



Planning Statement

LAND ADJACENT TO 13 HEATHFIELD,
CHIPPENHAM

August 2026

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Site

13 Heathfield, Chippenham, SN15 1BQ

Applicant

Mr K Orankan

Agent

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1.0 INTRODUCTION

This statement has been produced on behalf of Mr K Orankan in order to provide background information and supporting details for proposed works at the No. 13 Heathfield, Chippenham.

This application seeks to obtain Permission in Principle (PiP) for the sub-division of the plot at 13 Heathfield, demolition of an existing garage and construction of 1 No. new dwelling.

Since 1st June 2018 it is possible to apply directly to the Local Planning Authority for Permission in Principle for development¹ that is not:

- Major Development (defined as 10 or more houses or a land area of 1 hectare or more);
- Habitats development;
- Householder development; or
- Environmental Impact Assessment development.

The scope of the PiP application is limited to location, land use and amount of development². Other matters should be considered at the 'Technical Details' consent stage³.

In addition to this report, the following drawing information has been produced:

- Application Form duly completed.
- Covering Letter
- Planning Statement
- 25.011 – 01 Proposed Site & Location Plans
- 12152/01 Topographical Survey

A study of the Wiltshire Council Planning Archive has confirmed that there are no previous applications submitted for the site.

¹ The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

² National Planning Practice Guidance Paragraph 012 Reference ID: 58-012-20180615

³ National Planning Practice Guidance Paragraph 012 Reference ID: 58-003-20190615

2.0 SITE CONTEXT

The application site, 13 Heathfield, is located within a predominantly residential area to the north of Chippenham town centre, within the Chippenham Hardenhuish ward. Heathfield comprises a mature, mostly semi-detached residential street typical of mid-to-late 20th century suburban development, with private front and rear gardens.

The site lies within reasonable walking distance of Chippenham town centre and mainline railway station, and close to local green space including John Coles Park. The site itself comprises a two-storey semi-detached dwelling with front & rear garden areas, bounded by [neighbouring properties/description], and is accessed via Heathfield.

The surrounding character is consistent, low-density residential development, with no listed buildings or conservation area designations affecting the site or its immediate surroundings.

The Site comprises of a broadly rectangular plot of land that extends 0.04 hectares in total with the proposed area of development (red line) of 0.02 hectares including the access. This site has already been separated from the garden curtilage of No. 13, with a 1.8m high close-boarded timber fence which is to be retained.

At present, the site is dominated by a dilapidated single storey garage structure (51.5m²), a mixture of hard standing and overgrown vegetation.

The existing house consists of a rendered frontage to all elevations, interlocking concrete roof tiles, with uPVC windows and doors. The newer houses to the south-east reflect brickwork facades, interlocking concrete roof tiles, with uPVC windows and doors.

The site is situated within Flood Zone 1 according to the GOV.uk flood maps, meaning a low probability of flooding. There are no other known constraints on the site.

3.0 PLANNING POLICY AND MATERIAL CONSIDERATIONS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose 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 this case, the relevant policies are set forth in the Wiltshire Core Strategy, which was adopted on 20 January 2015, together with the Wiltshire Housing Site Allocations Plan (adopted February 2020) and any relevant made Neighbourhood Plan.

It is understood that the Council has been progressing a review of its Local Plan; however, at a meeting of Full Council on 19 May 2026 Members voted to withdraw the Wiltshire Local Plan review from examination. As such, the emerging Wiltshire Local Plan can now be afforded no meaningful weight in the determination of this application, and the adopted Wiltshire Core Strategy (as supplemented by the Wiltshire Housing Site Allocations Plan) remains the operative development plan for these purposes.

Housing Land Supply is a key consideration for proposed new dwellings, and it is noted that the Council cannot demonstrate a five-year supply. The Council's most recent Housing Land Supply Statement (base date 1 April 2025, published June 2026) confirms that, against the Local Housing Need of 3,488 dwellings per annum, the Council can demonstrate only 2.8 years' worth of deliverable housing land — a deliverable supply of 10,268 dwellings against a five-year requirement (including the 5% buffer) of 18,310 dwellings. This represents a very significant shortfall, and means that, in accordance with paragraph 78 of the NPPF, the Council's policies for the supply of housing cannot be regarded as up-to-date, and the presumption in favour of sustainable development is engaged.

A search into recent planning history confirms the weight such shortfalls have carried in practice. An application for the erection of 17 dwellings (including seven affordable units) on part of a former police station site in Chippenham PL/2022/05783, Land to West of Care Home (Former Police Station), Wood Lane, Chippenham — per the Council's own Housing Land Supply Statement was refused by Members in January 2025, against officers' recommendation for approval, on design, sustainability and environmental grounds.

The scheme was taken to appeal, where, in a decision letter dated 12 February 2026, Inspector Hollie Nicholls considered the Council's housing land supply position at length. Wiltshire Council contended it could demonstrate a 2.42-year supply, while the appellant put the figure at 2.03 years; regardless of the precise calculation, the Inspector found that the council's housing land supply shortfall was "considerable." As a result, the presumption in favour of sustainable development was engaged, and the Council's housing supply policies carried reduced weight. The appeal was allowed, and the Inspector further found that the Council had behaved unreasonably in refusing the application, awarding the developer its full appeal costs.

PiP applications should be determined in accordance with the relevant policies in the Development Plan unless there are material considerations, such as those in the National Planning Policy Framework.

Additional material planning policy considerations include the 2023 National Planning Policy Framework (referred to hereafter as "the Framework" or "NPPF") and Planning Practice Guidance (PPG).

Section 70(2) of the Town and Country Planning Act 1990 requires that all material considerations are taken into account.

