

Appeal 6015325

Appeal questionnaire

Submitted on 9 September 2026.

Appeal type	Full planning
Appeal site	Land at Wood Lane, Brinkworth, SN5 0AH
Agent contact details	Daniel Drayton daniel.drayton@lpctrull.com [REDACTED]
Application number	PL/2026/03896

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
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Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	No neighbours notified.pdf (/document/5c194924-3286-45de-83a2-4368be68ad41)
Type of notification	A site notice
Uploaded site notice	Site Notice.pdf (/document/41eb5001-a3a5-41ad-9b58-b7b5daa780a2)
Upload the appeal notification letter and the list of people that you notified	distribution.pdf (/document/ace74bcd-bb69-4d11-870e-5f776423433e) Appeal - Notification of Written Reps Part 1 Appeal.pdf (/document/a01d50fe-1a54-4f0a-b33b-651fe4eae701)

Consultation responses and representations

Statutory consultees	Yes Brinkworth Parish Council Highways Department
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Consultation responses and representations.pdf (/document/19bfcd5c-1b34-4ccb-929d-51178c9eef0d)
Representations from other parties	Yes
Upload representations from other parties	Representations.pdf (/document/c6e027c2-77e3-4861-a35c-254469de191b) Consultation responses and representations.pdf (/document/990f9937-e6c0-4881-97d8-e8aa469823a6)

Planning officer's report and supporting documents

Upload planning officer's report	Delegated Report.pdf (/document/9e14b1dc-4d17-46c5-9db2-e5506bd1e75f)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	Parish of Brinkworth with Grittenham NDP 2024.pdf (/document/ad9f8369-cee9-463c-b433-02e81eb9259b) WI0AED~1.PDF (/document/f7c6766b-0c9a-4b6e-

[ae1c-164179e65063\)](#)

[Wiltshire Core Strategy - 00 Front Page.pdf](#)

[\(/document/9e4f6fd6-e535-44ba-a811-](#)

[3467b1cebad9\)](#)

[Wiltshire Core Strategy - Core Policy 51](#)

[Landscape.pdf \(/document/87b2a00a-49cd-423f-](#)

[a37f-414517f671c5\)](#)

[Wiltshire Core Strategy - Core Policy 60](#)

[Sustainable Transport.pdf \(/document/62c84a5b-](#)

[5101-4262-b793-53de96b8844a\)](#)

[Wl8F73~1.PDF \(/document/891dc9a6-aa0a-4cc0-](#)

[8f29-6a37e3536d3e\)](#)

[Wiltshire Core Strategy - Core Policy 01](#)

[Settlement Strategy.pdf \(/document/d3cf2f1a-](#)

[2065-4de7-a5f7-7c6d51655533\)](#)

[WILTSH~1.PDF \(/document/6889f895-411b-414e-](#)

[890e-a9510ef29487\)](#)

[Wiltshire Core Strategy - Core Policy 02 Delivery](#)

[Strategy.pdf \(/document/aa4d53db-483c-40c7-](#)

[9c52-c764beac6ca6\)](#)

Emerging plans

No

Do you have any other relevant policies?

No

Supplementary planning documents

Yes

Upload supplementary planning documents

[Wiltshire Housing Site Allocations Plan Adopted February 2020.pdf \(/document/44462585-](#)

[1f92-4f3b-8f80-07550f91f7ff\)](#)

[waste-core-strategy-2009-july.pdf](#)

[\(/document/de92e8e5-06d6-460d-9407-](#)

[3ea58a3a60db\)](#)

[ltp3-cycling-strategy.pdf \(/document/86e699fb-](#)

[4ec5-4abe-a78d-6e5265173464\)](#)

[Air Quality SPD 2023.pdf \(/document/5c7f4f8f-](#)

[2cbb-4ffc-b938-7fcb6e2d71f0\)](#)

[Waste-collection-guidance-for-new-](#)

[developments-final.pdf \(/document/917d4b11-](#)

[7fdc-4f07-ae99-9ce4b27c2873\)](#)

