inhabitants and neither the planning application nor the appeal state how vehicle access would affect the footpath.

Thank you.

Supporting documents

No documents

Interested party 50

Comments

I Object to this planning appeal and I fully support Wiltshire Council's Statement of Case.

My wife and I moved to Gt Somerford in 1973, our children were born and bred here and until 1993 we lived in Manor Farm House. Together with one of our children and two grandchildren we are still here and, as a family, we regularly use the footpath across the field when walking our dogs.

With reference to Paragrah 6.6.1 of WC's Statement, I was responsible for the restoration of this historic boundary wall in c.1979 by a well respected stonemason still living in the village. It would be a loss of visual amenity for the public benefit if this wall was to be hidden away in a private garden

Over the past 50 years I have supported most residential development in Great Somerford, but this is a step too far. The field is designated in the Neighbourhood Plan as LGS7. The intention is to fence off the northern part of this open green space and an 'alleyway' has already been created for the public footpath. This will irretrievably ruin the ambiance of the whole field for evermore. Moreover it is the thin end of a wedge for more houses in the LGS.

What is the point of inviting the community for their views on LGSs when only a few years later these are ignored? This undermines and makes a mockery of what is meant to pass for local democracy.

A site plan is not available but it is assumed that the footpath will cross a drive way to the proposed houses. This curious arrangement may create a safety issue.

I support all comments of objection made in the planning application.

Supporting documents

No documents

Interested party 51

Comments

I object to this appeal because the proposed development would result in the permanent loss of a valued green space and well-used public footpath in the centre of Great Somerford. The openness of this site contributes significantly to the character of West Street and the Conservation Area, and this harm cannot be reversed once built upon.

The field is used daily by walkers, families and people with limited mobility, providing accessible green space that supports health and wellbeing. The appeal's claim that the site has limited recreational value does not reflect its regular use by the local community.

The appeal also fails to explain adequately how vehicle access would interact safely with the existing footpath or what impact this would have on pedestrians. In addition, the proposed "sympathetic development" is not sufficiently defined to demonstrate that it would preserve the character of this historic part of the village.

For these reasons, I believe the harm to the character of the village, the loss of accessible green space, and the uncertainty regarding access outweigh the benefits of the proposal, and I respectfully ask that the appeal be dismissed.

Supporting documents

No documents

Interested party 52

Comments

I do not support this appeal because the planned development is on a designated green space that is historically a major part of the character of the village that provides great value to all of the village community. Building 2 houses would permanently and irreversibly change the character of West Street and the green space and footpath, and provides a gateway to further development in the fields behind the proposed site. The site is not part of the village plan and there is no need for 2 additional houses in the village.

Supporting documents

No documents

Interested party 53

Comments

I object strongly to this proposal. This site not only affects the characteristics of the appearance of my village but is also on an important access road to and from the village. It is much used to reach the neighbouring part of our parish (Startley) neighbouring villages which are part of our community (including a village hall at Upper Seagry to which many of us have contributed) but is also our main access in all 4 directions via Junction 17 of the M4 and the conjunction of the A429 and A350. The site is between 2 awkward bends the village access side being a 90 degree curve. Agricultural traffic as well as domestic traffic use this road and is a vital part of our local economy. Modern tractors are 2.5 metres wide, modern farm machinery for field maintenance, crop cutting etc could well be wider so any drive or drives out onto this road could be a serious traffic hazard. In addition the side leading into the village has for the last 20 years at least experienced serious flooding with some loss of vehicles and a need to rescue passengers. The village has a high water table (the river, gravel pits etc) and it is quite possible that despite extensive work flooding could happen again.

Supporting documents

No documents

Interested party 54

Comments

I objected to this application originally and wish to further object following the appeal based on the fact that there is no detail on how the public footpath across the field will be retained with the new houses needing vehicle access.

Interested party 55

Comments

The application by the present land-owner to build houses on this green field site "to fill the gap" with "limited in-filling" is wholly without merit because:

- . There is no demonstrable need for more housing in the village - existing recent developments have more than provided for official expansion in more appropriate and less sensitive sites;
 - . The application site would compromise the present much-used footpath linking West Street with Hollow Street;
 - . New housing would breach the existing Conservation Area designation which villagers strongly believe is necessary to preserve Great Somerford's unique historical, environmental and architectural rural character;
 - . Any vehicular access to the site via West Street would present significant safety issues and add to the problems already experienced by pedestrians;
 - . Building on the site would negate the historic importance of listed walls and properties surrounding it.
 - . The existing green and open space is much appreciated and enjoyed by villagers and walkers as well as wildlife.
- In other words, it is neither needed or wanted.

Interested party 56

Comments

Does Great Somerford really want or need suburbia? Definitely not. They want a village, their unique and loved village; not the loss of yet more green space, but the preservation of it and all it's values. Great Somerford is unique, with more housing the uniqueness will be destroyed.

Interested party 57

Comments

Two houses being built on the field would mean the character of the street would be changed forever. I do not agree that the field is a gap. It is green space and provides a habitat for native species of animals/plants/insects. Building two new houses is not preserving the Conservation Area it is harming the Conservation Area by the whole process building a house entails, for example, digging up the earth which would harm wild life/plant habitat. Huge recreational and community value is provided by this field as it is

used by many in the village to walk through to enjoy the green space and all that lives/grows in/on it. It is also a place where villagers can come across their neighbours and pass the time of day with them. There is no need for any more houses to be built in the village after having had four new developments in recent years. The natural environment will be harmed by the building of houses on the field as well as the character of West Street. West Street floods and there are many pot holes along the road. Building more houses will just put more pressure on the infrastructure of the street as well as the village and it will also increase the number of cars in the village. Are there any guarantees that no other houses will be built on this field if permission is granted for these two houses to be built? How will the footpath be protected when two houses are to be built in front of it?

