

PLANNING, DESIGN & ACCESS STATEMENT

on behalf of

Estate of J. S Kennedy deceased

Outline application with some matters reserved for the erection of 5 self-build dwellings with new crossover access from Witt Road, following the demolition of existing barn and removal of containers; retention of existing access to woodland behind (Access and Layout).

Land opposite Jubilee Cottage, Witt Road, Winterslow SP5 1PL



(Aerial photograph courtesy of Google Maps)

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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access Statement has been prepared by BJC Planning on behalf of the Estate of J. S Kennedy deceased to support an outline planning application with some matters reserved for the following description of development:

‘Outline application with some matters reserved for the erection of 5 self-build dwellings with new crossover access from Witt Road, following the demolition of existing barn and removal of containers; retention of existing access to woodland behind (Access and Layout).’

- 1.2 The Council’s current lack of 5-year housing land supply means that there is an opportunity to bring forward an application for residential development on the site. The site is considered to be located in a sustainable location, as the settlement boundary includes built development to the north, south and on the opposite side of Witt Road from the site.
- 1.3 The application is made in outline, with matters relating to access and layout to be considered. The remaining matters will be considered as part of a subsequent reserved matters application.
- 1.4 The application site is shown edged red on the accompanying Location Plan, with details of the proposed development identified on the Proposed Site Plan. Both plans have been provided by Bernard E Cole & Partner. The site area extends to 0.43 hectares.
- 1.5 This Statement will address the requirements of Design & Access Statements, planning policies from the National Planning Policy Framework, the Wiltshire Core Strategy, Wiltshire Housing Site Allocations Plan and relevant Supplementary Planning Documents.
- 1.6 The proposed development will provide 5 x 4 bed self-build detached dwellings. The proposed dwelling units would be up to 2 storeys in height.

- 1.7 Self and custom-build housing typically involves individuals and/or groups designing and physically building a house for themselves or commissioning the construction of a new house from a builder, contractor or package company. Sometimes developers offer the option of a serviced plot where individuals can design and build their own home as part of a larger scheme.
- 1.8 This Planning, Design & Access Statement summarises the findings of the various supporting technical documents and provides an overview of the proposed scheme, which has evolved following the receipt of pre-application advice, survey work and through the input of the project consultant team.
- 1.9 The following consultants have provided reports and/or plans to assist with the formulation of the proposed scheme: -

<i>Planning Consultants</i>	<i>BJC Planning</i>
<i>Surveyors</i>	<i>Bernard E Cole & Partner</i>
<i>Land Surveyors</i>	<i>LDS Land & Buildings Surveyors</i>
<i>Arboricultural Consultants</i>	<i>Eco Urban</i>
<i>Ecological Consultants</i>	<i>Eco Support</i>
<i>Transport Consultants</i>	<i>Nick Culhane Highway Consultant</i>
<i>Drainage Consultants</i>	<i>Aqua Callidus Consulting</i>

- 1.10 The Reports of the consultants are provided separately with this outline planning application.

2.0 **SITE LOCATION AND SITE DESCRIPTION**

- 2.1 The site is located on the south side of Middle Winterslow. The Winterslow settlement comprises two areas: West Winterslow and Middle Winterslow. The latter is the larger of the two settlement areas.
- 2.2 Witt Road is a lane which extends southwards from the main body of the settlement into the countryside. The road is quite restricted in width and is a rural lane along which there is a significant amount of frontage development. Indeed, the northeast frontage of the road is almost continuously built up. The road extends for some

600m and terminates in a couple of private drives. The road is a cul de sac providing no vehicular public access to the land beyond.

- 2.3 The application site is situated on the southwestern side of the road at the northern end of the road approximately 110m from the junction of Witt Road with The Common/Gunville Road.
- 2.4 The site extends to 0.43 hectares. It is rectangular in shape and includes an open barn of approximately 228sq.m that is used for storage and for tractors in association with the agricultural use of the majority of the applicant's land ownership. There are several shipping containers and a lorry container along a 12m deep strip from Witt Road, which has been used for storage since at least 24th October 1987. This is based on the Certificate of Lawfulness issued in February 2002. The remainder of the application site is laid to grass. Its front and side boundaries comprise hedgerows and trees and the rear boundary is formed by post and rail fencing, including a gate providing access to the woodland behind to the southwest.
- 2.5 A gated vehicular access to the site is currently provided within the northeastern front boundary of the site, which is located opposite Jubilee Cottage. There is another gated access centrally located within the site frontage, but this is not used.
- 2.6 The character of the area is of residential dwellings, with a mix of detached bungalows and two-storey detached dwellings fronting Witt Road on both sides.
- 2.7 Beyond the site's southwestern side boundary is a bridleway (WSL076) and further southeast is the Bentley Way housing development, allotments and other built development along Witt Road.
- 2.8 The site is located in a sustainable location, as the settlement boundary includes built development to the north, south and on the opposite side of Witt Road from the site.



