

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

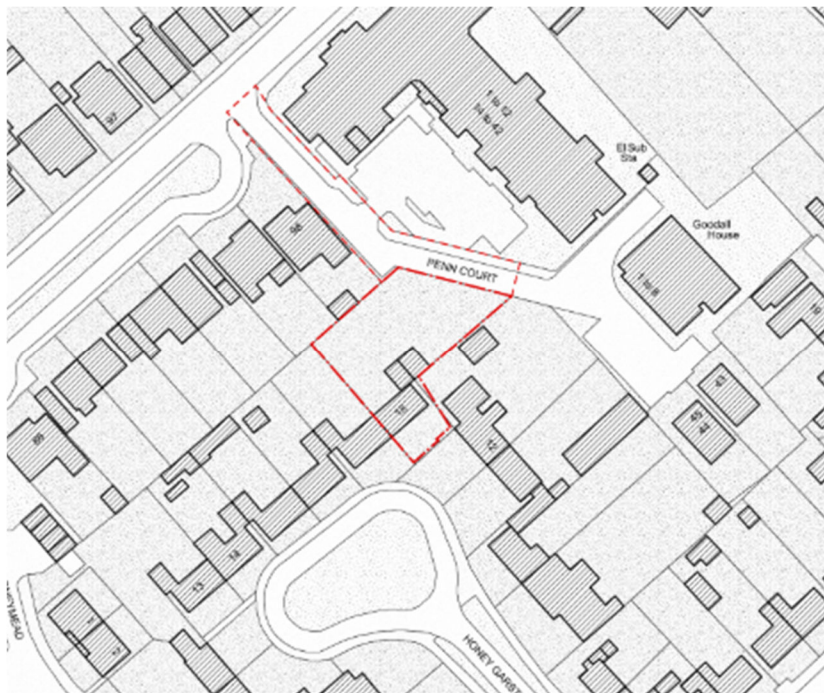
APPLICATION REFERENCE:	PL/2026/00594
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Land to the rear of 18 Honey Garston, Calne, SN11 8BL
DEVELOPMENT DESCRIPTION:	Erection of a dwelling with associated car and cycle parking, refuse and recycling provision and private garden.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site comprises approximately 668sqm of residential garden land located to the rear of No. 18 Honey Garston, Calne (SN11 8BL). The plot forms part of a generous corner garden associated with the existing two-storey dwelling and is currently laid to lawn with areas of hardstanding used for parking. Access to the rear of the site is taken from Penn Court, a quiet residential cul-de-sac.

The surrounding area is predominantly residential in character, featuring two-storey rendered dwellings consistent with the host property, and a three-storey apartment block (Penn Court) located immediately to the north. Boundary treatments include a mixture of timber fencing and garden vegetation. One existing Silver Birch tree is present within the garden area.

The site is not within a conservation area, contains no listed buildings, and lies within the established settlement of Calne. It is not located within a designated flood zone.



PROPOSAL

The proposal seeks full planning permission for the erection of a two-storey three-bedroom detached dwelling and garage on land forming part of the rear garden of No. 18 Honey Garston, Calne.

The proposal would include off-road parking for two vehicles—one within a garage and one on a private driveway—along with secure cycle storage, a covered refuse and recycling store, and a private rear garden. Vehicular access would be taken from Penn Court, while the existing access and parking for No. 18 will be retained. The proposed dwelling would be of a dual-pitched form with a combination of brick and render external materials, reflecting local character. Sustainability measures would include insulation, an air-source heat pump, and a 3.6 kWp solar PV system with battery storage.

The layout would have primary rooms oriented towards the front or rear gardens. One existing Silver Birch tree is proposed for removal, with two replacement trees to be planted, alongside bat/bird boxes and hedgehog gaps to enhance ecological value.



PLANNING HISTORY

Proposal / Summary

ENQ/2025/00751 - Pre-Application enquiry Decision - Pre-App Response Date: 9/7/2025
– Erection of 1 Dwelling

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- 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 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 45 Meeting Wiltshire's Housing Needs;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 52 Green Infrastructure;
- Core Policy 55 Air Quality;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management;
- Core Policy 67 Flood Risk;

Emerging 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 currently carries no weight for decision making.

