

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE	PL/2024/11358
APPLICATION TYPE	Full planning permission
SITE ADDRESS	Land at the rear of 2 Lydiard Green, Lydiard Millicent, Swindon, SN5 3LP
DEVELOPMENT DESCRIPTION	Erection of 3 dwellings after demolition of existing workshop buildings
RECOMMENDATION	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises 2no. workshop buildings and associated hardstanding on land to the rear of 2 Lydiard Green, Lydiard Millicent, SN5 3LP. The site is located outside any defined settlement boundary, within the collection of properties known as Lydiard Green. Lydiard Green sits to the west of Lydiard Millicent, a defined small village. The site is bound by open countryside to the north, residential garden to the east, and residential development to the south and west.

The site is located within the North Meadow SAC 9.4km recreational buffer and adjacent to the Lydiard Green Conservation Area. The application site is located within Flood Zone 1 and is therefore a low risk of flooding.

PROPOSAL

Planning permission is sought for the erection of 3no. dwellings following the demolition of existing workshop buildings. All proposed dwellings would be two-storey, four-bedroom detached properties with detached garages, off-street parking and private rear gardens.

During the course of the application, revised plans have been received to reduce the size of the proposed dwellings. A full re-consultation was undertaken.

PLANNING HISTORY

None.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy

National Planning Policy Framework (NPPF) (August 2026)

Planning Practice Guidance (PPG)

National Design Guide

Development Plan

The development plan for Wiltshire comprises the Wiltshire Core Strategy (WCS) (adopted January 2015) and any made neighbourhood plans, which remains 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 19: Spatial Strategy for the RWB and Cricklade Community Area
- Core Policy 41: Sustainable Construction and Low-Carbon Energy
- Core Policy 45: Meeting Wiltshire's Housing Needs
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 52: Green Infrastructure
- Core Policy 55: Air Quality
- Core Policy 56: Contaminated Land
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport & Development;
- Core Policy 62: Development Impacts on the Transport Network
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

Draft Wiltshire Local Plan:

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan (WLP). It will now be subject to a legal process to finalise its withdrawal, which is likely to happen in July or August 2026. The WLP therefore has no material weight for the purposes of the application.

Lydiard Millicent Neighbourhood Plan (LMNP) (May 2021), with particular regard to:

- LM2: Managing Design in Lydiard Green

Supplementary Planning Documents and Guidance

- Wiltshire Design Guide (April 2024)
- Wiltshire Local Transport Plan 2011-2026, including the Car Parking Strategy and Cycling Strategy (2015)
- Wiltshire Council's Waste Core Strategy (July 2009)
- Wiltshire Council's Waste Storage and Collection: Guidance for Developers SPD (January 2017)
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
- Active Travel Infrastructure Design Standards 2022
- Active Travel Parking Standards and Design Guide 2022

- Air Quality SPD (July 2023)
- Wiltshire Housing Site Allocations Plan (February 2020)

ISSUES

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

- Whether the proposal constitutes EIA development.
- Whether the development is acceptable in principle.
- Whether the scheme would have an acceptable visual amenity and landscape impact.
- Whether the scheme would preserve or enhance the historic environment.
- Whether the scheme would have an acceptable impact upon the residential amenity of neighbouring occupants.
- Whether the scheme would be sustainably located.
- Whether the scheme would have a negative impact on highway safety.
- Whether the site can be adequately drained without increasing flood risk elsewhere.
- Whether there would be any harmful impacts upon protected species or priority habitats.
- Whether there would be any land contamination or air quality issues.
- Are there any other planning issues raised by the development.

CONSULTATION RESPONSES

Lydiard Millicent Parish Council: Objects for the following reasons:

- The scale and size of the proposed dwellings are out of keeping with the character of Lydiard Green.
- The development does not align with policy LM2 of the LMNP, which seeks to preserve the settlement's distinctive character, including relatively large open spaces between properties.
- Redevelopment of brownfield land supported but not at this scale.
- Parking provision is inadequate for three large family houses, concerns about overspill parking on narrow local roads with limited visibility.
- The development cannot be described as infill.
- The proposals do not meet the housing needs of the parish.
- Neighbouring properties have suffered from groundwater flooding.

(Comment received 13/01/25 and updated 11/09/25).

WC Ecology: No objection subject to the inclusion of conditions.