Figure 1: Extract from Wiltshire Council's settlement boundary plan for Winterslow. Site identified with arrow.

3.0 **PLANNING HISTORY**

3.1 The following applications are listed on Wiltshire Council's website and relate to the application site and, in some instances, adjoining land.

3.2 S/2010/1289 ERECTION OF BUILDING FOR STORAGE OF FORESTRY EQUIPMENT – Refused 11/01/2011

3.3 S/2002/0229 CHANGE OF USE OF THE LAND FOR THE STORAGE OF DISUSED LORRIES VEHICLES TRAILERS & CARAVANS ALL STORED AT GROUND LEVEL– LDC approved 8/02/2002

3.4 S/2000/1457 CERT OF LAWFUL USE STORAGE OF PLANT AND TRAILERS DISUSED VEHICLES AND THE STORAGE OF BUILDING MATERIALS AND AGGREGATES IN CONNECTION WITH A GROUNDWORK CONTRACTORS BUSINESS THE STORAGE OF MATERIALS AND AGGREGATES TO BE LIMITED TO THE AREA SHADED BLUE – Refused 13/07/2001

3.5 S/1998/0270 APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE FOR FULL COMMERCIAL USE INCLUDING THE OPERATION OF A PLANT HIRE BUSINESS AND HAULAGE YARD – Refused 12/06/1998

3.6 S/1997/1919 APPEAL AGAINST ENFORCEMENT NOTICE REGARDING CHANGE OF USE OF LAND FROM AGRICULTURAL TO MIXED USE - AGRICULTURAL AND PARKING OF VEHICLES – Appeal Withdrawn

- 3.7 S/1988/0325 O/L APPLICATION - ERECTION OF 40 DETACHED HOUSES WITH DOUBLE GARAGES, DOCTOR'S SURGERY AND COMMUNITY HALL WITH ASSOCIATED CAR PARKING AND CONSTRUCTION OF NEW ACCESSES – Refused 18/05/1988
- 3.8 S/1987/0319 O/L APPLICATION - ERECTION OF 11 DETACHED DWELLINGS WITH GARAGES AND NEW ACCESS ROAD TOGETHER WITH ALL DRAINAGE AND ROAD IMPROVEMENTS – Refused 29/04/1987. Appeal dismissed 12/01/1988
- 3.9 S/1985/0205 Lawful Development Certificate application – no details online
- 3.10 S/1980/0553 O/L APPLICATION – ERECTION OF PAIR OF BUNGALOWS WITH GARAGES – Refused 4/06/1980

4.0 MATTERS OF DESIGN AND ACCESS

- 4.1 The planning application is described as: 'Outline application with some matters reserved for the erection of 5 self-build dwellings with new crossover access from Witt Road, following the demolition of existing barn and removal of containers; retention of existing access to woodland behind (Access and Layout)'.

Site Layout

- 4.2 An extract of the proposed site plan is provided below within Figure 2. This identifies the layout of the five detached dwellings following the demolition of the existing barn and removal of containers, together with provision of a new crossover access from Witt Road and retention of existing access to serve woodland behind.
- 4.3 The proposed development would include 5 x 4 bedroom dwellings in a variety of building footprints. The design of the individual dwellings would be undertaken by self-builders prior to the submission of their own reserved matters or full planning applications for their own plots. It is intended that all five dwellings would be 2 storeys in height.



Figure 2: Extract of Proposed Site Plan prepared by Bernard E Cole & Partner

- 4.4 The existing central 5-bar gate located within the frontage hedgerow would be removed and a new crossover access would be created, leading onto a private internal driveway. This would serve each of the five plots.
- 4.5 The existing vehicular access currently serving the site would be retained in order to facilitate the ongoing management of the woodland within the applicant's ownership. The gate within the rear southwestern boundary of the site would be removed and relocated to provide access to the woodland behind.
- 4.6 The proposed central access would be constructed with visibility splays of 2.4m x 26m in each direction. The access has been designed to provide appropriate visibility splays based on recorded 85th percentile vehicle speeds.
- 4.7 It is proposed that the five dwellings would face towards the private drive with their rear gardens facing southwest.
- 4.8 The proposed scheme would seek to retain existing trees and hedgerows as far as is practicable and look to augment existing boundaries, where required. There would be opportunities for new tree planting and landscaping throughout the site.

