

REPORT FOR NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	12 August 2026
Application Number	PL/2026/01804
Site Address	Land North of 281 Quemerford, Calne, Wiltshire, SN11 8LA
Proposal	Proposed erection of two semi-detached self-build bungalows
Applicant	Mr Samuel Miller & Ms Lucy Miller
Town/Parish Council	Calne Town Council
Electoral Division	Calne South – Cllr Sam Pearce-Kearney
Type of application	Full Planning Permission
Case Officer	Hilary Quixley
Reason for the Application being reported to Planning Committee	The application is before the Planning Committee at the request of the Local Division Member to consider the visual impact, relationship to adjoining properties, environment/highway impact

1. RECOMMENDATION:

That planning permission be GRANTED subject to conditions, and subject to delegation to the Head of Development Management for the completion of a Section 106 legal agreement securing self build provision.

2. Executive summary

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application seeks full planning permission for the erection of two semi-detached, self-build bungalows on land to the north of 281 Quemerford, Calne. The proposal would provide two, two-bedroom homes designed as single-storey dwellings, with one bedroom and bathroom within the roof space, together private amenity space, two parking bays for each property and associated access arrangements.

Although the site lies outside of the Calne settlement boundary, the southern edge of the site is lies immediately adjacent to that line and the proposal is located within an established pattern of residential development and would not extend further into the open countryside than recently approved developments on adjacent land. The scheme therefore conflicts with the

settlement strategy of the Wiltshire Core Strategy in principle, but this conflict is limited by the site's edge-of-settlement location and relationship to existing development.

A key material consideration is Wiltshire Council's five-year housing land supply, with only 2.42 years' supply available. As a result, the National Planning Policy Framework's "tilted balance" is engaged, requiring significant weight to be given to the delivery of additional housing. The proposal would make a small but positive contribution to housing supply and would deliver two self-build homes, a form of development actively supported by national policy.

It is concluded that the proposed dwellings would be of an appropriate scale, design and appearance for their setting. The development would reflect the character of nearby recently approved housing, utilise sympathetic materials, and would not result in significant, unacceptable visual harm. Conditions are proposed to control future extensions and alterations to ensure the development remains appropriate to its location and a draft legal agreement has been received which would secure the properties as Self-Build units. .

The proposal would not give rise to significantly unacceptable impacts on neighbouring residential amenity. Due to the separation distances, single-storey appearance, limited overlooking opportunities and modest scale of the scheme, no significant loss of privacy, outlook or daylight would occur.

Wiltshire Council Highways raised no objection, concluding that the development would not adversely affect highway safety or place a severe impact on the local road network. Adequate parking is proposed, with cycle parking secured by condition. Rights of Way officers similarly raised no objection, subject to advisory notes regarding access rights over the adjoining public footpath.

Ecological consultees also raised no objection, subject to conditions requiring compliance with the submitted ecological appraisal and lighting controls. No significant ecological constraints or designated sites have been identified that would prevent development. Additional tree protection measures will be secured through an Arboricultural Method Statement condition.

Overall, whilst the proposal conflicts with settlement boundary policies, the adverse impacts identified are limited and are not considered to significantly and demonstrably outweigh the benefits of delivering two self-build homes in a relatively sustainable location. The development accords with relevant design, amenity, highway, ecology and sustainability policies, and would contribute towards addressing the current housing shortfall.

For these reasons set out in this report it is recommended that planning permission be granted subject to the completion of a suitable planning obligation and the imposition of the conditions set out below.

3. Planning Obligations and conditions

Obligations

A S106 Unilateral Undertaking secure the following:

- Provision of Self-Build Development of Two Dwellings.

Conditions

1. Time Limit
2. Approved Plans
3. Materials
4. Landscaping
5. Landscaping Management
6. Arboricultural Method Statement
7. Surface Water Drainage
8. Details of Cycle Storage
9. Removal of Permitted Development Rights for alterations, additions and extensions
10. Removal of Permitted Development Rights for alterations and additions to the roofs

4. PROPOSED DEVELOPMENT AND SURROUNDINGS

The application site is located in Quemerford, which is situated on the eastern side of Calne and along the A4, as that main highway leads east out of the town. Along the northern side of the A4 in this location is a ribbon residential development, with some existing back land development. There is open land to the south of the A4 in this location and open land to the north of the site. The access track which leads to the site also provides access to a cluster of properties further north and is shared by PROW CALN21.