The site is located within the outer zone of influence for the North Meadow and Clattinger Farm SAC. A per-unit Strategic Access Management and Monitoring (SAMM) contribution is required. This must be agreed to by Natural England prior to determination. (Comment received 22/05/25 and updated 16/10/25).

[Natural England confirmed via email on 14/10/25 that they have no objection to the development and agree with the WC Ecology Appropriate Assessment.]

WC Highways: No objection.

(Comment received 13/01/25 and updated 08/09/25).

WC Public Protection:

Conditions recommended to identify and manage potential ground pollution and control construction disruption. (Comment received 02/01/25 and updated 12/09/25).

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.

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 during the consultation period. 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.

Members of the Public

4 support comments have been received from members of the public raising the following:

- Visual improvement to site.
- Reduction in noise and traffic compared to existing use.

1 neutral comment has been received from members of the public raising the following:

- Surrounding areas have experienced flooding. Concern that the development would increase risk and severity of this flooding.

ASSESSMENT

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 made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Environmental Impact Assessment (EIA) Screening

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the Local Planning Authority has considered whether the proposed development constitutes EIA development.

The proposal constitutes a small-scale residential development comprising three dwellings on previously developed land. Whilst residential development can fall within Schedule 2, paragraph 10(b) (urban development projects), the development is significantly below the applicable threshold and, having regard to the selection criteria in Schedule 3, is not considered likely to result in significant effects on the environment. The site is not located within a sensitive area and no significant impacts have been identified in relation to landscape, heritage, ecology, flooding, highway safety or residential amenity. The Local Planning Authority is therefore satisfied that the proposal does not constitute EIA development under the 2017 Regulations.

Principle of Development - Wiltshire Core Strategy (WCS)

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements - main focus for strategic growth.
- Market Towns - support local services and employment; suitable for sustainable development.
- Local Service Centres - smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages - development should be limited and respond to local needs.
- Outside the defined settlements - development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Assessment

The application site is located outside any defined settlement boundary and Lydiard Green is not a designated small village in the WCS. The proposed development does not meet any of the specific policy exceptions as set out in paragraph 4.25 of the WCS.

Conclusion

The proposed development fails to comply with CP1 or CP2 of the WCS and is therefore contrary to the spatial strategy of the WCS.

Principle of Development - National Planning Policy Framework (NPPF)

On 17 August 2026 a new version of the NPPF was published setting out the government's policies for plan-making (plan-making policies) and for making decisions on development proposals (national decision-making policies) in England and how these are expected to be applied.

Section 1 (Introduction), paragraph 3 of the NPPF sets out that:

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan...”

Annex A (Implementation), paragraph 2 of the NPPF sets out that:

“Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight...”

National Decision-Making Policy (NDMP) S3 of the NPPF sets out that:

“Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;*
- b. Outside settlements, policy S5 should be applied...”*

Annex B (Glossary) of the NPPF provides the following definition of a 'settlement':

“Includes cities, towns, villages and other predominantly built-up areas... This includes areas defined as a settlement in the development plan... Settlements do not include hamlets and scattered groups of houses located outside predominantly built-up areas, unless specifically defined as a settlement in the development plan...”

Core Policy 1 of the Wiltshire Core Strategy (WCS) establishes a hierarchy of settlements to guide where development should be focused. This is supported by the area strategies set out in Core Policies 4 to 33 of the WCS.

The application site is located within a collection of properties known as Lydiard Green. Lydiard Green is not identified as a settlement within Core Policy 1 or within Core Policy 19, the area strategy in which the site sits. Lydiard Green is not therefore considered a 'settlement' as per the definition set out in Annex B of the NPPF. As such, policy S5 of the NPPF should be applied.

NDMP S5 of the NPPF sets out that:

“Only certain forms of development should be approved outside settlements... These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework...”

NDMP S5 proceeds to set out 10 forms of development (a. to j.) that should be approved outside settlements, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF.

One of these forms of development (d.) is *“the redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential)”*.

Annex B (Glossary) of the NPPF provides the following definition of ‘previously developed land’:

“Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land... It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed...”

The application site contains two permanent workshop buildings with the remainder of the site fully covered by associated hardstanding. Whilst there are no digital records of this development, aerial photography shows the site broadly unchanged since 2002. It is therefore considered that the full site qualifies as ‘previously developed land’ as per the definition set out in Annex B of the NPPF.