Neighbourhood Plan:

Calne Neighbourhood Plan (2023–2038)

- C1 – High Quality Sustainable Development, requiring proposals to demonstrate sustainable design and low-carbon outcomes.
- BE1 – Local Distinctiveness, supporting development that reflects local character and materials.
- GA5 – Parking Provision, requiring two off-street spaces for a 3-bed dwelling.
- H1 – Housing within Settlement Boundaries, supporting infill development where it does not result in the loss of valued public open space

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Wiltshire Council's Waste Core Strategy, adopted July 2009
- Wiltshire Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document, January 2017
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
- Air Quality SPD (July 2023)
- Wiltshire Housing Site Allocations Plan, adopted 25 February 2020

ISSUES

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

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Are there any other planning issues raised by the development?
- What planning obligations are required to make the development acceptable in planning terms?

CONSULTATION RESPONSES

During the assessment of the application, revised plans and supporting information were submitted to address matters raised by officers and consultees. Given the nature of the amendments, a further period of consultation was undertaken, with all representations received taken into account in the assessment and recommendation set out in this report.

WC Highways: No objection, subject to conditions

Comments advise "Highways note that the site is accessed via the private Penn Court and the applicant must ensure appropriate access rights. The proposed four parking spaces meet the requirements for both the new three-bed dwelling and the existing property, and cycle storage within the garage is acceptable despite the garage not

meeting standard dimensions, as its total floor area is sufficient. Refuse storage is adequately shown, and the front boundary wall height of 600mm is acceptable. Overall, there is no highway objection subject to appropriate conditions”.

Following the submission of a revised location plan extending the redline to the classified highway and subsequent public notification and consultation, the Highways Officer commented, “From a highway perspective, the revised documents do not alter the comments provided by my colleague previously.”

WC Archaeology: No Comment

WC Arboriculture: No objection, subject to conditions

Comments advise “No objection to the removal of the Silver Birch tree provided mitigated planting is included in the proposal.”

WC Public Protection: No objection, subject to conditions

WC Drainage: No objection

Comments advice: The Council’s Drainage Team initially raised a holding objection due to insufficient information to fully assess surface water drainage and flood risk impacts. Following the submission of additional drainage and ground investigation details, including percolation testing, the Drainage Team confirmed that a soakaway-based drainage strategy is feasible and raised no objection to the proposal. Whilst further groundwater monitoring may be required to satisfy Building Regulations, the submitted information demonstrates that the development can be adequately drained without increasing flood risk.

WC Ecology: No objection subject to conditions

Parish/Town Council: No objection, subject to conditions

Comments Advice: “Members raised no objections to the proposal and welcomed the use of solar panels and heat source pumps.”

REPRESENTATIONS

During the assessment of the application, revised plans and supporting information were submitted to address matters raised by officers and consultees. Given the nature of the amendments, a further period of consultation was undertaken, with all representations received taken into account in the assessment and recommendation set out in this report.

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 during all the consultation periods. 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.

- **Scale & Height** – The proposed two-storey dwelling is too large for the plot, will impact views, and feels overbearing; a single-storey alternative would be more appropriate.
- **Parking & Access Issues** – Existing parking and access problems at Penn Court (including blocked driveways and emergency service access) may worsen.
- **Insufficient Parking Provision** – Concerns that parking for both the new dwelling and No. 18 is inadequate, potentially increasing pressure on Penn Court.
- **Incorrect Boundary on Plans** – The submitted drawings show an inaccurate boundary for 12 Honey Garston (Title WT128477).
- **Drainage Concerns** – Clay ground conditions make soakaways unsuitable; proposed drainage is too close to the neighbour's garage and may not function properly.

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.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

Principle of Development

Policy Context

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the overarching spatial strategy for Wiltshire and provide the NPPF for determining whether development is appropriately located. Together, these policies seek to direct growth towards the most sustainable locations whilst protecting the intrinsic character and beauty of the countryside. The strategy prioritises development within Principal Settlements, Market Towns, Local Service Centres and larger villages, whilst development in the countryside will only be supported where it accords with specific development plan policies or where material considerations indicate otherwise.

The NPPF also contains national policies relating to the location of development. Policies S3-S5 distinguish between development within settlements and development in the countryside,

support sustainable patterns of growth, and require decisions to have regard to the role and function of settlements, accessibility to services and facilities, and other site-specific considerations.