The proposal comprises an application for a pair of semi-detached dwellings, which would appear as single storey properties but benefit from a bedroom and bathroom in the roof space lit by roof lights in the northern (rear) elevation only and one window within each side elevation.

Site location



The extent of the built form would have total footprint of approximately 21.5m wide and 10.2m deep, the overall height of the ridge would be approximately 6.3m.

Each dwelling would mirror the other with the main, front elevation would facing south and benefitting from a small, pitched roof entrance porch. A small, gable end projection is proposed on the northern side of each dwelling which would only project 0.5m from the main rear elevation.

In terms of materials, it is stated that the dwellings would be constructed of Country Stone tumbled blockwork with quoin corners, Spanish roof slates and upvc fenestration. Timber fencing is proposed between the two plots with hedgerow boundary to the perimeter.

The two properties would be service by a small access road with two parking spaces within the front amenity space of each dwelling.

In terms of accommodation, each dwelling would provide for an open plan kitchen/living area bedrooms and bathroom at ground floor level and one further bedroom and bathroom within the loft space.

The proposed dwellings are intended as self-build projects, and the applicants have confirmed their willingness to enter into the necessary legal agreements with the Local Planning Authority.

For clarity, it is appropriate to note that although revised plans have been received, these have not changed the layout, design or quantum of development but have been updated to accurately reflect the names of the two applicants.

5. Relevant planning history

Proposal / Summary
PL/2022/05274 – Outline application with some matters reserved for the erection of 4 dwellings and associated works (access only) Refused: 01 December 2022 Appeal: Dismissed 02 August 2023
PL/2023/11190 – two properties to west of access track – refused
PL/2024/09508 – two properties to west of access track – approved
PL/2025/08885 – resub of 09508 – approved

Of the planning history referenced above, only the original application in 2022 included the land to the east of the access track.

6. Relevant planning legislation, policies and guidance

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

- National Design Guide

Development Plan:

For the purposes of housing development, the development plan for Wiltshire comprises the Wiltshire Core Strategy (WCS) (adopted January 2015), any made neighbourhood plans, together with the Wiltshire Housing Site Allocations Plan, the Chippenham Site Allocations Plan. These remain the principal statutory planning document guiding development across the county.

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted **Wiltshire Core Strategy (WCS)**, with particular regard to :

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 8 Spatial Strategy: Calne Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 45 Meeting Wiltshire's Housing Needs
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 55 Air Quality;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 63 Transport Strategies
- Core Policy 64 Demand Management

Appendix D of WCS – Relevant Saved Policies

- Policy H4: Residential Development in the Open Countryside
- Policy NE14:

New Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of

intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and carries no weight for decision making.

Neighbourhood Plan

The Calne Community Neighbourhood Plan 2 – Made March 2025

BE1 – Integration and Landscaping;
BE2 – Design Principles for Local Distinctiveness;
BE3 – Parking Provision;
C1 – High Quality, Sustainable Development in the Calne Community Plan Area;
C2 – Sustainable Construction and Energy;
GA1 – Highway Impact;
GA3 – Sustainable Transport and Inclusive Active Travel;
GA4 – Ultra Low Emission Vehicle Charging;
H6 – Exception Sites and Community Led Housing;
NE2 – Protecting and Enhancing Biodiversity;
NE4 – Trees, Woodland and Hedgerows;
NE5 – Setting of Calne and Calne Without

Supplementary Planning Documents/Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Council's Waste Storage and Collection: Guidance for Developers
Supplementary Planning Document, January 2017
- LTN1/20 – Cycle Infrastructure Design (July 2020)
- Air Quality SPD (October 2025)

Other Relevant Policies and Documents:

- Wiltshire Council's Housing Land Supply Statement June 2025 (baseline date April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)

6. Summary of consultation responses

Calne Town Council: Comment. Resolved that the Ward Member call in the proposal. Although outside the settlement boundary the proposal is considered acceptable in the context of the current housing shortfall and represents development within an established line of existing dwellings rather than encroaching into open countryside. Bungalows are welcomed.