Therefore, in accordance with the NPPF, the proposed development should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF. The proposed development will be further assessed against the policies on the NPPF and Development Plan to identify any adverse effects.

5 Year Housing Land Supply

The Wiltshire Housing Land Supply Statement (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.

The NPPF was revised in December 2024. This has reintroduced the requirement to meet five years’ worth of deliverable sites and a buffer to be applied to the five-year housing requirement in all circumstances and has revised the Local Housing Need calculation to establish the five-year housing requirement. These factors have resulted in a substantial increase in the five-year housing requirement to be met from the previous calculation. When this is assessed against the housing land supply which can be delivered within five years, the recalculation shows a significant reduction in the number of years supply. The resulting position shows that

the Council can currently demonstrate a 2.8 years land supply of housing at a unitary authority level. This is considered to be a substantial shortfall.

The housing land supply requirements reintroduced by the December 2024 NPPF have been retained within the August 2026 NPPF. As such, the above assessment remains relevant.

Neighbourhood Plan

National Decision-Making Policy (NDMP) S6 of the NPPF sets out that:

“For development proposals involving the provision of housing, the benefits of approving development are likely to be substantially outweighed by the adverse effects where a proposal would conflict with a neighbourhood plan, provided the following apply:

- a. The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b. The neighbourhood plan contains allocations to meet its identified housing requirement...”*

The Lydiard Millicent Neighbourhood Plan was made in May 2021 and, as such, is over five years old at the time of this decision being made. The plan also does not contain allocations to meet its identified housing requirement. Therefore, NDMP S6 of the NPPF does not apply.

Design, Visual Amenity and Landscape Impact

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality;
- Respect local distinctiveness, key views, and visual receptors; and
- Give particular weight to impacts on National Landscapes (AONBs) and locally valued landscapes.

Core Policy 57 of the Wiltshire Core Strategy requires high-quality design that:

- Enhances local character;
- Responds to the natural, historic, and built environment;
- Retains important features (e.g., trees, hedges);
- Supports sustainable construction and compatibility with surrounding uses; and
- Creates safe, legible, and accessible spaces.

The Wiltshire Design Guide promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion. The design guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

National Decision-Making Policy (NDMP) DP3 of the NPPF sets out key principles for well-designed places. These principles include; liveability, climate, nature, movement, built form,

public space, and identity. Development proposals should respond to their context and integrate with and enhance their surroundings.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability;
- Access to green space; and
- Active design principles for well-being.

Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

Policy LM2 of the LMNP requires that development proposals in Lydiard Green must sustain and enhance the distinctiveness of the village and where appropriate the character and appearance of the Lydiard Green Conservation Area and its setting.

Assessment

The proposed development comprised of the demolition of 2no. existing workshop buildings and the election of 3no. two storey detached dwellings with 2no. detached garage blocks. The existing workshop buildings are of utilitarian design with limited architectural merit. The remainder of the site is used for outside storage in association with the workshop buildings, including the stationing of 3no. shipping containers.

The application site is located to the rear of existing residential development along Lydiard Green. Whilst views towards the site from the highway do exist, these are limited. The open countryside immediately to the north of the site does not contain any public footpaths so public views towards the site are again limited.

Whilst the proposed development would increase the extent of built form within the site, the existing buffer between the developed area and the northern site boundary adjoining the open countryside would be retained. Furthermore, the removal of the existing workshop buildings and associated external storage areas would result in a tidier and more visually coherent appearance.

The proposed two storey detached dwellings would have linear gable roofs with subservient front and rear projecting gables. External walls would be finished in a mix of reconstituted stone, cream render and grey composite cladding. Roofs would be finished in grey flat interlocking concrete tiles. The design and materials of the proposed dwellings would be inoffensive and broadly in keeping with the immediate surrounding area.

Given the inoffensive design of the proposed dwellings and the limited visibility of the site from the public highway to the south and open countryside to the north, it is not considered that the proposed development would have any unacceptable impact on the visual amenity of the site or surrounding landscape.

Conclusion

There are no design, visual amenity or landscape objections to the proposed development.