Supporting documents

No documents

Interested party 58

Comments

I do not support the appeal for the following reasons:

Green spaces within the village are so important to the wellbeing of those who chose to live in a small village and enjoy the countryside. The footpath across this field has been used and enjoyed by the villagers for many decades, presumably dating back to when the Victorian village school was first used. Any building(s) will detract from the open space currently available and will cause hesitancy for people to use the footpath as it will be so close to these proposed dwellings.

The landowner has already fenced off the proposed building plots which only highlights just how crowded, claustrophobic and urbanised this area will become once the dwellings are in place. This will detract from the peace and beauty of the village.

Given the amount of new housing built in the village over the past few years I do not believe that any further houses are needed. Looking at Rightmove today there are currently 8 houses available to buy, some having been on the market for a number of months.

I do question what will be the outcome for the remainder of the field? Will this be a future building site or to remain as green space farming land? If the landowner proposes to use this for farming/grazing will he be using the field access via Hollow Street. This is narrow and any vehicle/tractor will exit the field blind onto Hollow Street having to mount the verge on the other side of the lane to turn. Any car travelling along Hollow Street will not have any warning and will find it difficult to stop in time posing an accident risk. Opposite the field exit are several service covers (eg water) which have been moved/damaged in the past by tractors turning out of the field from

this exit.

I do hope that the above will be considered

Supporting documents

No documents

Interested party 59

Comments

I respectfully support Wiltshire Council's decision to refuse planning permission in principle for this proposal and ask that the appeal be dismissed.

The central issue in this appeal is not whether Great Somerford should accommodate additional housing. The village has already accepted new housing in recent years and the adopted Great Somerford Neighbourhood Plan recognises that appropriate development has a role to play. The issue before the Inspector is whether development should be permitted on land that has been deliberately identified and protected as Local Green Space LGS7 because of the important planning function it performs.

The appellant places considerable reliance on the previous appeal decision relating to land opposite West Street (APP/Y3940/W/24/3345527). However, Wiltshire Council's Officer Report has already carefully considered that decision and correctly concludes that it does not establish a precedent unless the site circumstances are genuinely comparable.

The Officer Report states that the previous appeal provides contextual guidance but does not have determinative precedent value, because the Inspector's conclusions were expressly related to the characteristics of that particular site. The report further explains that those findings should not automatically be applied to nearby Local Green Spaces, particularly where they are more visually prominent, provide more intact field breaks or have a closer relationship with heritage assets.

Those circumstances clearly apply in this case.

Unlike the previous appeal site, this proposal affects land forming part of Local Green Space LGS7, designated through the Great Somerford Neighbourhood Plan following independent examination and public referendum. This designation forms part of the statutory Development Plan and represents a deliberate planning decision that this land should remain open because of its contribution to the character, appearance and identity of Great Somerford.

Importantly, the Officer Report explains that the land was deliberately excluded from the village framework boundary because of "the value that the visual break of built form provides" between existing development. This is a fundamental planning consideration. The appeal site is not simply an undeveloped parcel of land. It performs an identified planning function by maintaining openness, preserving the historic settlement pattern and contributing to the rural character of West Street.

The Officer Report also identifies that the site is highly visible from both West Street and Public Footpath GSOM27. The value of this land lies not simply in the existence of the footpath but in the open landscape experienced by those using it. Residential development would fundamentally alter that experience and diminish one of the defining characteristics of this part of the village.

The proposal would also erode the setting of the Great Somerford Conservation Area and nearby listed buildings by reducing one of the important open spaces that contributes to their significance.

The appellant argues that the proposal relates to only a relatively small corner of the wider field. However, the issue is not simply the size of the application site. The question is whether development would undermine the planning purpose of Local Green Space LGS7.

In my view, it would.

LGS7 was designated because of the planning function performed by the wider open space as a whole. Allowing development on part of that designated space would weaken the integrity of the designation and create pressure for further incremental erosion over time. It would also undermine confidence in the neighbourhood planning process, through which the community, an independent examiner and Wiltshire Council all concluded that this land should remain protected.

I also note that the appellant places significant emphasis on housing land supply and national housing need. While these are important planning considerations, they do not remove the need to consider the specific characteristics of this site. Great Somerford has already accommodated new housing development, and this appeal is not about resisting growth in principle. It is about protecting a site that has been specifically designated as Local Green Space because of the important role it plays in maintaining the character, openness and historic form of the village.

For these reasons, I consider that Wiltshire Council correctly distinguished this proposal from the previous West Street appeal and correctly concluded that the proposal conflicts with the adopted Development Plan, including the Great Somerford Neighbourhood Plan.

I therefore respectfully request that the Inspector dismisses this appeal and upholds Wiltshire Council’s decision to refuse planning permission.

Supporting documents	No documents
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Interested party 60

Comments	Appeal Reference: APP (Wiltshire Council Ref: PL/2026/01620) Land North of West Street, Great Somerford
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I am writing to object to this appeal and to ask that it be dismissed.