The principle of development should be assessed having regard to the Development Plan as a whole, the NPPF and all other material considerations. The weight afforded to individual policies will depend upon the nature, scale and location of the development proposed.

The Calne Neighbourhood Plan (2023–2038) further supports high-quality, sustainable residential development within the settlement boundary, provided new housing contributes positively to local distinctiveness, achieves high design standards, and incorporates meaningful sustainability measures.

Assessment

The application site lies within the defined settlement boundary of Calne and is therefore assessed against Core Policies 1 and 2 of the Wiltshire Core Strategy and Policy S4 of the National Planning Policy Framework. The site comprises residential garden land associated with No. 18 Honey Garston and is surrounded by existing residential development, such that it represents an infill opportunity within the built-up area of the town. The proposal would deliver a single self-build dwelling in a sustainable location, making effective and efficient use of previously established residential curtilage within the settlement boundary, consistent with NDMP Policies L2 and L3 of the NPPF without extending the settlement boundary or requiring greenfield expansion.

Policy S4 establishes a presumption in favour of development within settlements unless the adverse effects would substantially outweigh the benefits when assessed against the Framework as a whole. In this case, the proposal would not prejudice any allocated land use, result in the loss of protected open space, Local Green Space, important biodiversity assets, flood risk management land or any other protected designation. The proposal has also been assessed against the relevant national decision-making policies and does not fall within any category where the Framework indicates planning permission should be refused.

Furthermore, private residential garden land is not identified as protected open space under Policy H1 of the Calne Neighbourhood Plan, and therefore the proposal would not result in the loss of valued community green space. The scale, form and layout of the dwelling are considered proportionate to the character, density and grain of the surrounding area and would contribute towards housing delivery in a sustainable location. Accordingly, the proposal is considered to accord with Core Policies 1 and 2 of the Wiltshire Core Strategy and Policy S4 and NDMP L2 of the National Planning Policy Framework.

Conclusion

Taking the above into account, the proposal is deemed to be acceptable in principle. It is consistent with the strategic objectives of Core Policies 1 and 2 of the Wiltshire Core Strategy and accords with the relevant policies of the Calne Neighbourhood Plan and the objectives of Policy S4 of the NPPF, subject to a site-specific assessment.

5 Year Housing Land Supply

The Council's latest Housing Land Supply Statement provides the most up-to-date position regarding the availability of deliverable housing land within Wiltshire and is a material consideration in the determination of planning applications.

The NPPF requires local planning authorities to identify and maintain a supply of specific deliverable housing sites. Housing need, housing requirements, and the supply of deliverable sites are addressed through Policies HO1 to HO6 (for plan-making) and HO7 to HO13 (for decision taking) and Annex D of the NPPF. Annex D sets out the methodology for calculating housing need, assessing land supply, the application of housing land supply buffers using the latest Housing Delivery Test results, and establishing a five-year supply of deliverable housing sites.

The Council's current housing land supply position demonstrates a supply of 2.8 years of deliverable housing land against the relevant housing requirement. This position is a material consideration when assessing proposals for residential development. Where a shortfall exists, this indicates that the Council is unable to demonstrate a full five-year supply of deliverable housing sites and this is capable of attracting significant weight in favour of proposals which would contribute towards meeting identified housing needs. Conversely, where a five-year supply can be demonstrated, this is also a material consideration to be afforded appropriate weight in the overall planning balance.

In determining this application, regard has been had to the Council's current housing land supply position, the relevant housing policies of the development plan, the housing objectives of the NPPF, and all other material considerations. The extent to which the Council's housing land supply position affects the weight to be afforded to housing delivery and other material considerations has been considered as part of the planning balance set out below.

The contribution that this proposal would make towards meeting housing needs, together with any other benefits and harms arising from the development, is assessed within the overall planning balance and conclusion sections of this report.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS 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.
- Creates safe, legible, and accessible spaces.