WC Highways: No Objection subject to a condition for provision and retention of cycle parking

WC Rights of Way: Comment. The site is accessed from the road via a section of public footpath CALNE21. The application will need to ensure they have a private vehicular right of access over the public footpath. There is no objection subject to Informative's advising a private right of access is required and that it is a criminal offence to obstruct a right of way and that no obstruction must take place without permission of the WC highway authority.

WC Arboriculture: Comment. Provide a tree survey, in accordance with BS5837:2012 together with a plan to show all canopy spread and root protection of trees on proposed layout.

WC Ecology: No Objection subject to conditions for compliance with Ecological Appraisal and that any lighting will be in accordance with Environmental Zone Standards. An Informative is also recommended to advise the applicant of their legal duties to protected species.

WC Archaeology: No comment to make

8. Summary of representations

In accordance with the requirements of the Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended), the application was publicised by way of

- Neighbour Notification letters sent to adjoining and nearby properties
- A site notice displayed near the site

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received, full comments are available online.

Only material planning considerations have been taken into account in the assessment of this application. Non-material issues such as property values or private legal disputes cannot be considered in the determination process.

Third party comments: 39 comments in total.

Reasons for Objections

- Loss of green space and open land
- Only meets a small percentage of housing requirements
- BNG will not be met or maintained
- Demonstrable harm outweighs benefits
- Calne has already met its housing targets
- Conflict with Community Plan
- NPPF states that Local Authorities should identify specific housing areas rather than allow sporadic development outside boundaries

- Self-Build option serves to circumvent planning restrictions
- Increase impact upon highway network
- Impact upon biodiversity and loss of habitat
- Conflict with Self-Build being semi-detached units
- History of post approval development and amendments
- Gateway to further development
- Lack of local services

Reasons for Support

- Retention of local residents
- A small, affordable site for local residents to get on the property ladder
- Minimal impact on traffic and appropriate access
- Sympathetic design and in line with other developments in Quemerford
- Applicants are on the Self Build Register
- Sustainable infill development to meet housing needs
- Preferable to larger or more intensive properties
- Small but meaningful contribution to housing shortfall of smaller properties
- Due to design, limited impact on neighbouring occupiers
- Bungalow development would help house an ageing population

9. Planning considerations

In accordance with Section 70 (2) of the Town and Country Planning Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any relevant made, or emerging, Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Key issues

The main issues that need to be addressed in this case include:

- Principle of Development
- Scale, Design and Landscape Impact
- Energy and Sustainability
- Residential Amenity
- Access, Parking and Sustainable Transport
- Ecology and Biodiversity

- Flood Risk and Drainage

10. ASSESSMENT

10.1 Principle of Development

In Wiltshire, the direction and scale of development are guided by the Settlement Strategy set out in Core Policy 1 of the Wiltshire Core. This policy establishes a clear hierarchy of settlements, prioritising Principal Settlements (Chippenham, Trowbridge, Salisbury), Market Towns, Local Service Centres, such as Calne, Corsham, Pewsey and Wilton, and Large and Small Villages.

Core Policy 2 (Delivery Strategy) of the WCS complements this approach by directing new housing growth to the most sustainable locations, primarily within the defined settlement boundaries of Principal Settlements, Market Towns, Local Service Centres, and Large Villages. Development outside these limits is generally only supported in exceptional circumstances, such as rural exception sites or where specific policies apply (as outlined in paragraph 4.25 of the adopted Wiltshire Core Strategy).

Saved Policy H4 of the North Wiltshire Local Plan, 2011, relates to new dwellings outside the settlement boundaries and states that;

New Dwellings in the Countryside outside the Framework Boundaries, as defined on the proposals map, will be permitted provided that:

- i) It is in connection with the essential needs of agriculture or forestry or other rural based enterprise;*
- ii) It is a replacement for an existing dwelling where:*
 - a. The residential use has not been abandoned; and*
 - b. the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and*
 - c. the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage.*

The proposal site is located outside, but directly adjacent to the Calne settlement boundary where is projects east along the A4 main highway and around the area known as Quemerford. Calne is classified as a Market Town. There are dwellings to the south and west of the site and along the main highway to the east, which are located within the settlement boundary, with 3 dwellings to the west of the access track, set in a linear form, similar to those at the application site with their front elevations facing south. The three dwellings to the western end of that development are also within the settlement boundary and two more which are under construction.