Impact on Heritage Assets

Policy Context

Regarding the historic environment, the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 (Planning Permission) requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. Section 72(1) requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

National Decision Making Policies (NDMP) HE4 to HE10 set out how development proposals that impact heritage assets, including their setting, should be assessed.

Core Policy 58 of the Wiltshire Core Strategy requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

Core Policy 57 of the Wiltshire Core Strategy requires a high quality of design in all new developments. The policy requires applicants to *“demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes”*. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Assessment

The application site is located adjacent to, but outside of, the Lydiard Green Conservation Area. The existing site makes a neutral contribution to the character and setting of the conservation area, with views from the conservation area into the site limited. Whilst the proposed development would significantly alter the character and appearance of the site, it would continue to make a neutral contribution to the character and setting of the conservation area.

Conclusion

The character and appearance of the Lydiard Green Conservation area and of its setting would be preserved.

Residential Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

National Decision-Making Policy (NDMP) P3 requires development proposals to create a high standard of amenity for, amongst others, existing users.

Assessment

The rear elevation of the proposed dwelling on plot 1 would be positioned approximately 16 metres from the site elevation of the existing dwelling known as 4a Lydiard Green. The proposed dwelling on plot 2 would be located approximately 12 metres from the rear garden of 4a Lydiard Green.

These separation distances are considered sufficient to ensure that the development would not result in any unacceptable overlooking, loss of privacy, or overbearing impacts on the occupiers of the existing property. The potential impacts on other existing dwellings within the vicinity has been assessed and there would not be any unacceptable impacts.

The future occupiers of the proposed dwellings would all benefit from suitably sized private amenity spaces and the development has been designed to ensure that no window-to-window intervisibility would exist. The proposed first floor windows serve shower rooms and it would therefore be appropriate to condition that they be obscurely glazed. All proposed windows would benefit from acceptable outlook apart from the side facing kitchen/dining room window on plot 3 which would look out onto the side elevation of the proposed garage. As this is a tertiary window, this does not warrant refusal of the application.

Conclusion

The proposed development would respect the amenity of existing occupiers and ensure appropriate amenity levels for future residents.

Highway Safety

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments;
- No severe residual impacts on the surrounding highway network;
- Promotion of sustainable travel, reducing reliance on private vehicles;
- Adequate parking and cycle provision, in line with adopted standards; and
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60, 61, 62, and 64 of the WCS; supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 provide further design guidance for active travel infrastructure.

Assessment

The site is served by an existing vehicular access onto Lydiard Green. No alterations are proposed to the existing access, which currently serves the site and adjacent properties. The access is approximately 4.5 metres wide for the first 10 metres before narrowing to around 3 metres for a section of approximately 15 metres, beyond which a new internal access road and shared surface is proposed. Notwithstanding the narrower section, adequate forward visibility is available and sufficient space exists for vehicles to stop clear of the public highway

and allow vehicles to pass. The existing visibility splays at the junction with Lydiard Green are considered adequate.

The development provides parking for each dwelling in accordance with the Council's parking standards through a combination of garages and hardstanding, together with cycle parking provision within sheds located in the residential curtilages.

Swept path analysis submitted in support of the application demonstrates that vehicles likely to require access to the development can manoeuvre within the site and enter and leave the highway in a forward gear.

In terms of traffic generation, the submitted assessment compares the existing and proposed uses of the site and concludes that the proposed residential development would generate fewer vehicle movements overall throughout the day. Whilst a modest increase in movements during the PM peak period has been identified, this increase is not considered to be significant and would not result in an unacceptable impact on the local highway network.

Due to the sites location outside of any defined settlement boundary, it is highly likely that future occupiers would be depended on private vehicles for most, if not all, daily transport needs.

Conclusion

The proposed development would be provided with safe access and would not result in an unacceptable impact on the local highway network. Future occupiers would however be depended on private vehicles for most, if not all, daily transport needs.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species;
- Priority habitats;
- Ecological networks; and
- Green and blue infrastructure.

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets;
- Deliver measurable Biodiversity Net Gain, in line with the Environment Act 2021;
- Support habitat restoration and connectivity; and
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations; and

- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys).

Assessment

The application is supported by a Preliminary Ecological Appraisal (PEA). The PEA does not identify any priority habitats or protected species on the site. The buildings were assessed as negligible to support roosting bats. The majority of habitat on site was assessed as hard standing and built environment, with a small area of tall rural habitat.