Policies DP1 to DP4 of the NPPF promote development that is:

- Well-designed and visually attractive.
- Responsive to local character and context.
- Functional, accessible and sustainable.
- Supportive of healthy and inclusive communities.
- Resilient to climate change and environmental impacts.
- Conducive to the creation of high quality places and a positive built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

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

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

Assessment

The application proposes a detached two-storey dwelling within the side/rear garden of No. 18 Honey Garston. The site lies within an established residential area characterised by a varied mix of detached, semi-detached and terraced dwellings together with the three-storey Penn Court apartments. As there is no single prevailing architectural style, the area is capable of accommodating a degree of variation in design.

The application site extends to approximately 668sqm and is considered capable of accommodating an additional dwelling without resulting in a cramped or overdeveloped form of development. Adequate private garden areas would be retained for both the proposed and existing dwellings, and the subdivision of the plot would remain consistent with the character and grain of the surrounding residential area.

The proposed dwelling adopts a simple dual-pitched roof form with brick and render finishes that reflect materials commonly found within the locality. Although representing a form of backland development, the dwelling would remain closely related to the surrounding built form and would be viewed in the context of existing residential development, including Penn Court. As such, it would integrate satisfactorily with the character and appearance of the area and would not appear visually intrusive or incongruous.

The proposal would not result in the loss of public open space, as the site comprises private residential garden land. The removal of one Silver Birch tree is acceptable in this instance, with replacement planting and additional landscaping proposed. The Council's Arboricultural Officer raises no objection subject to appropriate conditions.

The scheme also incorporates sustainability measures including solar photovoltaic panels, battery storage and an air source heat pump. These measures have been integrated without detracting from the overall appearance of the development.

Overall, the proposal represents a well-designed infill development that would make effective use of land within the settlement boundary whilst preserving the character and appearance of the area.

Conclusion

The proposal is deemed to integrate successfully with the established residential character of the area and is considered not to harm the visual amenities of the site or the wider locality. The development would provide a high-quality, sustainable form of development, with good

access to local services, facilities, and green space. The proposal therefore accords with Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and the objectives of the Well Designed Places Policies of the NPPF.

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.

Policy P3 of the National Planning Policy Framework requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

These policies guide the assessment of amenity impacts, which will be considered in detail under the headings below.

Overlooking / loss of privacy

The proposed dwelling has been sited and designed with regard to neighbouring properties, including those within Penn Court. The fenestration and layout minimise opportunities for overlooking.

The dwelling would be set approximately 10.7m from the rear boundary and 11.6m from the side elevation of No. 18 Honey Garston, which contains no windows of habitable rooms. As such, there would be no direct window-to-window overlooking. Whilst some views of part of No. 18's rear garden would be possible, this relationship is typical of residential environments and would not result in a material loss of privacy.

Having regard to the separation distances achieved, the intervening boundary treatments and the established residential context, it is not considered that the proposal would result in any material loss of privacy to neighbouring occupiers.

In relation to No. 12 Honey Garston, upper-floor windows would face the side elevation, which contains no windows of habitable rooms, and would not overlook the principal private rear garden. The proposed dwelling would face properties within Penn Court across the access road and parking area, with a front-to-front separation distance of approximately 23.65m. This would exceed the separation distances generally expected between opposing residential elevations and would be sufficient to safeguard residential amenity.

Overall, the proposal would not result in any unacceptable overlooking or loss of privacy for neighbouring occupiers.

Loss of light / overshadowing

The application site forms part of a generous residential garden and is capable of accommodating the proposed dwelling without resulting in unacceptable impacts on neighbouring properties. Whilst the development would inevitably alter the outlook currently

experienced from adjoining gardens, the proposed dwelling would be positioned and orientated to minimise impacts upon neighbouring amenity and sufficient spacing would remain between the proposed and existing buildings. Taking account of the scale, height and siting of the development, it is not considered that the proposal would result in any significant loss of daylight, sunlight or unacceptable overshadowing.

Overbearing Impact / Overall sense of enclosure

The proposed dwelling would be read within the context of the surrounding built form, which includes two-storey dwellings and the larger three-storey Penn Court apartment building to the north. Although concerns have been raised regarding the size of the proposed dwelling, it is considered that the scale, massing and plot disposition are appropriate to the character of the area. The proposed development would retain adequate separation from neighbouring boundaries and would not appear unduly dominant or give rise to an unacceptable sense of enclosure when viewed from adjoining properties.