The application proposal therefore relates to residential development on a site that is not in the settlement boundary of Calne and is considered to conflict with CP1 & 2. Further, the proposal is not ground to comply with saved policy H4, and therefore be contrary to the settlement strategy contained within the Wiltshire Core Strategy in principle terms.

However, the housing land supply position (set out within the following section below) currently places greater emphasis on an assessment against the sustainable development objectives (economic, social and environmental) of the NPPF (para.8) with significant positive weight given to new housing development against any identified adverse impacts.

Self-Build Developments and Custom Build Developments are recognised as contributing towards a national objective of providing diversification in the housing market and as such these proposals are afforded favourable weight in planning decisions.

It is noted that some concern has been raised in relation to whether the development for two dwellings would be 'self build'. In this case it is noted that the proposal is made to develop the land by joint applicants. To be self build the house or houses must be built or completed by individuals, or someone working for those individuals, and it must be intended to be occupied by those individuals as their home. The individuals must have input into the final design and layout of the dwellings and the cannot be immediately sold on. The Council's template UU defines a self-build dwelling as one occupied by the owner (or immediate family) as their principal residence, with occupation requirements secured for a period after completion. A bespoke UU will be required to account for the joint nature of the proposal and this will ensure the necessary self build criteria are secured with the permission.

In terms of accessibility, whilst being some 2km from the town centre, there is a full pavement along the highway to community services and facilities.

In terms of accessibility, whilst being some 2km from the town centre, there is a pavement along the highway for the entire length of the journey and which is also served by street lighting. Just outside the site, on the A4 there is a bus stop, serving the No 42, which runs daily every 1-2 hours, with the exception of Sunday. This service provides access to Calne, Marlborough and onward connections to the wide area. Nonetheless, the Planning Inspector for the adjacent site to the west, (referenced in a preceding section of this report) noted that Quemerford was served by a church, primary school, post office and a number of local business and employment opportunities and opined that the site had sustainability credentials.

Best and most versatile agricultural land

The NPPF requires that decisions should contribute to and enhance the natural and local environment by recognising the economic and other benefits of the best and most versatile agricultural land. The application site land is identified as grade 3 which is 'good to moderate quality' agricultural land. The proposal would result in the loss of approximately 0.1 hectares of what could be best and most versatile agricultural land and as such, the loss of this land should weigh against the proposal in the planning balance.

Whilst the irreversible loss of BMV land is a material consideration and weighs against the proposal, the extent of the land affected is very small in scale and represents only a minor reduction in the overall availability of such land. The loss would not materially affect the viability or productivity of a wider agricultural holding and, in this case, is afforded limited weight in the planning balance.

10.2 Scale, Design and Landscape Impact

The National Planning Policy Framework (NPPF), particularly Chapter 12: Achieving well-designed places, stresses the importance of good design in development proposals. Paragraph 135 of the NPPF indicates that planning policies and decisions should ensure that developments are visually attractive, functionally effective, and contribute to the overall quality of the built environment, and result in healthy communities. Good design should be an integral part of the planning process and should ensure that developments complement their surroundings. The National Design Guide also builds on these aims.

Wiltshire Core Strategy Core Policy 57: Ensuring High Quality Design emphasises that all new developments, must demonstrate a high standard of design that enhances the local character of Wiltshire. Major developments should include detailed design statements that reflect the local context. The adopted Wiltshire Design Guide expands on policy CP57, and provides a framework to ensure that development is sensitive to the distinctive character of Wiltshire's built and natural environment.

The submitted plans demonstrate the extent of the site which would be broadly analogous with the adjacent sites to the west of the access track and would project no further into the open countryside. Furthermore, both dwellings would have a smaller footprint than the 5 dwellings to the west and would present as single storey properties with a ridge height not exceeding 6.5m. Whilst there would be a bedroom and bathroom within the roof spaces of each dwelling, these would be served by way of one window within each gable end and small roof lights on the rear (northern) roof slope.

As such, the scale, massing and overall height is not considered out of character in this transitional location, set between existing built form and the open countryside. It is noted that due south of the application site are single-storey properties with further chalet style dwellings along that ribbon of development. The application proposes new hedging and tree planting to the north and eastern boundaries to assist in ensuring an appropriate landscape setting.