The site forms part of designated Local Green Space LGS7 under Policy GSNP7 of the Great Somerford Neighbourhood Plan. The appellant presents it as little more than an inaccessible agricultural field, but that is not how it has functioned for the community. Public footpath GSOM27 runs directly through it. People walk here daily, including older residents and those with limited mobility, because it is flat, accessible and close to home. As the village has no formal central green, this open space performs that role, and its loss would not be replaceable. These qualities meet the tests in paragraph 107 of the National Planning Policy Framework, which the designation was made to protect, and the volume of public objection, including from the Campaign to Protect Rural England, reflects how strongly this is felt locally.

I would also ask the Inspector to be aware that since the Council's refusal in April 2026, a wooden fence has been erected around the site. This was not in place when the application was determined and does not reflect how the site has historically been experienced or used. The Council's own site observations, the public objections, and the parish council's representations all describe the site as it functioned before that fence appeared, and that is the position the Inspector should consider when weighing the value of the Local Green Space under paragraph 108 of the Framework.

The appellant relies heavily on the earlier appeal decision for the site directly opposite (APP/Y3940/W/24/3345527), but the two sites are not comparable. The Council's own Conservation Officer made this point clearly. This site sits against the historic garden wall of the Grade II listed Manor Farmhouse and forms a more intact and visually prominent break in the built frontage along West Street. The harm to the Conservation Area and to the setting of the listed building engages Core Policy 58 of the Wiltshire Core Strategy and the statutory duties under sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A decision tied to the character of one site should not be read across to another with very different circumstances.

I fully recognise the importance of providing new homes, and I do not dispute the wider housing position in Wiltshire. However, the loss of this particular green space, and the harm to the Conservation Area and the setting of the listed building, are real and irreversible. Together they amount to a strong reason for refusing the development under paragraph 11(d)(i) of the Framework that the benefit of two dwellings does not outweigh.

For these reasons I respectfully ask the Inspector to dismiss the appeal.

Supporting documents

No documents

Interested party 61

Comments	In addition to my previous comments, I am surprised they have appealed this given the number of objections and valid reasons for rejecting it.
	The appeal suggests the field isn't used much - this is untrue. Dog walkers use this field daily, including me, and it is one of the key green areas within the village that give Great Somerford its character.
	The suggestion that 2 houses outweighs any harm to the area is highly subjective. Two significant estates have been built in Great Somerford over the last few years, and more will come at Broadfield soon.
	This goes against the Neighbourhood Plan, and this site was one of the key green spaces outlined within it. If this proceeds then none of the other green sites are safe.
Supporting documents	No documents

Interested party 62

Comments	I walk through this open field every day with friends and their dogs, as do many others, so I'm surprised with the suggestion that it "isn't used much".
	Given the number of objections, and valid reasons for rejecting the original planning, I did not think it would be appealed and do not feel any of the issues have been addressed.
	It goes against the Neighbourhood Plan, the villages' wishes, and would permanently change the character of West Street.
	It also sets a dangerous precedent to build on the few remaining green spaces we have.
Supporting documents	No documents

Interested party 63

Comments	This green space is a well-loved and well-used part of the village. It has community value. This is used immensely everyday by everyone in the village.
	Therefore I object to this appeal
Supporting documents	No documents

Interested party 64

Comments

To the Planning Inspector,

I wish to strongly object to the appeal for the development of the field north of West Street. While the proposal is for only two houses, the harm caused to the village would be permanent and far-reaching, and in my view those harms are not outweighed by the benefit of two additional dwellings.

This field is not merely a “gap” between buildings. It forms part of the historic character of West Street and contributes to the open, spacious setting that distinguishes this part of the village. Once developed, that openness can never be restored. The proposal would irreversibly change the character of the street and the wider Conservation Area.

The field also has value as Local Green Space. It is used and enjoyed by residents, walkers, and families, and it contributes to the village’s sense of place and wellbeing. The enjoyment of the footpath depends on the surrounding undeveloped landscape. Introducing houses, access roads, vehicles, and domestic activity would fundamentally alter that experience for the many people who use and value the area.

The appeal argues that the need for two houses outweighs local harm. I do not agree. The benefit is very limited: only two dwellings. The negative effects, however, would be shared by the entire community and future generations. They include loss of open green space, harm to the historic setting of West Street, erosion of the village character, and increased pressure from vehicle access and activity in a sensitive location.

A development that provides only two homes does not justify the permanent loss of a valued green space and the lasting damage to the character of the village. The interests of the wider community should carry greater weight than the benefit of adding two houses on this site.

For these reasons, I respectfully ask that the appeal be dismissed and that the field remain undeveloped.

Supporting documents

No documents

Interested party 65

Comments

I do NOT support this appeal and wholeheartedly object to this application.

I have expressed a number of key points for my objection in my previous comment so I trust these are still being noted.

Fundamentally, the loss of green space, restriction of footpath, inadequate access, restriction of pavement availability, etc etc all of which are key concerns affecting the enjoyment of the village by its local community, surely far out way an application for a couple of additional properties!

Interested party 66

Comments

I do not support the appeal against a local authority's planning decision.

This footpath is an important green space within the community, not only for dog walkers who make daily use of it but also families. It is also ideal for members of the community with limited mobility who are unable to walk beyond the village to access other footpaths. Green spaces, like such, have massive benefits on mental health and wellbeing and shouldn't be readily removed. Thus, it appears apparent the "need for two additional houses" does not outweigh the harm that would be caused.

Further, the two appeals rely heavily on the assumption that a sympathetic form of development could be achieved, however 'sympathetic development' has not been defined and does not restrict potential future developers.

Accordingly, I wish to object this appeal.

Supporting documents

No documents

Interested party 67

Comments

I do not support these changes at all.