Whilst the proposal would reduce the size of the garden serving No.18 Honey Garston, a substantial private garden area would remain which is considered entirely commensurate with the size of the existing dwelling and sufficient to meet the reasonable expectations of future occupiers.

Noise

The proposal comprises a single additional dwelling within an established residential area where residential activity already forms the predominant land use. The level of activity associated with the occupation of one dwelling is not considered likely to result in unacceptable noise or disturbance to neighbouring occupiers. Furthermore, Wiltshire Council's Public Protection Team has raised no objection to the proposal, subject to conditions. Accordingly, the proposal is not considered to result in any harmful noise impacts for existing or future residents.

Internal and External Space Standards

The proposed dwelling would provide approximately 110m² of internal floorspace, exceeding the 99m² minimum gross internal floor area required by the Nationally Described Space Standards for a 3-bedroom, 6-person, two-storey dwelling. The proposal would therefore provide a good standard of internal accommodation for future occupiers. The property would benefit from private garden space, secure cycle storage, parking provision and refuse storage facilities. In addition, adequate private amenity space would be retained for the host dwelling at No. 18 Honey Garston. The proposal is therefore considered capable of providing a satisfactory standard of accommodation for future occupiers.

Highways Impacts and Parking

Policy Context

The NPPF transport policies (TR3-8) seek to ensure that development is supported by a safe, sustainable and efficient transport system. Development proposals should provide appropriate access arrangements, promote sustainable modes of travel, support active travel and public transport use, minimise impacts on the transport network, and ensure that any residual impacts on highway safety or network capacity are appropriately mitigated.

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, public transport users and those with mobility impairments.
- That any transport impacts have been appropriately assessed and mitigated.
- Promotion of sustainable travel choices, reducing reliance upon private vehicles where possible.
- Adequate vehicle and cycle parking provision in accordance with adopted standards.
- Protection and enhancement of public rights of way, walking, wheeling and cycling connections.
- Integration with existing and planned transport infrastructure.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, 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 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The proposal would be served via the existing access from Penn Court. The Highway Authority has reviewed the application and raises no objection subject to conditions.

The proposed access arrangements are considered acceptable in highway safety terms. The proposed three-bedroom dwelling would be served by two off-street parking spaces, whilst two spaces would be retained for the existing dwelling, meeting the Council's adopted parking standards. Adequate cycle parking is also provided within the garage, and suitable refuse and recycling storage has been incorporated into the scheme. Whilst concerns have been raised regarding existing parking pressures within Penn Court, the proposal provides parking in accordance with adopted standards and there is no evidence before the Local Planning Authority to demonstrate that the development would result in severe highway impacts. Whilst gates are not shown as part of the proposal, it would be reasonable to secure by condition that any gates erected across the vehicular access shall open inwards only or be of a sliding design, thereby ensuring vehicles are able to wait clear of the highway whilst accessing the site, allowing for the safe use of the driveway by residents and avoiding obstruction of Penn Court.

Given the scale of development, the proposal would generate only a limited number of additional vehicle movements and would not result in a severe impact on the local highway network. The Highway Authority is satisfied that adequate visibility, access and parking can be secured through planning conditions.

Conclusion

Having regard to the above, it is considered that the proposal would provide safe and suitable access, adequate parking and cycle provision, and would not adversely affect highway safety or the operation of the local highway network. The proposal therefore accords with Core Policies 60, 61, 62 and 64 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Ecology and Biodiversity

Policy Context

Core Policy 50 of the WCS Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. Policy N2 of the NPPF seeks to ensure that development contributes positively to the natural environment and supports nature's recovery. Development proposals should conserve and enhance biodiversity, minimise adverse impacts on habitats and species, strengthen ecological networks where appropriate, and identify opportunities for biodiversity enhancement.

Proposals must assess and address potential effects on:

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

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. As of 12 February 2024 (2 April 2024 for smaller sites) 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.

The Wiltshire Green & Blue Infrastructure Strategy (2022–2030) encourages habitat connectivity, nature-based solutions, and integration of biodiversity within site design; these principles guide the assessment of detailed proposals.