The proposed palette of materials in the form of slate roof tiles, stone elevations and lintels, quoin corner detailing and simple upvc fenestration are considered comparable to the dwellings to the west and would help assimilate the development into this back-land location and relationship to the existing built form and those under construction. A condition to secure the use of these materials can be appended to any grant of permission.

Conditions to restrict changes to the roof form, extensions and alterations could also be appended to any grant of permission and are considered appropriate and necessary in this instance to ensure the retention of the scheme as proposed. This would then allow the Local Planning Authority the ability to review any future proposal.

It is noted that there are multiple letters of representation which have objected to the scheme in terms of loss of countryside, visual intrusion and progressive development in this location. There is also reference to the conflict with the Wiltshire Core Strategy, the Calne Neighbourhood Plan in relation to the settlement boundary and quantum of development already undertaken with the town and its environs. The Town Council acknowledged local community concern and the location outside the settlement boundary but consider the proposal acceptable in the context of the current housing land supply shortfall. It is also opined

that it represents development within an established line of existing dwellings rather than encroachment into open countryside.

While there will be some loss of countryside and permanent change to the character of the land, in broad principle, a residential development of the scale proposed at this site is not considered to be unacceptable. The backdrop of contemporary development is a factor. Overall, subject to detailed landscaping scheme being secured by condition, the development would be able to comply with the aims of Core Policies 51 and 57 of the WCS.

10.3 Energy and Sustainability

Chapter 14 of the NPPF, paragraphs 161 - 169 deals with climate change related matters. In particular, paragraph 163 indicates that proposals should take into account the full range of potential climate change impacts, and paragraph 164 stipulates that new development should avoid vulnerability to the range of impacts and help to reduce greenhouse gas emissions. In determining applications, paragraph 169 indicates that new development should comply with any development plan policies for decentralised energy supply, and the layout of the development and the buildings should minimise energy consumption.

Adopted policy CP41 of the WCS deal with such matters and supports the inclusion of design measures to reduce energy demand.

It is noted that each property would include an inbuilt array of solar panels on the south facing roof slope. In relation to EV charging points, Part S of the Building Regulations generally require one charging unit for each plot. The Council's Highway Engineer has not recommended a condition in relation to this as it is covered by other legislation.

The proposal therefore broadly accords with the national and local planning policy aims regards sustainable development.

10.4 Residential Amenity

The National Planning Policy Framework (NPPF), particularly Paragraph 135, stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

Point vii of Core Policy 57 of the Wiltshire Core Strategy requires new development to have regard to the compatibility of adjoining buildings and uses, regard to the impact on the amenities of existing occupants, and ensure that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

The above policy also includes consideration of the impacts on privacy, light, outlook and noise for both existing and future occupants.

The two proposed dwellings would be set to the rear of existing dwellings, which benefit from rear gardens which are approximately 20m in length from the built form to their rear boundaries. As the proposed properties would be single storey with no front elevation roof

lights and set back behind their parking and turning area, it is not considered that there would be any significant loss of outlook, overshadowing or loss of privacy upon existing residents. Furthermore the proposed roof lights to the rear roof slope would only provide views towards open fields.

Whilst there may be some disturbance from additional vehicles, this is considered very limited due to the nature of the properties, being limited to two, two-bed dwellings. It is also considered similar in context to those larger properties allowed on the western side of the access track and their distance to the rear of existing properties fronting onto the main highway where noise and disturbance was not considered to impact on neighbouring amenity.

The proposal is considered to accord with the aims of policy CP57 and the PPG.

10.5 Access, Parking and Sustainable Transport

The NPPF covers this matter in Chapter 9. In particular, paragraphs 110 and 115 are “key policy” for the purposes on paragraph 11d footnote 9, and indicate that significant development should be focussed in sustainable locations which offer a genuine choice of transport modes, and where safe and suitable access can be achieved for all users. Paragraph 117 also prioritises these issues. Paragraph 116 does however confirm that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Core Policies 60 to 64 of the Wiltshire Core Strategy (WCS) set out the overarching transport and accessibility framework for development across the county. These policies require that development proposals:

- Provide safe and suitable access for all users;
- Do not result in severe residual cumulative impacts on the transport network;
- Promote sustainable transport modes and reduce the need to travel by car;
- Include appropriate levels of car and cycle parking in accordance with adopted standards;
- Safeguard and enhance public rights of way and active travel routes.