Supporting documents

No documents

Interested party 68

Comments

Please see attached Statement written on behalf of [REDACTED]
[REDACTED], [REDACTED] of [REDACTED], and [REDACTED]
and [REDACTED] who live [REDACTED] the application site at [REDACTED]

Supporting documents

[Objection Statement Against Appeal Ref 6008998.pdf \(/published-document/e42b2230-32a2-4db8-a534-2775bd578c87\)](#)

Interested party 69

Comments

Along with a huge number of Great Somerford residents, I made an objection to the original Planning in Principle application which was quite rightly refused by Wiltshire Council. I believe nothing has changed at the site or in the application to warrant a different decision to be reached at appeal.

The site remains as protected green space in the village. Allowing

houses here makes every protected green space in the village vulnerable to development, of which there has been a more than significant amount already in Great Somerford. This argument has already been well made by many of us (in relation to the other planning application for 8 houses on green fields at Land North of Seagry Rd too) Development here directly conflicts with the Neighbourhood Plan Local Green Space designation.

The site remains adjacent to heritage assets which will be significantly impacted.

The site remains in the conservation area which will be significantly impacted.

The site remains outside the settlement boundary.

The footpath across the site remains and is in constant daily use. The erection of the fence around the proposed site only serves to highlight the impact development would have on this local amenity and protected green space.

Vehicular access to the site from West St remains complicated, compromised and dangerous for footpath users.

I believe and hope and respectfully request that this appeal should be refused.

Supporting documents

No documents

Interested party 70

Comments

Appeal Reference No. 6008998
Land North of West Street, Great Somerford SN15 5EH

These comments are made on behalf of Great Somerford Parish Council.

The Parish Council instructed Master Land & Planning to submit their objection to Wiltshire Council during the consultation on application No. PL/2026/01620.

The Parish Council agrees with Wiltshire Council's response to the appellant's Statement of Case.

The Parish Council is making the following comments on this appeal.

Safety of highway access.

The Parish Council are confused by para. 1.3 in the appellant's statement; "there is no objection to the proposed development in principle in relation to matters ofhighway safety....." The appellant stated in his final comments on appeal APP/Y3940/W/24/3345527 "access details are technical matters that are not parts of the planning in principle process." The Parish Council are not able to comment on the safety of the

access to the highway as no information has been provided. The Parish Council have provided below measurements taken on the ground. These measurements confirm required visibility splays with no obstructions over 600mm can be provided,

Since the planning application was refused by Wiltshire Council the following has been observed on the site.

Erection of post and rail fence separating the footpath from the site
Use of field gate for access to wedding party

The post and rail fence enclosing the site has spaces left for two field gates one near to proposed access and one on the northern boundary of the site. The purpose of this fence is unclear and does not provide any clarity as to how highway safety will be achieved where footpath crosses the entrance. Should the appeal be allowed parts of this fence line are likely to be tall solid fencing to provide security and privacy to the proposed residential development of one or two dwellings. This would reduce openness of the Local Green Space and the enjoyment of the footpath. From experience elsewhere on footpaths in the village brambles and nettles would soon become established next to the footpath, as the area, between the new fence and the wooden railed fence on the boundary of Manor Stables Cottage drive, would no longer be grazed. This would harm the character and the appearance of the area and reduce the enjoyment of walking this well used path.

The use of the field gate to connect to the highway was by a permitted right, for use of the field for parking during pony club rallies using the Manor Stables access. This was the route used for access to the wedding party. Manor Stables Cottage drive had a right to cross the mown grass in direct line to the highway. The final length across the mown grass was never completed,. The owner of Manor Stables, who developed Manor Stables Cottage, allowed the occupants to use his drive to connect with the highway. During the recent modernisation of Squash Court Cottage permission to use the field gate access was obtained from the owners of the site and Manor Stables offices to lift lintels onto scaffolding. This permitted access on neighbouring property was raised in the original objection under Highways during the consultation on the planning application.

On the site south of West Street works have been completed to discharge the required visibility splays conditioned in PL/2022/05026 requiring standard visibility splays of 43metres X 2.4metres. This provides access to site allowed under appeal No. APP/Y3940/W/24/3345527. The inspector in arriving at her decision considered highway safety as an issue. The works having been completed I concur with the inspector's statement, "There is no reason that a sympathetic approach on the appeal site could not be achieved without causing harm to the historic environment."(para.13)

Considering the following measurements along the road frontage taken at ground level on the appeal site:
From Meadow View boundary wall on west of site to east side of Manor Stables carriage drive 45.2metres.

Measuring 2.4 metres north from the edge of the highway the visibility splays are.

From the centre of existing Manor Stables historic carriage driveway 21m to the west and 4.8m to the east. Assuming agreement with third party owner. This is not a safe access to the highway for up to two additional dwellings,
From the centre of Manor Stables Cottage driveway projected straight to the highway 13.8m to the west and 9.8m to the east. This was not completed and even if constructed now would not provide required visibility splays. This would not be a safe access..
(There are other accesses to this field used by the owners from Hollow Street and the field to west in same ownership.)

From these measurements it is not possible to provide the required visibility splays of 43metres X 2.4 metres for a safe access, even with retaining wall with hedge being removed. The Parish Council cannot agree with the appellant's statement in para.4.14 "The existing low stone wall along West Street can be retained including the hedgerow above."

In the appellants Final Comments for above appeal, on opposite side of road, on page 4 under, Unsuitable access on bend & narrow dangerous road, the appellant's comment is;

These are technical matters that are not parts of the planning in principle process

The shared access for this site was direct onto highway and at time of inspector's site visit the only outstanding works to comply with conditions for PL/2022/05026 was laying of tarmac splay. This work has now been done.

