



Chartered Town Planners
Royal Town Planning Institute

ATLAS

PLANNING GROUP

PLANNING STATEMENT

Sunnyside, Holloway Lane, East Knoyle, SP3 6AH

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INTRODUCTION

- 1.1 This Statement has been prepared by Atlas Planning Group to accompany a full planning application for demolition of existing dwelling and the erection of two detached dwellings.
- 1.2 This Statement will assess the development against both local and national planning policy found within the National Planning Policy Framework (NPPF), the Wiltshire Core Strategy and the saved policies of the Salisbury District Local Plan.

SITE DESCRIPTION

- 2.1 The application site is positioned on the western side of Holloway Lane in East Knoyle.
- 2.2 The site relates to the dwelling, Sunnyside and also the residential curtilage of its northern neighbour, 'Tironui', which is a detached dwellinghouse that was constructed following the grant of Outline Planning Permission and its subsequent Reserved Matters application in 1990 (App Ref: S/1989/1171 and S/1990/1697 respectively).
- 2.3 Whilst the site is bound by countryside, the surrounding area is residential, characterised predominantly by detached houses to the north and south. The properties are not Listed, nor is the site positioned in a Conservation Area. However, the site's eastern boundary does form the edge of East Knoyle Conservation Area and the whole site is situated within the Cranborne Chase & West Wiltshire Downs National Landscape.



Figure 1: Site Context

PLANNING HISTORY

- 3.1 There are no applications made on the site which are recent or of relevance to this scheme.

THE PROPOSAL

- 4.1 The description of development would be as follows:

“The demolition of existing dwelling and the erection of a 2no detached dwellings including parking, hard and soft landscaping and associated works.”

- 4.2 The proposal involves the redevelopment of the existing site known as Sunnyside, to create two new detached residential dwellings. This development will replace the existing dwelling, Sunnyside with two modern, high-quality homes, with the existing access remaining to serve both properties. Plot 1 will be a three-bed dwelling, whilst Plot 2 will have 2 bedrooms.
- 4.3 Richmond Bell Architects have produced a Design Statement which outlines the rationale of the development and how it responds to the site constraints.

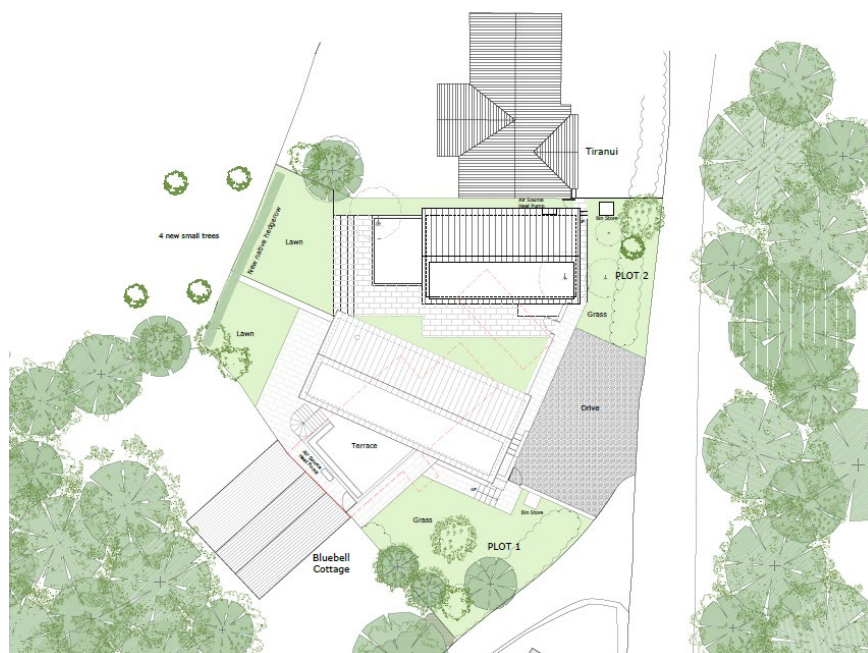


Figure 2: Proposed site plan

PLANNING CONSIDERATIONS

- 5.1 Wiltshire Council's Core Strategy (2015) is the Council's primary Development Plan Document, and the starting point for determining planning decisions, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The National Planning Policy Framework (NPPF) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for planning decisions.
- 5.3 The policy and guidance contained within the statutory Development Plan Documents and all other relevant material considerations have been reviewed to determine if the proposal is an appropriate form of development for the application site.