The Wiltshire Local Transport Plan (2011–2026), including the Car Parking Strategy and Cycling Strategy, provides further guidance on the design and provision of transport infrastructure. The Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP) and associated design standards (2022) set out expectations for the delivery of high-quality active travel infrastructure in new developments.

The existing site has an access from the adopted highway to the south and which serves the new dwellings to the west of the track, and the cluster of dwellings located within the open countryside to the north.

The Council's Highway Engineers were consulted and there is no objection to the proposal in terms of access, safety and parking. It is noted that there would be some minor increase in

use, but it is not considered to represent any significant or severe impact on the public highway which would justify a reason for refusal.

Vehicle parking provision is in accordance with, and meets the minimum required parking standards. Whilst the plans do not indicate the location of cycle parking, provision for this requirement can be dealt with by way of a condition in this instance.

As advised within a preceding section of this report, EV charging points are not indicated on the submitted plans, but would be required by way of Part S of the Building Regulations. It is not considered that constraints would lead to no delivery of this infrastructure.

It is noted that the access track leading north from the A4 is also shared by public right of way CALN21. The Council's Public Access Officer has therefore been consulted and advised that the section of path in this location is wide, surfaced and currently used to access a number of properties. However, the applicants will need to ensure that they have a private vehicular right of access over the public footpath and to note that the granting of planning permission does not automatically grant this right. An Informative advising the applicants of this position can be appended to any grant of permission. Additionally an Informative is recommended advising the applicants that it is a criminal offence to obstruct a public right of way.

The proposal therefore accords with the aims of the NPPF, and in particular the "key policies" 110 & 115 for transport matters highlighted by footnote 9, and the WCS transport policies 60-64.

10.6 Ecology and Biodiversity

Core Policy 50 of the WCS sets out that development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale.

Section 15 of the NPPF requires that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

Biodiversity Net Gain (BNG) is an approach to development seeking to ensure that habitats for wildlife are left in a measurably better state than they were before the development. BNG is mandatory in England under the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This means developers must deliver a BNG of 10% to ensure development will result in more or better quality natural habitat than there was before development.

Third party concerns have been expressed regarding the impact of the scheme on existing biodiversity within the area and site and these concerns have been fully considered and the Council's specialist Ecology Officers consulted.

It is reported that the site does not lie within or adjacent to any site designated for conservation and there are no areas of significant ecological importance within the zone of influence.

It is also noted by the Case Officer that the proposal comprises two Self-Build dwellings and written confirmation in the form of a draft Unilateral Undertaking has been submitted in relation to this element. At the time of writing, it should be noted that applications which have been submitted prior to the 06 August 2026 legislative change, can be exempt from the requirement of the 10% uplift for Biodiversity Net Gain.

The Council's Ecology Officer has stated that for this application, biodiversity measures should focus on delivering continued ecological functionality for birds, bats and hedgehogs and that the Ecological Appraisal proposes the inclusion of bat and swift boxes. It is necessary to ensure that the development is undertaken in accordance with the mitigation and enhancement measure within the submitted report.

It is also recommended that any grant of permission is also accompanied by an Informative Note advising the applicants of their statutory duties in relation to protected species and habitat.

As such the proposal is considered consistent with CP50 of the Wiltshire Core Strategy and the relevant provisions of the Framework.

The Council's Tree Officer requested a Tree Survey in accordance with BS5837:2012 together with a plan to show all canopy spread and root protection areas of trees on the proposed layout. Whilst the submitted plan does show canopy spread, this is not considered sufficient to overcome concern in relation to the existing line of trees which are along the western edge of the site and which line the track its entire length up to the cluster of buildings to the north.

The proposal therefore accords with the aims of the NPPF, other biodiversity related guidance, and the adopted WCS policies CP50 & CP52

10.7 Flood Risk and Drainage

Core Policy 67 of the WCS outlines that all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

Section 14 of the NPPF expects that when determining any planning applications, local planning authorities should ensure that development is directed away from areas at highest risk of flooding and where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Paragraph 173 requires that a sequential risk-based approach should be taken to individual applications in areas known to be at risk now or in future from any form of flooding. The sequential test should be applied to 'Major' and 'Non-major' development proposed in areas at risk of flooding, as set

out in paragraphs 173 to 174. Paragraphs 175, 176 and 180 set out exemptions from the sequential test.