Assessment

The Council's Ecologist raises no objection to the proposal subject to conditions. The site comprises residential garden land within the urban area of Calne and is not located within or adjacent to any statutory ecological designation. The submitted ecological information confirms that the site is unlikely to support habitats of significant value for protected species, although features such as log and rubble piles may provide occasional sheltering opportunities for species including hedgehogs and amphibians. Accordingly, the Ecologist recommends that

the mitigation and reasonable avoidance measures contained within the Biodiversity Net Gain Assessment are secured by condition.

The proposal includes biodiversity enhancements comprising replacement tree planting, integrated bat and bird boxes, and hedgehog access gaps within boundary treatments. The Ecologist advises that these measures should be secured through a biodiversity enhancement condition, noting local records of hedgehogs and swifts within the surrounding area.

Subject to these conditions, these measures would contribute towards nature recovery, strengthen habitat connectivity and provide opportunities for priority species, consistent with Policy N2 of the NPPF.

Conclusion

Having regard to the above, it is considered that subject to conditions securing the recommended mitigation and biodiversity enhancement measures, the proposal is considered to accord with Core Policy 50 of the Wiltshire Core Strategy, Policy NE2 of the Calne Neighbourhood Plan and the objectives of Policy N2 of the NPPF.

Flood Risk and Drainage

Policy Context

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.

The NPPF requires flood risk to be taken into account at all stages of the planning process and seeks to direct development away from areas at highest risk of flooding. Policies F4, F5 and F6 require flood risk to be assessed through site-specific Flood Risk Assessments where necessary, the application of the Sequential Test where applicable, and the Exception Test in those circumstances identified by national policy.

Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The application site lies within Flood Zone 1, which is defined as land having a low probability of fluvial flooding. Consequently, the sequential and exception tests are not required in this case. Whilst the proposal does not constitute major development, it remains necessary to demonstrate that surface water arising from the development can be managed appropriately and that the proposal would not increase flood risk either on-site or elsewhere.

The Council's Drainage Team initially raised a holding objection on the grounds that insufficient information had been submitted to demonstrate the viability of the proposed surface water drainage strategy. In response, the applicant provided additional supporting information, including BRE 365 percolation testing and ground investigations to assess infiltration potential and groundwater conditions.

The submitted investigations confirmed suitable infiltration rates across the site and identified no groundwater at the depths tested. Based on these findings, a soakaway-based drainage solution has been proposed, comprising a 2.0m x 2.0m x 1.1m soakaway to manage surface water runoff from the development. The evidence provided demonstrates that infiltration drainage is feasible and represents an appropriate means of surface water disposal in accordance with the drainage hierarchy.

Having reviewed the additional information, the Council's Drainage Team subsequently withdrew its holding objection and confirmed that, having regard to the scale of the proposed development and the results of the drainage and ground investigations, there is no objection to the proposal. Whilst it is noted that further groundwater monitoring may be required to satisfy Building Regulations requirements, this is a separate regulatory matter and does not undermine the acceptability of the proposed drainage strategy for planning purposes.

The concerns raised by third parties regarding the suitability of soakaways have been carefully considered. However, the Council's specialist drainage consultee is satisfied that the submitted testing and technical evidence demonstrate that the site can accommodate a soakaway-based drainage system and that the development would not increase flood risk.

Conclusion

Having regard to the above, it is considered that the proposal has been demonstrated to provide an acceptable means of surface water drainage and would not increase flood risk on-site or elsewhere. The development therefore is deemed to accord with Core Policy 67 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework relating to flood risk and sustainable drainage.

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

Policy Context

Core Policy 41 of the Wiltshire Core Strategy seeks to minimise emissions and support the transition to a low-carbon economy. Policies CC1-CC3 of the NPPF support the transition to a climate-resilient and low-carbon future and require development to contribute towards climate change mitigation and adaptation, including through sustainable design, energy efficiency, the efficient use of resources and reductions in greenhouse gas emissions.

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

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

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

- Prevent unacceptable risks from pollution, contamination, noise, vibration, artificial lighting and poor air quality.

- Ensure that existing and future occupants are protected from unacceptable environmental impacts.
- Ensure that land is suitable for its intended use, taking account of ground conditions and contamination risks.
- Secure appropriate mitigation and remediation where environmental risks are identified.
- Apply the principle that those responsible for contamination are responsible for its remediation.

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
- Sustainable transport options
- Sustainable transport options

Assessment

In assessing the environmental impacts of the proposal, consideration has been given to potential effects arising from noise, air quality, artificial lighting and ground conditions.