The Parish Council request this appeal should be dismissed at this stage as the location does not have a safe access to the highway. There is insufficient frontage, on the inside of the bend to enable an access, including footpath to be satisfactorily laid out incorporating the visibility splays, which are essential in the interests of highway safety.

Local Green Space

The Parish Council agrees with Wiltshire Council Statement. The proposal conflicts with the GS Neighbourhood Plan Local Green Space designation, para. 108 of NPPF states decisions for managing development within a LGS should be consistent with national policy for Green Belts set out in Chapter 13 of NPPF. This site is not a gap in the linear development fronting onto West Street. Development on this site would be an extension beyond the boundary wall of Manor Farm curtilage into an important open space separating the curtilage of Manor FarmHouse from the important undesignated heritage asset Manor Stables with coach house, now converted to offices. This open space is important to the settings of Manor Farm curtilage and the undesignated heritage asset Manor Stables.

The Parish Council do not agree with the appellant's statement at para. 4.20 " The Local Green Spaces designated within the GSNP, do however cover extensive tracts of land rather than being clearly defined areas." These were considered and approved by the examiner before the plan was made.

The Parish Council do agree with the appellant's statement at para.4.18 Local Green Spaces should only be designated when a plan is prepared or updated and is capable of enduring beyond the end of the plan period." The Parish Council is reviewing its NP and this is the process for considering changes to LGS.
Considering the following;
LPA's delegated report, and reasons for refusal .
LPA's comments provided on the appellant's statement.
Parish Council's original response provided by Master Land & Planning.
All supported by the Parish Council
Additional comments from the Parish Council set out above.

The Parish Council respectfully requests that this appeal is dismissed and Planning in Principle is not allowed.
with the additional comments from the Parish Council set out above
The Parish Council respectfully requests that the appeal be dismissed.

Supporting documents

No documents

From: Postal Appeals
Sent: 09 June 2026 14:33
To: Pana Kwabe; West-1
Subject: FW: URGENT: Appeal Ref 6008998 / PL/2026/01620 – GSOM27, wheelchair accessibility and request for action before decision

Hiya

One for you

Thanks

Hannah

From: [REDACTED]
Sent: 09 June 2026 11:21
To: Postal Appeals <Appeals@planninginspectorate.gov.uk>; Jane.Hughes@wiltshire.gov.uk; isobella.wise@wiltshire.gov.uk
Subject: URGENT: Appeal Ref 6008998 / PL/2026/01620 – GSOM27, wheelchair accessibility and request for action before decision

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Dear Planning Inspectorate Case Officer,

I am writing urgently in relation to Appeal Ref 6008998 / planning application PL/2026/01620, Land north of West Street, Great Somerford.

Please ensure this email and the attached correspondence are placed before the Inspector before any decision is issued.

I have received the attached response from Wiltshire Council's Definitive Map and Highway Records Team dated 9 June 2026. While I appreciate the response, I am very concerned that it suggests the impact of the proposed development on Public Footpath GSOM27 may be considered only if the appeal succeeds and a later detailed planning application is submitted.

That is not adequate in this case.

This is not merely a future design detail issue. The position and practical usability of GSOM27, the accessibility of the route for wheelchair users, the interaction with proposed vehicle access, and the safety of pedestrians are directly relevant to whether this site is acceptable in principle as a location for residential development.

As a wheelchair user living immediately adjacent to the site, I rely on this route and the adjoining green space because of its proximity, relative flatness and importance to my mobility, independence and wellbeing. West Street has limited pedestrian infrastructure, and this route provides one of my only practical ways of avoiding travelling predominantly within the carriageway.

I am particularly concerned that the appeal could be allowed before the Inspector has properly considered:

1. the correct Definitive Map position of Public Footpath GSOM27.
2. the previous issue that the submitted digital mapping was not consistent with the Definitive Map / route available on the ground.
3. the real world accessibility of the route for wheelchair users and people with limited mobility.
4. the potential conflict between pedestrians, wheelchair users and vehicles.
5. construction stage obstruction or loss of practical access.
6. the urbanising effect on a currently valued and accessible green route.
7. the Public Sector Equality Duty and the need to consider disability impacts before the decision is made.

I respectfully request that no decision is issued until the Inspector has considered these matters directly.

I also request that the Inspector specifically inspects the relationship between West Street, the proposed access, Public Footpath GSOM27 and the current accessible route on the ground as part of the site visit. The practical accessibility and safety implications are much clearer when viewed on site.

Please confirm urgently that this email and attachments have been added to the appeal file and will be placed before the Inspector before the appeal is determined.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.

DPC:76616c646f72



From: [REDACTED]
Sent: 09 June 2026 16:20
To: West-1
Subject: Fw: Public Footpath GSOM27 and Accessibility Concerns – PL/2026/01620

Dear Pana,
My apologies, please find below the omitted email attachment from Jane Hughes.

Kind regards
[REDACTED]

----- Forwarded message -----

From: Hughes, Jane
To: [REDACTED]
Sent: Tuesday, 9 June 2026 at 10:01:14 BST
Subject: RE: Public Footpath GSOM27 and Accessibility Concerns – PL/2026/01620

Dear [REDACTED]

Thank you for your email and please accept my apologies for the delayed response. I appreciate you raising these important points regarding the proposed development and its potential impact on the appearance and accessibility of the footpath, especially for wheelchair users. We recognize how vital accessibility is for all members of the community, and your feedback on wheelchair access is particularly helpful.