The application site is location within Flood Zone 1 and the Council SFRA indicates ground water flood risk is negligible. The EA National Flood Map indicates isolated areas to the rear of the site affected by surface water, likely aligning with topographical low spots.

Based on the level of risk identified, the LPA are satisfied that the proposed development would not result in an increase in flood risk on site. Whilst it is noted that Building Regulations will cover surface water drainage from the building, the site includes additional hardstanding, driveways and hard paved vehicle access and a detailed surface water drainage strategy is considered appropriate in this instance. This can safely be secured by condition.

Overall, subject to the recommended condition for a drainage strategy, the development can be delivered to be safe from flooding without increasing the risk of flooding elsewhere in accordance with the aims of Core Policy 67 of the WCS and the planning policy advice of the NPPF.

10.8 Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a charge that local authorities in England and Wales can put on new development in their area to raise funds to help deliver the infrastructure necessary to support development. Unless exempt, the development will represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule.

11. 5 Year Housing Land Supply and the tilted balance

The Wiltshire Housing Land Supply Statement (published June 2025) provides the latest position on the Council's ability to demonstrate a five-year supply of deliverable housing land, which is a material consideration in the determination of planning applications for residential development.

The National Planning Policy Framework December 2024 reintroduced the requirement to meet a five-year housing land supply requirement in all circumstances. The accompanying Planning Practice Guidance on Housing Needs Assessment which sets out the housing requirement to be used in the calculation was revised at the same date and this has resulted in a substantial increase in the five-year housing requirement to be met from the previous calculation. As a result of this change of approach, the Council can currently demonstrate a 2.42 years housing land supply which represents a shortfall.

The absence of a five-year housing land supply is a material consideration in the determination of this application. In accordance with Paragraphs 78 and 11(d) of the National Planning Policy Framework (NPPF), for applications involving the provision of housing, where there is a shortfall in the supply of deliverable housing sites, the most important policies for determining the application should be considered out of date. The current housing land supply shortfall is a factor that must be considered in the planning balance and in this case, as a five-year

housing land supply cannot be demonstrated, the weight that can be applied to the most important policies for determining this application should be assessed and altered in the light of the shortage in housing land supply.

The proposal must be assessed against the national policy context of the need to boost housing supply and the benefits of delivering new homes, whilst having particular regard to the requirements of 11 (d)(i) footnote 7 policies of the NPPF, and the “key policies” set out in paragraph 11(d)(ii) and footnote 9 of the NPPF.

12. CONCLUSION – the ‘planning balance’

At the heart of the NPPF, there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- i. the application of policies in this Framework that protect **areas or assets of particular importance (footnote 7)** 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 (footnote 9)** for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

In this case there are no strong reasons for refusal identified in respect of footnote 7 policies therefore 11dii) will apply. Considering the development against Paragraph 11d)ii of the Framework, it is necessary to carry out a balancing exercise to determine whether the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.

A consideration of the benefits associated with the development are set out below:

Provision of Self build development

The NPPF sets out the Government’s objective of significantly boosting the supply of homes. Self-Build Developments and Custom Build Developments are recognised as contributing towards a national objective of providing diversification in the housing market and as such these proposals are afforded favourable weight in planning decisions. The provision of up to 2 new self build dwellings would make a small contribution to this objective and would provide a benefit in helping to address the five-year housing supply. The weight to be afforded to this benefit for self build housing is afforded **significant weight**.

Socio-Economic Benefits

The proposal will generate economic benefits during both the construction and operational phases. This includes direct employment in the construction sector, particularly for the benefit of small and medium sized developer, along with supply chain benefits, and increased local spending by future residents. These benefits align with paragraph 85 of the NPPF, which

supports the role of housing in promoting economic growth and resilience. This benefit is afforded **moderate weight**.