PRINCIPLE OF DEVELOPMENT

- 5.4 Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. East Knoyle is identified as a Small Village within this framework. According to the Settlement Strategy, Small Villages do not have defined settlement boundaries but are recognised for their potential to accommodate limited, appropriately scaled development
- 5.5 Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy', which prescribes the scale and nature of growth suitable for each settlement tier. In Small Villages such as East Knoyle, development is typically restricted to infill within the existing built area. This policy supports modest development that reflects the existing character and form of the settlement, ensuring that new proposals do not extend beyond the current village framework or intrude into sensitive landscapes. As such Core Policy 2 supports the development of new housing here in principle, subject to accordance with criteria (i-iii) below:
- 5.6 Criterion i) ensures new development respects the existing character and form of the settlement. This is discussed in detail within the design section, and the proposal would satisfy this criterion.
- 5.7 Criterion ii) ensures new development does not elongate the village or impose development in sensitive landscape areas. Being located between two existing residential plots, the proposed development would not elongate the village, or impose development in a sensitive landscape area, thus according with this criterion.

- 5.8 Criterion iii) ensures new development does not consolidate an existing sporadic loose-knit area of development related to the settlement. The proposal accords with this criterion as the site is not within 'an area of sporadic loose-knit development' as it is related to the settlement and the development is primarily sat on existing built development.
- 5.9 The proposal therefore accords with Core Policy 2 and should be supported in principle, subject to compliance with other relevant policies of the development plan.

OTHER CONSIDERATIONS

- 5.10 It is acknowledged that the Council has considered applications for residential development nearby, where it has been argued that the location is outside the village boundary; and not within the built-up area of the Small Village of East Knoyle. However, whilst we contest that it is part of the village due to its address and relationship with other dwellings, even if the Council were to take the alternative view, there are more significant material considerations in the determination of this application, which outweigh this matter.
- 5.11 Following publication of the latest NPPF revision (December 2024), it is common ground that the Council cannot demonstrate a five-year housing land supply, with only 2.3 years' worth of supply..
- 5.12 Inspectors have considered the updated calculation of housing supply to be a **substantial** shortfall, meaning that Paragraph 11(d) of the NPPF is applied and the 'tilted balance' should be engaged. This states that, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, for example through the inability of the authority to demonstrate the required housing land supply, granting permission unless:
- i. The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
- 5.13 The site is not located within an area designated as a Site of Special Scientific Interest (SSSI), Green Belt, Local Green Space, or Heritage Coast, there are no identified irreplaceable habitats at the site, it is not

a designated heritage asset, and it is not within an area at risk of flooding. Therefore, the proposal will not have an impact upon any of these protected areas or assets of particular importance.

5.14 The site is located within the National Landscape and outside of but on the edge of a Conservation Area, however the proposed dwellings have been carefully designed to consider and preserve these designations, as explained further below.

5.15 Therefore, having regard to the social, economic and environmental benefits of the proposal, and its position adjacent to existing properties, close to rural settlements, the site is still representative of a sustainable location and will support the vitality and viability of the surrounding rural area in accordance with the NPPF. Therefore, the principle of development should be considered acceptable.

DESIGN

5.16 Core Policy CP57 requires a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings.

5.17 The application site relates to Sunnyside, a semi-detached cottage, that sits between Bluebell Cottage, and Tironui. These buildings collectively form a small group of dwellings along Holloway Lane. The architecture of dwellings within the immediate area is mixed but a common theme is that they are relatively modest one or two storey dwellings, built in the late 20th century. Sunnyside itself is of no particular architectural merit, constructed of painted brick under a concrete tile roof. The property suffers from rising damp throughout, and penetrating damp particularly at first floor.