Please be assured that if the planning appeal is successful, the effect of the proposed development on the public footpath will be carefully considered once a detailed planning application has been received. At this stage, it may be premature to look further into the matter, but your input is valued and will be kept on file for reference should we be consulted on a planning application in the future. If you have any additional information or specific concerns you would like to share, please feel free to send them to me, and I will ensure they are included in our records. Your ongoing engagement is appreciated and will help inform our approach as the process continues.

Thank you again for your engagement with this process. Please feel free to contact me with any further questions or concerns.

Kind regards

Jane Hughes (Mrs)

Definitive Map and Highway Records Technical Officer
Definitive Map and Highway Records Team

Wiltshire Council

County Hall, Trowbridge, BA14 8JN.

Tel: 01225 713048

Email: jane.hughes@wiltshire.gov.uk

Website: www.wiltshire.gov.uk

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<http://www.wiltshire.gov.uk/recreation-rights-of-way>

Report a problem <https://my.wiltshire.gov.uk/>

From: [REDACTED]
Sent: 27 May 2026 16:15

To: Hughes, Jane

Subject: Public Footpath and Accessibility Concerns – PL/2026/01620

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Dear Ms Hughes,

I am writing regarding application PL/2026/01620 and the associated appeal relating to land north of West Street, Great Somerford.

I note and appreciate your previous comments confirming that Public Footpath GSOM27 runs through the field on the route available on the ground, and that the digital mapping originally relied upon within the planning submission was not consistent with the Definitive Map and required amendment.

Given the importance of the Definitive Map position and the relationship between the footpath and the proposed development site, I remain concerned about the practical accessibility and safety implications of the proposal, particularly where vehicle access and pedestrian movement may interact.

As a wheelchair user living immediately adjacent to the site, I regularly use this accessible green space and route because of its close proximity, relative flatness, and importance to my mobility, independence, and wellbeing. Importantly, it also provides my only practical means of avoiding travelling predominantly within the carriageway itself, which can be difficult and unsafe due to the limited pedestrian infrastructure along West Street.

I am concerned that the proposal may:

- * reduce the practical usability of the footpath for disabled users,
- * create increased conflict between vehicles and pedestrians,
- * affect accessibility during construction,
- * and urbanise what is currently a valued and tranquil walking route.

While I note your previous recommendation that the footpath should remain available through the site at a minimum width of 2 metres, I would respectfully ask that consideration is also given to the real world accessibility, safety, and experience of users, particularly wheelchair users and those with limited mobility.

In practice, the usability of a route depends not only on minimum width, but also on the interaction with vehicles, surfacing, visibility, manoeuvrability, and the overall sense of safety and accessibility for vulnerable users.

Given the importance of this route to accessibility and wellbeing within the village, I would be grateful if these matters could continue to be carefully considered as part of the ongoing assessment of the proposal and appeal.

I would also welcome the opportunity for a short site discussion or visit if helpful, as I believe the practical relationship between the footpath, accessibility constraints, and the proposed access arrangements is far more apparent when experienced on the ground.

Thank you.

Kind regards,

[REDACTED]

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From: Postal Appeals
Sent: 09 June 2026 14:33
To: Pana Kwabe; West-1
Subject: FW: URGENT: Appeal Ref 6008998 / PL/2026/01620 – GSOM27, wheelchair accessibility and request for action before decision

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One for you

Thanks

Hannah

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To: Postal Appeals <Appeals@planninginspectorate.gov.uk>; Jane.Hughes@wiltshire.gov.uk; isobella.wise@wiltshire.gov.uk
Subject: URGENT: Appeal Ref 6008998 / PL/2026/01620 – GSOM27, wheelchair accessibility and request for action before decision

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That is not adequate in this case.

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I respectfully request that no decision is issued until the Inspector has considered these matters directly.

I also request that the Inspector specifically inspects the relationship between West Street, the proposed access, Public Footpath GSOM27 and the current accessible route on the ground as part of the site visit. The practical accessibility and safety implications are much clearer when viewed on site.

Please confirm urgently that this email and attachments have been added to the appeal file and will be placed before the Inspector before the appeal is determined.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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DPC:76616c646f72





URGENT

DON'T LET OUR FOOTPATH FIELD *Be Developed!*

The planning application for North of West Street that was **REJECTED** has now been **APPEALED**.
(Ref: PL/2026/01620)

WEST STREET VIEW (FRONT)



GOOD NEWS

There were an amazing **120 objections**
first time round.

You can help again.

The Planning Inspectorate will consider further
comments before making a decision.



**DEADLINE TO HAVE YOUR SAY:
WEDNESDAY 1ST JULY**

Please, please, please support if you can!



If you originally objected, you will have a link to the appeal portal to comment further, or scan this QR code, or type this into your browser.
<https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

Don't forget the reference number
(Appeal Reference no. 6008998)



If you can't go online you can post your comments to:
The Planning Inspectorate, c/o Quadrant,
69 Buckingham Avenue, Slough SL1 4PN

**NEED
HELP?**

Please get in touch - we're happy to help.

Amy Kent 07979 594651
Jo Freeman 07809 620211
Emma Hopkins 07939 449426



WHAT DOES THE APPEAL ACTUALLY SAY?



The appeal argues that:



The field is simply a "gap" and building two houses would be "limited infilling".



Sympathetic development could preserve the Conservation Area and historic setting.



The Local Green Space has limited recreational and community value.



The need for two additional houses outweighs any local harm.