[WiltshireDesignGuide.pdf \(/document/482f8238-](#)

[f1b8-47f4-9a5a-9d1c6a1cf936\)](#)

[WILTSHIRE LOCAL TRANSPORT PLAN](#)

[2011-2026.pdf \(/document/56316b7f-3ace-4ca6-](#)

[aac8-a04b9f08be82\)](#)

[ltp-car-parking-strategy-2015-march.pdf](#)

[\(/document/adff5a80-d97a-421e-a759-](#)

[d5900e908c32\)](#)

Community infrastructure levy

Yes

Upload your community infrastructure levy

[Wiltshire CIL Charging Schedule May 2015.pdf](#)

[\(/document/4c65bac2-4cdc-49a1-980a-](#)

[7a064ffbc5ae\)](#)

Community infrastructure levy formally adopted

Yes

Site access

Access for inspection	Yes To view the proposal in its context
Will the inspector need to enter a neighbour’s land or property?	No
Potential safety risks	No

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	No

Have there been any significant changes that would affect the application?	National policy change Since the determination of the application, the National Planning Policy Framework (August 2026) has replaced the previous December 2024 version. The principal change relevant to this appeal is the replacement of the former tilted balance approach with Policies S3 and S5, together with Policies HO7 and TR3, which provide the current framework for assessing housing development and sustainable locations. Whilst the LPA's housing land supply position remains a material consideration and substantial weight is afforded to housing delivery, the updated NPPF does not automatically support residential development in countryside locations. Instead, Policy S5 requires development outside settlements to be appropriately related to an existing settlement, capable of being served by available infrastructure and located in a sustainable location, whilst Policy TR3 seeks to ensure development limits reliance on private car travel and provides a genuine choice of transport modes. Having reviewed the proposal against the updated NPPF, the LPA considers there has been no material change to the previously reached conclusions. The proposal remains contrary to the spatial strategy of the Development Plan, including Core Policies 1, 2, 13, 60 and 61 of the Wiltshire Core Strategy and Policy BG11 of the Brinkworth with Grittenham Neighbourhood Plan. The site remains an
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unallocated greenfield site outside any defined settlement boundary where future occupiers would be heavily reliant on the private car. As such, the proposal continues to conflict with both the Development Plan and the objectives of Policies S5 and TR3 of the updated NPPF. Furthermore, Policies S5, N2 and DP3 reinforce the importance of protecting countryside character and securing development that responds positively to its context. Consequently, the updated NPPF strengthens, rather than alters, the LPA's original assessment and decision.

Original Evidence

Did the applicant submit a design and access statement with the application?	No
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Did the applicant submit plans and drawings with the application?	Yes
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Upload the plans and drawings submitted with the application	Planning Statement.pdf (/document/704df743-56e9-41cb-8951-2d627f3a4e19) Appendix 4 - Appeal Decision - APP-Y3940-W-25-3367502.pdf (/document/2fc761ce-c6ab-4df1-8238-4171248103be) Appendix 3 - WC Briefing Note.pdf (/document/f08ad974-df1e-4ca1-8dbc-4591e4cde4ed) Appendix 2 - Housing Land Supply Statement 2024.pdf (/document/803b8228-0f12-4af7-b24a-4aead50a7bb9) Appendix 1 - Callows Cross Bus Timetable.pdf (/document/70592422-7eee-4d0f-a4ad-686c22868426) Proposed Site Layout.pdf (/document/621d3215-bdd5-4183-ba41-80bf4c9c8638) Proposed Site Plan - Location Plan.pdf (/document/d8f5a022-cefe-44f0-9f76-9735d8fe6de3)
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Did the applicant submit any other documents with the application?	No
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What documents and plans did you use to make your decision?	Application Form; received 19th June 2026 Planning Statement; ref LPC.6384, received 19th June 2026 Proposed Site Plan / Location Plan; Ref LPC 5929/50 A received 19th June 2026 Illustrative site Layout Ref LPC 5929/51 A , received 19th June 2026 Appendix 1 - Callows Cross Bus Timetable received 19th June 2026
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