Figure 3 - Front elevation of Sunnyside

- 5.18 Given this poor condition, the proposal seeks to demolish the existing dwelling and erect two modern, energy efficient dwellings within the contained gap between the existing built frontage. The proposed dwellings follow the curvature of the road and importantly, they would not project beyond the established line of built form or extend development into open countryside.
- 5.19 Consequently, the development reads as a natural continuation of the existing frontage and ensures the buildings integrate into the street scene as glimpsed elements within the landscape rather than incongruous additions. Indeed, the provision of further vegetation ensures the development maintains the verdant character of the area. As described in East Knoyle's Village Design Statement (VDS), the proposed dwellings will continue to be experienced as *"part of a wider landscape"*, with vegetation playing a key role in softening and filtering views.
- 5.20 The proposed dwellings follow the principles contained in VDS, which states that new development should *"respect the scale, form and pattern of existing buildings"*. Indeed, two modest dwellings between the existing built development are proposed, which would not appear dominant or intrusive. Whilst the proposed dwellings would have contrasted detailing when compared to neighbouring properties, as highlighted above, the architecture in the area is mixed and the materials reflect the local vernacular.
- 5.21 Indeed, the use of locally sourced Chilmark stone to the garden walls and to the lower floor of Plot 1 directly references the dominant building material of the historic village. Moreover, the use of timber claddings is contextually appropriate given the site's rural surroundings, whilst zinc roofing offers a contemporary alternative to traditional materials.
- 5.22 Accordingly, the approach to design is considered acceptable. The proposed development is a high-quality contemporary interpretation of local character. The scheme reflects local building forms and proportions, uses high quality materials and maintains the grain of development. The proposed dwellings are broken into subservient elements, utilising the levels of the land, and use varied materials, which respect the local vernacular. Therefore, the dwellings are considered to accord with Core Policy 57 of Wiltshire Core Strategy.

HERITAGE

5.23 The site lies outside of but on the boundary of East Knoyle Conservation Area. Core Policy CP58 requires development to protect, conserve and, where possible, enhance the historic environment, including the setting of Conservation Areas. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.



Figure 4: Conservation Area

5.24 Given the low quality of the building, modern extensions and interventions and location outside of the Conservation Area, the existing dwelling is not considered to be of any historic interest, but due consideration has been given to ensuring that the Conservation Area's setting is preserved by the proposal.

5.25 Indeed, it is acknowledged that the rural landscape contributes to the setting and significance of the Conservation Area. The VDS highlights the importance of maintaining the village's landscape setting and ensuring that development does not detract from its rural context. Given the site's position between existing dwellings, the proposal is considered to preserve this significance. Indeed, the development would not interrupt important views or alter the way in which the Conservation Area is experienced, and the proposed dwellings will be read as part of the existing cluster of buildings rather than as an encroachment into the countryside.

5.26 Further to this, the proposed dwellings will not be unduly prominent given their massing, design and siting. Instead, the use of vernacular materials such as Chilmark Stone ensures that the scheme complements the local built form within the Conservation Area.

5.27 Accordingly, by respecting the established pattern of development, using appropriate materials and proposing additional soft landscaping it is considered that the proposal preserves the character and appearance of the Conservation Area. The proposed development is therefore considered to be in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, and CP58.

NATIONAL LANDSCAPE

5.28 The site lies within the Cranborne Chase National Landscape (formerly AONB). The NPPF requires that great weight is given to conserving and enhancing landscape and scenic beauty in such areas.

5.29 The Cranborne Chase Management Plan 2025–2030 is a material consideration in decision-making and sets out a framework for conserving and enhancing the special qualities of the landscape. Its overarching objective is to ensure that development contributes positively to the natural beauty, landscape character, biodiversity and cultural heritage of the area.

5.30 It is not considered that the proposal would unduly harm the landscape character of the National Landscape. The development is visually contained between existing built development. The proposal does not extend development into the open countryside and through the dwellings' design and siting, preserves the overall character of the area.

5.31 The proposal also responds positively to the objectives contained within the Management Plan by retaining existing vegetation and proposing new boundary vegetation. Given the dwellings' position and scale, notwithstanding neighbouring buildings, the proposal would not be a visually dominant or prominent feature within the landscape.

5.32 Since the development involves the demolition of existing built development and the erection of two dwellings in its place, the proposal also does not create new development where none already exists. Therefore, the scheme will not urbanise the rural area. Rather, the scheme makes efficient use of a small, contained parcel of land. The two new dwellings will help support the vitality and vibrancy of rural community without causing any landscape harm, in line with management objectives.

5.33 Finally, in terms of the Dark Night Skies, it is recognised that the site is positioned in an International Dark Sky Reserve, the 14th in the world. Currently, the application site is occupied by Sunnyside, a dwelling without any restrictions to external lighting. In contrast, the proposed development has been

designed to accord with the principles of the Dark Sky Reserve designation by adopting a “minimal lighting” and “dark skies first” approach.