SOME POINTS YOU MAY WISH TO CONSIDER



Even two houses would permanently and irreversibly change the character of West Street and this historic part of the village.



The openness and historic spacing of this field - the 'gap' itself - are its historic importance and value. Once built on, that openness can never be restored.



This Green Space is a well-loved and well-used part of village life. The enjoyment of the footpath depends upon the undeveloped open character of the surrounding land.



The appeal relies heavily on the assumption that a sympathetic form of development could be achieved, but there is no detail outlined. This is just a planning in principle, so no one knows what could happen in the future if it was bought by developers.



How will the footpath work with the vehicle access? The planning application nor the appeal state where the vehicle access will be and how this will affect the footpath.



**IF THIS GOES AHEAD,
THIS WILL THREATEN
ALL OUR DESIGNATED
GREEN SPACES.**

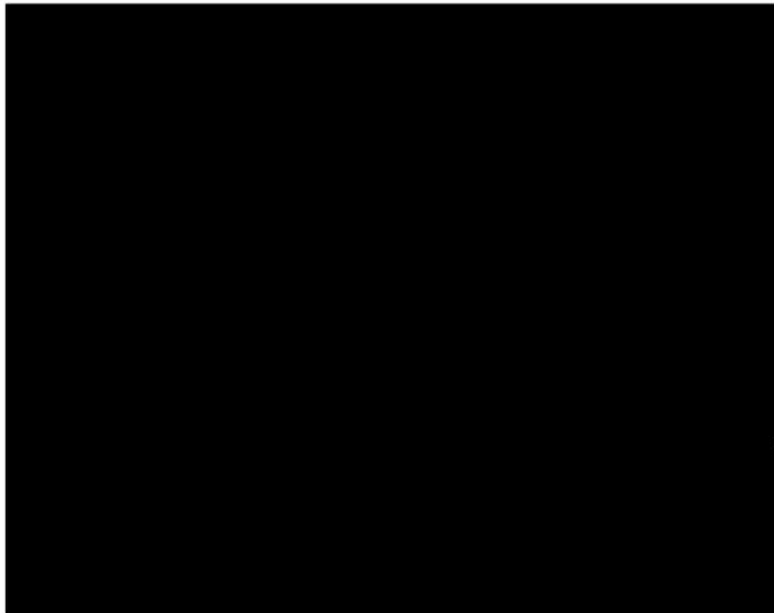
Once lost, they can never be replaced.



Hello, 6008998



I object to this having ticked
the five points overleaf.



Objection Statement

Against the Appeal by CLLP 2010 Discretionary Trust Application Against Wiltshire Council’s decision to Refuse Application PL/2026/01620: Permission in Principle for Development of up to Two Houses on Land North of West Street Great Somerford

Site	Land north of West Street, Great Somerford, Chippenham, SN15 5EH	
Application Number	PL/2026/01620	
Appeal Ref Number	6008998	
Prepared By	Judith Norris BSc MSc FRICS IHBC FBIAC	
Date	June 2026	Issue FINAL



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1. Introduction

- 1.1. This Statement is written on behalf of [REDACTED] of [REDACTED] [REDACTED] and [REDACTED] who live [REDACTED] the application site at Manor Farmhouse.
- 1.2. This Statement supports the chorus of over one hundred objections from local people to the now appealed decision.

2. Constraints

- 2.1. The site is outside the settlement boundary, located within the designated Conservation Area, immediately next to the route of a public footpath (a public viewpoint). Manor Farmhouse is a listed building Grade II, and the development is within its setting. It is also within the setting of non-designated heritage assets at The Manor Stables and the Squash Court. The land is designated in the Somerford Neighbourhood Plan (NP) as Local Green Space (LGS).
- 2.2. Planning law in relation to development in conservation areas is set out in The Planning (Listed Building and Conservation Area) Act 1990 where s72 requires:

'Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'

3. Wiltshire Council's Statement of Case

- 3.1. Wiltshire Council (the LPA) has responded in detail to the Appellant's Statement of Case and in summary makes the following points with which we concur:
 - The proposal does not '*preserve the character and appearance of the Great Somerford Conservation Area*' (CA) as asserted by the Appellant's agent.
 - The application does not address the specific contribution of the site to the CA but relies on generalised assertions.
 - The reference to PL/2026/01620 (development of land at West Street, Great Somerford) as a material planning consideration is not agreed. The appeal site is more visually prominent, and more closely related to heritage assets and legible breaks within the street frontage. It is very different.
 - The proximity of the site to Manor Farmhouse (listed Grade II with historic boundary walls within the appeal site) is damaging to the setting of the heritage assets, and the spatial functional and historic relationship between heritage assets and its surroundings. This point does not appear to be understood in the Appellant's Appeal Statement.
 - The visual break is part of the character of Great Somerford.
 - The proposal conflicts with the Neighbourhood Plan Local Green Space designation.
 - The plot is not an infill and there are no very special circumstances.

The Objection is made for the following reasons:

4. Impact on Heritage Assets

- The application neglects to consider whether the proposal '*preserves and enhances*' the Conservation Area in accordance with section 72(1) of the Planning (Listed Building and Conservation Area) Act 1990.
- No attempt has been made by the applicant to address paragraph 212 of the NPPF which requires the impact of the development on the significance of the Conservation Area to be addressed.
- Paragraph 213 of the NPPF and s66 of the Planning (Listed Building and Conservation Area) Act 1990 requires the impact on the setting of a listed building to be given special regard, but this is missing too.
- Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, the Framework advises that this harm should be weighed against the public benefits of the proposal. The public benefit of two houses is questioned.
- Recently, fencing has been erected on the development site to show the extent of the plot. This relatively minor change significantly alters the character of the space and makes the point how damaging development will be to the appearance of the CA and LGS.
- The Planning Statement refers to using the existing field gate, but this crosses the driveway into Manor Stables and Manor Stables Cottage. The Appeal Statement at 4.14 states the low wall will be retained but how this is achieved is an unanswered question. The new access will be further change to the CA, but this is not considered.