A number of ecological enhancements are proposed within the submitted PEA, including bat and bird boxes together with native planting. The installation of bat and bird boxes should be secured by condition.

Biodiversity Net Gain (BNG)

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition would automatically apply if approval was forthcoming.

The submitted Statutory Biodiversity Metric indicates that the required 10% BNG would be achieved on-site.

Conclusion

There are no ecology objections to the proposed development subject to the inclusion of conditions.

North Meadow and Clattinger Farm Special Area of Conservation (SAC)

North Meadow is an exceptional example of a lowland meadow with world class populations of snakeshead fritillary flowers and is open to the public throughout the year. Visitor pressure is impacting the meadow, and it is likely additional residential dwellings/overnight accommodation will lead to the site losing its special interest. Wiltshire Council and neighbouring authorities have therefore prepared a joint Interim Recreation Mitigation Strategy.

Development within the inner 4.2km or outer 9.4km recreational buffers must contribute towards Strategic Access Management and Monitoring (SAMMs) at a standard rate per residential unit. Within the inner 4.2km zones, developments must also provide for Suitable Accessible Natural Greenspace (SANG). Developments with a net increase of less than 50 units are expected to make a contribution per unit, whilst developments of 50 units or more will normally provide SANG as part of the development. SANGs are not normally required for developments beyond 4.2 km.

Assessment

The application site lies within the outer zone of influence (4.2km to 9.4km) for the North Meadow National Nature Reserve (NNR) / Site of Special Scientific Interest (SSSI) component of the North Meadow and Clattinger Farm SAC. The proposed development is screened into Appropriate Assessment under the Habitat Regulation 2017 (as amended) on account of its potential to cause adverse effects through increased recreational pressure.

Wiltshire Council, Cotswold District Council and Swindon Borough Council in partnership with Natural England have produced an Interim (2023-2028) Recreation Mitigation Strategy for proposed development within this zone.

The standard mitigation agreed under the above strategy for all relevant (e.g. overnight accommodation) development of under 50 units in the outer zone is a Strategic Access Management and Monitoring (SAMM) contribution of £331.75 per unit. The proposed development contains 3no. units of overnight accommodation, resulting in a SAMM contribution requirement of £995.25. This has been secured using a s111 agreement (prior to determination).

Natural England confirmed via email on 14/10/25 that they have no objection to the development and agree with the WC Ecology Appropriate Assessment.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and paragraphs 170 to 182 of the NPPF require:

- Avoidance of increased flood risk;
- Use of appropriate mitigation measures; and
- Application of the sequential and exception tests for developments in Flood Zone 2 or 3.

Assessment

The application site is located within Flood Zone 1 and is therefore at low risk of flooding, in addition to being identified as having a negligible risk from groundwater flooding. The proposed development would reduce the amount of hardstanding on-site, increasing the potential for infiltration and reducing surface water runoff. There is no evidence to suggest that appropriate surface water and foul drainage cannot be provided.

Conclusion

The proposed development is not at high risk of flooding and would not increase flood risk elsewhere.

Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)

Policy Context

Core Policies 55 and 56 of the Wiltshire Core Strategy require:

- Development proposals to avoid unacceptable environmental impacts; and
- To provide appropriate mitigation where risks are identified.

The NPPF and Planning Practice Guidance reinforce this by stating that proposals should:

- Prevent development that contributes to or is exposed to unacceptable pollution; and
- Ensure developer responsibility for safe development on contaminated land.

Wiltshire Council's Air Quality SPD (2023) provides detailed guidance, especially near Air Quality Management Areas (AQMAs) and encourages mitigation such as:

- EV charging infrastructure;
- Green buffers; and/or

- Sustainable transport options.

Assessment

Due to the current use of the site, there is increased potential for the site to encounter ground pollution. As such, a condition should be included with any consent to secure details of current and former uses and, if necessary, remediation measures.

Due to the proximity of the site to existing residential uses, including the proximity of the access track, a condition should be attached to any consent to secure the submission of a Construction Environmental Management Plan (CEMP) and to control construction hours.

PLANNING BALANCE AND CONCLUSION

Section 1, paragraph 3 of the NPPF sets out that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Decision-Making Policies (NDMP) in the NPPF are a material consideration in making these decisions and should therefore be read alongside the policies of the development plan.