5.34 For example, any lighting required for safe access or security will be:

- Low-level and localised
- Restricted to entrances and immediate circulation areas
- Designed to avoid unnecessary illumination of surrounding land

5.35 This aligns with the principle that lighting should only be used “*where it is needed*” and “*only when required*”. Moreover, if there is a need for any external lighting, this will be effectively managed, and any light spill mitigated through condition.

5.36 Importantly, because the proposal comprises only two dwellings in between existing built development, the development would not significantly affect the overall lighting in the area. The development will be perceived as part of the existing pattern of low-level domestic lighting, rather than a new or intrusive source of light pollution.

5.37 For the above reasons, it is considered that the proposal would not harm the National Landscape and would accord with Core Policy 51.

IMPACTS ON RESIDENTIAL AMENITY

5.38 Core Policy 57 outlines that development is required to achieve a high standard of design that safeguards residential amenity by ensuring proposals are compatible with surrounding uses and do not result in unacceptable impacts such as overlooking, loss of privacy, overshadowing, noise, or general disturbance. This reflects the NPPF, which requires planning decisions to promote well-designed places and secure a high standard of amenity for existing and future users, ensuring that development contributes positively to the quality of the built environment and living conditions.

5.39 The proposed dwellings have been sensitively and carefully designed to ensure that there would be no harm to the amenity of neighbouring properties and high-quality amenity is provided to future occupiers.

5.40 Indeed, due to separation distances, height and subservient elements, the proposal would not be overbearing additions. Additionally, due care has been given to ensure that there are no overlooking windows. Due to the orientation, outlook will not be affected nor sunlight and daylight.

- 5.41 As set out in the Design Statement, the proposed dwellings have been designed to a high standard with sufficient garden space. Both exceed the nationally described space standards and therefore, for the above reasons, the proposed development is considered in accordance with Core Policy 57 regarding amenity.

HIGHWAYS & PARKING

- 5.42 Wiltshire Core Policy 60 mandates that development proposals must ensure adequate parking provision to reduce the need for on-street parking and to mitigate any potential adverse impacts on local traffic conditions.
- 5.43 The proposed development will utilise the existing access to Sunnyside, where parking is proposed for each of the dwellings. Plot 1 and Plot 2 are three and two bed dwellings respectively and therefore, there is a requirement of 4 car parking spaces, in line with the Car Parking Strategy. As shown on the proposed site plan, these parking spaces can fit comfortably on site.
- 5.44 Moreover, vehicular access to the site will be taken from the existing highway network. The development is modest in scale and will not result in a material intensification of traffic movements that would adversely affect the operation or safety of the surrounding road network. Holloway Lane in particular is very lightly trafficked, and due to its narrow nature, vehicles generally travel well below the posted 30mph speed limit.
- 5.45 The application site is positioned within East Knoyle village, where parking on street is not uncommon. Nevertheless, the proposed parking arrangements will ensure that all parking will be contained within the site boundaries, avoiding any additional on-street parking in the area.
- 5.46 As such, the proposal accords with CP61, which seeks to ensure that new development does not unacceptably impact upon highway safety.

ECOLOGY

- 5.47 Core Policy 50 states that all development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development. In addition, Core Policy 50 states that all development should seek opportunities to enhance biodiversity.

5.48 Since the proposal involves the demolition of the existing dwelling a Preliminary Roost Assessment (PRA) was undertaken by BatCraft. The buildings suitability to support roosting bats was assessed and no bats or evidence of bats were identified during the preliminary inspection.

5.49 The PRA identified the dwelling building had low potential roost features that could support bats, based on this 1 presence/absence activity survey was undertaken on 15/8/25. No bats were recorded during the survey, emerging or entering the building. In line with best practice guidelines, no further survey effort is required.

5.50 Moreover, and with regards to Biodiversity Net Gain, the application is accompanied by the relevant metric. The development will result in a net gain of 0.02 habitat units (20.58%) and 0.01 (10.06%) hedgerow units through the retention of modified grassland outside the residential curtilage, planting four native trees and a native hedgerow within the grassland.