The proposed development comprises a single dwelling within an established residential area and is not located within an Air Quality Management Area. Wiltshire Council's Public Protection Team has been consulted and raises no objection to the proposal, subject to conditions. Given the proposal and its locality, it is deemed unlikely, by virtue of its scale and nature, to give rise to unacceptable impacts in respect of noise, air quality, land contamination or other environmental health matters.

The proposal incorporates a range of sustainability measures, including the use of an air source heat pump and a 3.6kWp solar photovoltaic array with battery storage. The proposal is also supported by an Energy Strategy which demonstrates that the dwelling could achieve a 77% reduction in carbon emissions beyond the Part L Target Emission Rate and achieve an EPC rating of A.

Given the scale of the development, it is not anticipated to result in adverse air quality impacts or generate unacceptable levels of noise. The proposed residential use is compatible with the surrounding area and no concerns have been raised by the Council's Public Protection Team. Furthermore, there is no evidence to suggest that the site is affected by land contamination or that the development would pose a risk to human health or the wider environment.

Conclusion

Taking the above into account, the proposal is considered not to give rise to any harmful impacts in respect of noise, air quality, contaminated land or other environmental health considerations. The development is therefore considered to accord with Core Policies 41, 55 and 56 of the Wiltshire Core Strategy, the Wiltshire Air Quality SPD and the relevant provisions of the National Planning Policy Framework and the Climate Change Act 2008 (as amended).

Other

A public representation raised concerns that the red line boundary shown on the published location plan was incorrect. In response, the applicant's agent submitted title plans confirming the correct land ownership. The area in question does not form part of the immediate development area; however, the location plan was amended to accurately reflect the land ownership position and the revised plan was subsequently published. The location plan was also amended to extend the red line boundary to the adopted public highway. In addition, Certificate B was completed, and notice was served on all known owners of the private road from which access to the application site would be obtained. Officers are satisfied that the application is accompanied by the appropriate ownership certificates and that the correct land has been identified within the application documentation.

CONCLUSION

The application site lies within the defined settlement boundary of Calne, a sustainable settlement where the principle of residential development is supported by Core Policies 1 and 2 of the Wiltshire Core Strategy, Policy H1 of the Calne Neighbourhood Plan and Policy S4 of the NPPF.

The proposal would deliver an additional dwelling in a sustainable location, together with solar panels, an air source heat pump and biodiversity enhancements. Whilst the development would result in the loss of part of the existing garden and one Silver Birch tree, replacement planting is proposed and no technical objections have been raised.

Overall, the proposal accords with the Wiltshire Core Strategy, the Calne Neighbourhood Plan and the NPPF. No unacceptable impacts have been identified and planning permission is therefore recommended for approval, subject to conditions.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to 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:

Revised Location Plan Ref: 2505-LOC-01-P02 received 15 July 2026

Proposed Site Plan Ref: 2505-PL-02-P01 received 28 Jan 2026

Proposed Block Plan Ref: 2505-PL-01-P01 received 28 Jan 2026

Proposed Elevations Ref: 2505-PL-10-P02 received 3 Feb 2026

Proposed Floor and roof plans Ref: 2505-PL-03-P01 received 28 Jan 2026

Proposed Drainage and Landscape Plan Ref: 2505-PL-04-P01 received 28 Jan 2026

Application Form received 28 Jan 2026

Energy Strategy and Sustainability Statement received 28 Jan 2026

Vaillant arotherm-plus-spec-sheet-1892564 - Air source heat pump details received 3 Feb 2026

JAM54D41_GB - Solar panel details received 3 Feb 2026

BRE Percolation Testing received 26th May 2026

Biodiversity Metric Ref: Biodiversity Metric 18.05.2026 received 26th May 2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those set out in the approved plans and submitted documents.

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

4. The development shall be carried out in full accordance with the drainage strategy and details contained within the Proposed Drainage and Landscape Plan (Drawing No. 2505-PL-04-P01, received 28 January 2026). The approved drainage measures shall be installed prior to the first occupation of the dwelling and shall thereafter be retained and maintained for the lifetime of the development.