Manor Stables, the Low Wall and the Drive and Wall Obscuring the Sight Lines



Low Wall seen from West Street



Access Frontage

- In relation to the impact of the development to the setting of Manor Farmhouse, a listed building, Mr Trevor Harrison notes in his objection to the PIP:

'The boundary walls forming the curtilage of our property are also Grade 2 listed. These include the 130 ft stretch of walling forming the Eastern perimeter of our property and the Western perimeter of the proposed development site. This wall is clearly visible from the footpath crossing the development site, and the remainder of the "school field" joining West Street with Hollow Street; the wall significantly adds to the overall character of the setting. It is evident any housing development would obscure this defined heritage asset from the public view'.

- The proposal interrupts the historic settlement pattern of the village which is formally recognised by the somewhat unusually fragmented village settlement boundary and was an important part of the deliberation of the Neighbourhood Plan inspector.



Manor Farm Wall



5. The Application is Contrary to the Policies of the Somerford Neighbourhood Plan 2016-2026, NPPF 2025, and Local Green Space for the Following Reasons

- The Neighbourhood Plan at paragraph 2.3 sets out the priorities of the NP which were to identify additional housing, and to '*identify those areas which are currently undeveloped and which the parish wishes to retain as local green space*'. The parish identified eight sites within Great Somerford including the application site. Simply because the plan end date has been reached does not negate the view of local people who voted to support this long-term aim.
- National planning policy set out in the National Planning Policy Framework 2024 at paragraph 106 and 107 supports the designation and makes the point LGS should 'only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period'.
- Paragraph 108 states:

Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework'.
- This particular site is parallel to a well-used public footpath located close to the community it serves providing benefit in terms of the rural views and views of attractive buildings which add to the context of the site and its local significance. The new development will be visually intrusive.
- The LGS is not simply a local whim, but a designation of some significance carrying weight in any decision-making process. Of the eight Local Green Spaces in Great Somerford it is one of the most used, and one of the most prominent.
- The visibility splay to the new development requires land in the ownership of third parties to work. This point has not been considered.
- The wall fronting the highway of Manor Farm Stables badly obstructs the sight lines from the development site.
- With no details of the access arrangements it is difficult to understand how, a safe access can be achieved for the children and elderly who use this footpath while respecting the openness of the LGS and preserving and enhancing the conservation area.



6. Objection to the Case Made for the Permission in Principle (PIP)

- It is appreciated the details of the development will be revealed at the Technical Detail stage but as this will have great bearing on the Conservation Area it is necessary to know how the site is to be divided. Is it diagonally, or two narrow strips, or another drive parallel to the existing. If it is one house, where is it to be located? The PIP is not the right mechanism to use for this location.
- The construction of up to two houses together with associated activity, vehicle movements and noise would inevitably domesticate the site losing the site's open and rural quality.
- The Appeal Statement makes reference to the PIP appeal for a site in West Street, reference PL/2023/06033. As well as being further from the street frontage the West Street application differs in several respects to the application site including the point it is not designated as a Local Green Space. The Inspector notes this specifically at paragraph 9 of the decision.
- Each case must be determined on its own merits. Just because the Inspector carried out her duty under section 72(1) of the 1990 Act for the West Street site, it does not mean it is the right decision for this PIP.
- At paragraph 11 of the West Street Appeal Statement consideration is given to the '*linear pattern of West Street*' and then states at paragraph 11 *the site has a wooded area giving a degree of separation*, again this is not a feature of the application site. The inspector also comments that plots in the area are generally spaciouly arranged within relatively large plots; if two houses are located on the application site this is also out of character with the area.
- The Planning Statement at paragraph 5.12 tries to suggest that the amount of Local Green Space in Great Somerford is not justified. The spaces are part of the character of the village and have been supported and recognised as important by the local community as part of its NP. The sites are all close to the local community and are significant because of their intrinsic beauty, and tranquillity. In the case of this Local Green Space the route of the footpath across the field further contributes to local people's appreciation of the space.
- At paragraph 4.23 the Appeal Statement suggests the LGS designation is not a nationally restrictive policy. It is accepted the Wiltshire Local Plan is in a state of flux, and Housing Land Supply is short, however the location of the site within the Somerford Conservation Area and designated as Local Green Space, (both mentioned in footnote 7) means paragraph 11 (d), the presumption in favour of sustainable development is not supported in this case and they are '*areas or assets of particular importance*' protected by other policies in the Framework.
- The cited case law in the Planning Statement appears to try to argue that if policies relating to housing land supply are out of date, this trumps everything else, but this is not correct. There is a distinction between housing land supply policies and policy relating to other concerns such as heritage assets



which carry considerable weight.

- On a practical note, recent housing development in the village is struggling to sell which suggests there is no pressing need for more open market houses in the village.
- 6.1. The principle of the development is not acceptable particularly with regard to its impact on the Conservation Area and Local Green Space. The safety and deliverability of the access is also questioned.
- 6.2. The Inspector is respectfully requested to refuse Permission in Principle for this site.