In regard to the principle of development for this application, there is direct conflict between the policies of the development plan and the NDMPs in the NPPF.

Core Policies 1 and 2 of the WCS establish a hierarchy of settlements within Wiltshire and set out the Council's spatial strategy for development. The proposed development fails to comply with CP1 or CP2 and is therefore contrary to this spatial strategy.

However, NDMP S5 provides explicit support for the development as it would constitute 'the redevelopment of previously developed land'. This is a provision not included within CP1 or CP2 of the WCS.

Annex A, paragraph 2 of the NPPF sets out that:

"Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight..."

In this regard, CP1 and CP2 of the WCS are materially inconsistent with NDMP S5 of the NPPF. As such, they should be given very limited weight when determining this application.

Therefore, in accordance with the NPPF, the proposed development should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF. The range of benefits and harms are summarised below.

Benefits of the Proposal

Provision of Market Housing

The delivery of new homes is a significant benefit, particularly in the context of Wiltshire's current housing land supply position. As of the latest Housing Land Supply Statement (June

2025), the Council is unable to demonstrate a five-year supply of deliverable housing land, with a shortfall that is considered substantial.

- **Benefit:** Provision of 3 new dwellings.
- **Weight:** Significant weight.

Socio-Economic Benefits

The proposal would generate economic benefits during both the construction and operational phases. This includes direct employment in the construction sector, 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.

- **Benefit:** Economic uplift through construction jobs and post-occupation local expenditure.
- **Weight:** Moderate weight.

Biodiversity Net Gain

Where the proposal demonstrates a measurable and meaningful uplift in biodiversity, this is a benefit in line with the Environment Act 2021 and Core Policy 50 of the Wiltshire Core Strategy.

- **Benefit:** Delivery of a minimum 10% on-site biodiversity net gain.
- **Weight:** Limited weight.

Identified Harms

Conflict with Spatial Strategy

The NPPF and Core Policies 1 and 2 of the WCS promote a plan led spatial strategy focused 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.

- **Harm:** Departure from the development plan.
- **Weight:** Very limited weight; as per Annex A, paragraph 2 of the NPPF.

Neutral Impacts

In assessing the overall planning balance, it is also important to identify those aspects of the development that are considered to be policy-compliant and acceptable, but which do not result in either a net benefit or harm. The following elements are afforded neutral weight in the planning balance, as they represent the baseline expectation for sustainable development in accordance with the development plan and national policy:

- Visual amenity and landscape;
- Residential amenity;
- Highway safety;
- Ecology; and
- Drainage.

Conclusion

On consideration of the above, the benefits of approving the development **would not** be substantially outweighed by any adverse effects. As such, in accordance with NDMP S5 of the NPPF, planning permission should be granted.

RECOMMENDATION

That Planning Permission be **GRANTED**, subject to the following conditions:

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

Location Plan (received 12/12/2024)

Proposed Garage Elevations and Floor Plans (received 12/12/2024)

Proposed Block Plan Rev C (received 21/08/2025)

Plot 1 Proposed Elevations and Floor Plan Rev A (received 21/08/2025)

Plot 2 Proposed Elevations and Floor Plan Rev A (received 21/08/2025)

Plot 3 Proposed Elevations and Floor Plan Rev A (received 21/08/2025)

Proposed Street Elevation and Site Plan (received 21/08/2025)

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

3. No development shall commence on site until; a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:
 - An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
 - A description of management responsibilities;
 - A description of the construction programme;
 - Site working hours and a named person for residents to contact;
 - Detailed Site logistics arrangements;
 - Details regarding parking, deliveries, and storage;
 - Details regarding dust and noise mitigation;
 - Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
 - Communication procedures with the LPA and local community regarding key construction issues - newsletters, fliers etc.

REASON: To control the disruption arising from the demolition and construction phases of development, in the interest of residential amenity and highway safety.

4. No development shall commence on site until; the following have been complied with:
 - i. A written report has been submitted to and approved in writing by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused

contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.

- ii. If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.
- iii. If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to and approved in writing by the Local Planning Authority and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To reduce the risks associated with land contamination.

- 5. Prior to first occupation of the development hereby approved; details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation and maintained for the lifetime of the development.

REASON: To provide biodiversity mitigation/enhancement.