REASON: To ensure the satisfactory disposal of surface water and to prevent any increased risk of flooding on-site or elsewhere, in accordance with Core Policy 67 of the Wiltshire Core Strategy, and the Managing Flood Risk Policy objectives of the National Planning Policy Framework.

5. All soft landscaping shown on the Proposed Drainage and Landscape Plan (Drawing No. 2505-PL-04-P01, received 28 January 2026), including the planting of two replacement trees, shall be carried out in the first planting and seeding season following the first occupation of the dwelling or completion of the development, whichever is the sooner.

Any trees, shrubs or plants which, within a period of five years from the completion of the landscaping works, die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the visual amenities of the area and to secure biodiversity enhancement in accordance with Core Policies 50 and 57 of the Wiltshire Core Strategy and the Biodiversity and Design Policy Objectives of the National Planning Policy Framework.

6. No works above slab level shall commence until details of a Biodiversity Enhancement Scheme have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the number, specification and locations of ecological enhancement features, including integrated bird boxes, bat boxes/bricks and hedgehog access gaps within boundary treatments.

The approved scheme shall be implemented in full prior to the first occupation of the dwelling and shall thereafter be retained and maintained as approved.

REASON: To secure measurable biodiversity enhancements and to contribute to the conservation and enhancement of biodiversity in accordance with Core Policy 50 of the Wiltshire Core Strategy, Policy NE2 of the Calne Neighbourhood Plan and the Biodiversity Enhancement Policy Objectives of the National Planning Policy Framework.

7. The development shall be carried out in accordance with the Energy Strategy and Sustainability Statement received 28 January 2026. The air source heat pump, as detailed within the Vaillant aroTHERM Plus Specification Sheet received 3 February 2026, and the solar photovoltaic panels and battery storage system, as detailed within the JAM54D41_GB Solar Panel Specification received 3 February 2026, shall be installed prior to the first occupation of the dwelling.

The approved air source heat pump, solar photovoltaic panels and battery storage system shall thereafter be retained and maintained for the lifetime of the development. Should any of the approved equipment become redundant, non-operational or be removed, it shall be replaced with equipment of an equivalent or improved specification unless otherwise agreed in writing by the Local Planning Authority.

REASON: To secure the delivery and ongoing retention of the renewable energy and low-carbon technologies relied upon in the assessment of the application, in accordance with Core Policies 41 and 57 of the Wiltshire Core Strategy and the Clean Energy Policy Objectives National Planning Policy Framework.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works shall cease and the Local Planning Authority shall be notified in writing immediately. No further works shall be carried out until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall thereafter be implemented as approved.

REASON: To ensure that any unexpected contamination encountered during development does not pose unacceptable risks to human health or the environment in accordance with Core Policy 56 of the Wiltshire Core Strategy and the Pollution and Public Protection Policy Objectives of the National Planning Policy Framework.

9. Any gates installed across the vehicular access shall open inwards only or be of a sliding design and shall thereafter be retained as such.

REASON: In the interests of highway safety and to ensure vehicles can enter and leave the site without obstructing the public highway accordance with Core Policies, 60, 61 and 64 of the Wiltshire Core Strategy, and the objectives of Policies TR3 and TR4 of the National Planning Policy Framework.

10. Prior to the first occupation of the dwelling, an electric vehicle charging point with a minimum output of 7kW shall be installed and brought into operation in accordance with details first approved in writing by the Local Planning Authority. The charging point shall thereafter be retained and maintained for the lifetime of the development.

REASON: To promote sustainable modes of transport and reduce carbon emissions in accordance with Core Policies 41, 60 and 61 of the Wiltshire Core Strategy, Policy GA4 of the Calne Neighbourhood Plan and the objectives of Policy CC2 of the National Planning Policy Framework.

11. The dwelling hereby permitted shall not be occupied until the first 2 metres of the vehicular access, measured from the edge of the carriageway, has been properly consolidated and surfaced in a bound material. The access shall thereafter be retained and maintained as such.

REASON: In the interests of highway safety and to prevent loose material being deposited onto the public highway, in accordance with Core Policies 60, 61 and 64 of the Wiltshire Core Strategy and the objectives of Policies TR3 and TR4 of the National Planning Policy Framework.

INFORMATIVE

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

INFORMATIVE

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

INFORMATIVE

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their

control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

INFORMATIVE

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.