SUSTAINABILITY

5.51 The NPPF confirms that the planning system should support the transition to a low-carbon future and help shape places in ways that contribute towards reductions in greenhouse gas emissions. Development proposals should support renewable and low-carbon energy generation, improve energy efficiency and respond positively to the challenges of climate change.

5.52 Core Policy 41, Sustainable Construction and Low-Carbon Energy, supports proposals that incorporate measures to minimise energy demand, utilise sustainable construction methods and integrate renewable or low-carbon technologies where appropriate.

5.53 The proposals incorporate a range of measures intended to improve operational energy efficiency and reduce reliance upon fossil fuels. These include:

- low-carbon materials;
- a timber superstructure;
- air source heat pumps;
- solar panels; and
- high levels of insulation.

PLANNING BALANCE AND CONCLUSION

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 The proposed development seeks to demolish an existing dwelling and erect two dwellings in its place. As set out above, the proposed development accords with the spatial strategy set out in Core Policies 1 and 2, representing an appropriate form of infill development within a Small Village. The scheme respects the character and form of the settlement, does not extend development into the open countryside, and integrates with the existing built frontage.
- 6.3 It is acknowledged that the Council may argue a degree of conflict may arise with Core Policy 2 in respect of whether the site is strictly within the built-up area of East Knoyle. However, even if we were to accept this position, it would be clear that this conflict is limited. After all, the site is physically contained between existing dwellings and reads as part of the established settlement pattern.
- 6.4 This Statement has demonstrated that the proposal accords with policies relating to design (CP57), landscape (CP51), heritage (CP58), highways (CP60 and CP61), ecology (CP50) and sustainability (CP41). The benefits of the proposal are clear and significant, including the delivery of two dwellings, biodiversity net gain, reduction in carbon emissions and support for the vitality of the rural community.
- 6.5 Accordingly, it is considered that any conflict with Core Policy 2 would be outweighed by the benefits of the proposal. Wiltshire Council cannot demonstrate a 5 year housing land supply and therefore, paragraph 11 of the NPPF applies. Recent appeal decisions within Wiltshire confirm that this shortfall is substantial and attracts significant weight in decision-making.
- 6.6 At Westbury (APP/Y3940/W/24/3345598), the Inspector gave significant weight to housing delivery benefits and applied only limited weight to development plan conflict, noting that the Council could demonstrate only “just over 2 years” housing land supply.
- 6.7 Applying Paragraph 11(d) of the National Planning Policy Framework, planning permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits.
- 6.8 In this context, significant weight should be afforded to the benefits of the scheme. These include:
- The provision of additional housing in the context of a substantial shortfall in supply;
 - The efficient use of a contained site within an existing residential context;

- Biodiversity net gain and landscape enhancements;
- Economic and social benefits associated with construction and supporting a rural community.

6.9 It is acknowledged that the site is positioned where there would be a reliance on cars. However, Inspectors have consistently given this limited weight in rural areas. For example, in appeal APP/H1705/W/15/3130820, the Inspector stated:

“Future occupiers would be likely to rely on the private car... however this is not uncommon in rural areas and does not, in itself, make the development unsustainable.”

6.10 Indeed, the NPPF makes clear that opportunities to maximise sustainable transport solutions will vary between urban and rural areas.

6.11 Similarly, in appeal APP/G2245/W/15/3133566, the Inspector found that limited accessibility and reliance on the car attracted only moderate weight against the proposal, particularly where the development was small-scale and related to an existing settlement.

6.12 Additionally, in appeal APP/X0360/W/20/3259189, it was concluded that while occupiers would rely on private vehicles, the site’s relationship to existing development and the modest scale of the proposal meant that this factor did not significantly undermine its sustainability.

6.13 In this case, the application site is related to the existing built form of East Knoyle and represents an infill opportunity. The proposal is modest in scale and would not materially alter travel patterns or generate significant additional vehicle movements.

6.14 Accordingly, for the above reasons, there are no adverse impacts identified that significantly and demonstrably outweigh the benefits. The proposal preserves the character and appearance of the National Landscape, preserves the setting of the Conservation Area, and results in no harm to highway safety, residential amenity, or ecology.

6.15 Consequently, even if limited policy conflict is identified with regards to CP2, this is clearly and decisively outweighed by the substantial benefits of the scheme. The tilted balance therefore falls in favour of the proposal, and the proposal represents sustainable development when assessed against the NPPF taken as a whole. Therefore, we commend the proposal to you.