The Framework sets out the Government's planning policies for England and how these should be applied. The sections of the Framework of most relevance in this case are summarised below.

Paragraph 7 explains the purpose of the planning system is to contribute to the achievement of sustainable development. This means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways. These comprise economic, social and environmental objectives.

Paragraph 11 confirms that planning policies and decisions should achieve sustainable development and should be approved without delay if in accordance with an up-to-date development plan. Where there is no up-to-date plan policies, Paragraph 11 confirms that permission should be granted unless the policies in the framework provide clear reasons for refusal or the adverse impacts will significantly and demonstrably outweigh the benefits.

Paragraph 38 relates to decision making and states that: 'Local Planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including... Permission in Principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area'.

Paragraph 47 confirms planning decisions must be taken in Paragraph 60 confirms the Government's objective of significantly boosting the supply of homes. Paragraph 69 recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. Paragraphs 74 to 77 confirms the obligations on LPAs to ensure a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing, including buffer, against their housing

requirement set out in adopted strategic policies. In addition, LPAs should maintain the supply of housing through the Housing Delivery Test.

Paragraph 105 seeks to focus significant development on locations which are or can be made sustainable, however it recognises opportunities to maximise sustainable transport solutions will vary between urban and rural areas.

Paragraph 119 of the NPPF encourages planning policies and decisions to promote an effective use of land in meeting the need for homes. The following paragraph outlines the need for planning policies and decisions to promote and support the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained.

Section 12 of the Framework recognises that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

Other Material Considerations

Other material considerations that are relevant to this proposal include: Design and Sustainability (2018); Housing (2018); Landscape, Biodiversity and Trees (2018); Parking Standards (2018); and, Heritage (2019).

4.0 PLANNING ASSESSMENT

The proposed development qualifies for Permission in Principle (PiP) as it does not fall under major development, habitats development, householder development, or Environmental Impact Assessment development. PiP considerations are limited to location, land use, and development scale. Only these aspects should be evaluated at this stage.

According to the National Planning Policy Framework (NPPF), local planning authorities (LPAs) must maintain a five-year supply of specific, deliverable housing sites, with a 20% buffer. However, the Council's latest Annual Monitoring Report (AMR) and Development Control Committee Reports confirm that the LPA cannot demonstrate this supply. Consequently, key Development Plan policies, including Local Plan Policy SS6, are considered outdated, making them less relevant in determining the application.

Under NPPF Paragraph 11, if relevant policies are outdated, permission should be granted unless there is a clear reason to refuse based on protected areas or significant adverse impacts outweighing the benefits. The proposal does not present such impacts.

In terms of landscape, the site does not fall within any area of landscape designations. In terms of designated habitats, there are no recorded habitats relating to the site. In terms of heritage impacts, while the site does fall within a Conservation Area, there are no statutory listed buildings within the close proximity of the site which would be adversely impacted.

Paragraph 11 also emphasizes the presumption in favour of sustainable development, which includes economic, social, and environmental benefits. Economically, the development would support local businesses and housing needs in a borough lacking a five-year land supply, aligning with government housing objectives. Socially, it would strengthen the rural community by providing housing in a non-isolated location. Environmentally, the proposal respects the area's character, and does not harm natural or historic surroundings.

The economic role of the Framework requires proposals to contribute to building a strong, responsive and competitive economy. The proposal would encourage development and associated economic growth with future occupants undoubtedly contributing to the local economy and continued viability of local services.

The social role of the Framework requires planning to support strong, vibrant and healthy communities and states that it should create a high-quality built environment. The proposal provides an opportunity to deliver one dwelling in a location that is not isolated where housing will contribute to maintaining the vitality of the community.

In terms of the environmental element, the Framework requires that the natural, built and historic environment should be protected and enhanced and should mitigate against climate change. The proposal for a residential land use is considered to be compatible with the character of the surrounding area.

5.0 APPLICATION SUMMARY

To summarise the above, and in terms of the requirements for PiP, the application site is suitable for residential development with the erection of one dwelling for the following reasons:

Location

- The site, is already part of the built-up area of Chippenham and the proposed dwelling would maintain the proportions and urban spacing which is prevalent along Heathfield.
- Future residents of the proposed dwelling would benefit from the close proximity to local services and facilities by foot and by public transport.
- The location of the residential development would be situated within Flood Zone 1 (low probability of flooding).
- Development in this location would not result in the loss of existing landscape features.

Land Use

- The residential land use would be compatible with the predominate character and land use of the surroundings.
- The site has a strong existing relationship with Heathfield, and the proposed dwelling is likely to be arranged to continue the existing arrangement of dwellings along the Cul de sac.
- The residential land use is a public benefit and would contribute towards meeting the housing need and accords with the Government's objective of boosting the supply of housing where the limits of development are out-of-date and no 5-year housing land supply exists.

Amount of Development

- Spatially the plot is sufficient in size with enough land to accommodate the erection of one dwellinghouse in keeping with the character and appearance of the surroundings.

Based on the above, there are clear benefits presented by the application proposal. In particular, the site can make a valuable contribution towards housing delivery at a time when the Council cannot demonstrate a 5-year supply of housing, and on a site for which the benefits are not outweighed by any adverse impacts, specifically in terms of landscape, habitats or heritage.

A well-designed proposal at the 'technical details' stage, for this minor development can be achieved which compliments the character and appearance of Heathfield, and which both positively contributes to, and benefits, the local area.

The Applicant therefore welcomes the LPAs support for this PiP application to establish the principle for residential development for one dwelling while enabling all technical details to be dealt with in due course. By doing so would accord with the Framework that seeks to achieve sustainable development and deliver more homes.