A consideration of the harm associated with the development are set out below:

Conflict with Spatial Strategy

The NPPF and policies CP1 & 2 of the adopted WCS promote a plan led spatial strategy focussed on existing sustainable settlements, facilities and services. Whilst Wiltshire Council cannot currently demonstrate a five-year supply of deliverable housing land, this does not render development plan policies relating to the principle of development irrelevant; such policies remain capable of attracting significant weight where they align with the National Planning Policy Framework in directing growth to the most sustainable locations. The weight afforded to the conflict in this case is tempered by the current substantial shortfall of housing supply as well as the relative accessibility of the site. As such the conflict is afforded **moderate weight** in this planning balance

Landscape and Visual Impact

The proposal would result in localised visual harm through the loss of countryside. The proposal will urbanise the site through a permanent and irreversible change to the character of this land, however the level of harm in this context is considered to attract **limited weight**.

Loss of BMV Agricultural Land

The loss of BMV land weighs against the proposal, however as the extent of the land affected is small in scale and such would not materially affect the viability or productivity of a wider agricultural holding. In this case the level of harm is afforded **limited weight** in the planning balance.

Summary

Given the conflict with the policies of the development plan, the key test is whether the adverse impacts of granting permission significantly and demonstrably outweigh the benefits. The proposal would be contrary to the housing settlement and delivery policies CP1, CP2 and CP8 of the WCS and saved policy H4 of the NWLP. It is accepted that the Council's 5YLS position and the terms of NPPF para.11d mean that in considering applications outside the limits of development, this conflict should not automatically translate to refusal of the application.

On consideration of the relevant harms and benefits identified above it is concluded that although conflict with the development plan attracts moderate adverse weight along with limited landscape harm and loss of agricultural land, the significant benefits for self-build housing benefits, together with socio-economic benefits and the absence of technical objections, mean adverse impacts do not significantly and demonstrably outweigh benefits.

The appropriate mitigation should be secured by the planning conditions and Section 106 planning obligations as recommended throughout this report. In the context of paragraph 11d(ii), the presumption in favour of sustainable development therefore applies. Accordingly, it is recommended that planning permission be granted.

13. RECOMMENDATION

That planning permission be GRANTED subject to conditions, and subject to delegation to the Head of Development Management for the completion of a Section 106 legal agreement securing self-build provision.

CONDITIONS

1 TIME LIMITS

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application Form. Received on 17 March 2026
Planning Statement. Received on 17 March 2026
Planning Statement Appendices. Received on 24 March 2026
2520.03.01 Rev A. Location and Site Plan. Received on 11 May 2026
2520.03.02 Rev A. Proposed Site Plan. Received on 11 May 2026
2520.02.01 Proposed Ground Floor. Received on 11 May 2026
2520.02.02 Proposed Loft Floor. Received on 11 May 2026
2520.02.03 Proposed Sections. Received on 11 May 2026
2520.02.04 Proposed Elevations. South and West. Received on 11 May 2026
2520.02.05 Proposed Elevations. North and East. Received on 11 May 2026
Ecological Appraisal 'Section 6 Mitigation and Enhancement'. Received on 17 March 2026
Preliminary Landscape and Visual Technical Note. Received on 17 March 2026
Technical Note. Highways Statement. Received on 17 March 2026

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

3 MATERIALS

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the documentation and plans hereby approved.

REASON: In the interests of visual amenity and the character and appearance of the area.

4 LANDSCAPING

No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- means of enclosure;
- all hard and soft surfacing materials;

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features

5 LANDSCAPING TO BE CARRIED OUT & MAINTAINED

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features

6 ARBORICULTURAL METHOD STATEMENT

No development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:

- A specification for protective fencing to trees during construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing;
- A schedule of tree works conforming to British Standard 3998: 2010;
- Details of all other activities, which have implications for trees on or adjacent to the site.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

7 SURFACE WATER DRAINAGE

No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

8 CYCLE PARKING

No dwelling shall be occupied until details of secure covered cycle parking for that respective dwelling has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principles laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall be installed in accordance with approved details and thereafter be retained for use in perpetuity.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

9 PD REMOVAL ADDITIONS AND EXTENSIONS

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

10 PD REMOVAL DORMERS, ROOFLIGHTS

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the roof slopes of the development hereby permitted.

REASON: To safeguard the character and appearance of the building and area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions or extensions or external alterations to the roof.

Informatives

1. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.
2. The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way Calne 21 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.