- 4.9 Foul water discharge from the site will outfall to the public sewer network in Witt Road and this will be conveyed to Southern Water's East Grimstead WwTW about 5Km south of the site.
- 4.10 The applicant proposes a number of individual plot soakaways and permeable pavement. The proposed soakaway arrangement is shown on the drawing contained within Appendix C to the Drainage Strategy and Flood Risk Assessment.
- 4.11 A grassed earth channel formed at the rear edge of the site with a capacity of 900 l/se will be provided for surface water where there is natural valley between the application site and adjoining land to the southwest.

5.0 PLANNING POLICY

National Planning Policy Framework

- 5.1 The National Planning Policy Framework was revised on 17th August 2026. It sets out the government's policies for plan making and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts.
- 5.2 Paragraph 3 advises 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.
- 5.3 Paragraph 17 establishes the planning system's three objectives within the section entitled 'Purpose of the planning system', which are interdependent and need to be pursued in mutually supportive ways. These give rise to the need for the planning system to seek to achieve a number of objectives. The economic objective relates to building a strong, responsive and competitive economy. The social objective suggests supporting strong, vibrant and healthy communities. The environmental objective relates to protecting and enhancing our natural, built and historic environment, including making effective use of land.

- 5.4 Policy DM3 relates to determining development proposals. Policy DM3(1)(a), (1)(b) and (1)(f) encourage local planning authorities:

(1)(a). To work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;

(1)(b). To take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;

(1)(f). Not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in this Framework and any other material considerations.

- 5.5 Policy S3 relates to the presumption in favour of sustainable development.

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

(b). Outside settlements, policy S5 should be applied;

- 5.6 Policy S5 relates to the principle of development outside settlements. Policy S5(1)(j). states:

Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test, and where the development would:

(i). Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or

- 5.7 The proposed development would address an evidenced unmet housing need as the local planning authority cannot demonstrate a five-year supply of deliverable sites. The application site also adjoins a settlement boundary and so is physically well-related to an existing settlement under Policy S5(1)(J)(i).

- 5.8 Section 6 relates to ‘Delivering a sufficient supply of homes’ and within this section policy HO1 covers, among other things, assessing the need for people wishing to commission or build their own homes.
- 5.9 Plots for self and custom build housing and community-led development are a group whose needs should be addressed by policies within the Development Plan, according to Policy HO5.
- 5.10 Policy HO7: Meeting the need for homes states under Policy HO7(1). in applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1.
- 5.11 Policy L2: Making effective use of land under Policy L2(1) states that substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:
- (b). Making better use of vacant and underutilised land and buildings (such as: by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping underutilised retail and business sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure which are no longer required).
- 5.12 Policy DP3: ‘Key principles for well-designed places’ advises under Policy DP3(1) ‘Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3’.

- 5.13 Policy DP4 refers to the design process. Policy DP4(1) advises that design quality should be considered throughout the evolution, assessment and delivery of development proposals, including through any pre-application engagement; as outlined in Part 2 of the Design and Placemaking planning practice guidance. Policy DP4(2)(b) encourages local planning authorities to ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, including the approved use of materials where appropriate
- 5.14 The sustainable transport policies contained within the NPPF have been considered within the submitted Highway Technical Rebuttal and so are not duplicated within this statement.
- 5.15 The application proposals comply with the guidance within the new NPPF.

Salisbury District Local Plan 2011 - Adopted June 2003

- 5.16 It is not considered that there are any 'saved' policies of the Salisbury District Local Plan which are relevant to the proposed development at this site, with the exception of Policy C6: Special Landscape Area.

Wiltshire Core Strategy

- 5.17 The Wiltshire Core Strategy Development Plan Document ('the plan') was formally adopted on 20 January 2015. The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026. The Wiltshire Core Strategy replaces the South Wiltshire Core Strategy as well as a number of policies from the former district council's local plans.
- 5.18 The following policies of the Wiltshire Core Strategy are relevant to the determination of the outline planning application for housing at this site:

CP1: Settlement Strategy

CP2: Delivery Strategy

CP3: Infrastructure Requirements

CP23: Southern Wiltshire Community Area

CP41: Sustainable Construction and Low Carbon Energy

CP44: Rural Exception Sites

CP45: Meeting Wiltshire's Housing Needs

CP48: Supporting Rural Life

CP50: Biodiversity and Geodiversity

CP51: Landscape

CP57: Ensuring High Quality Design and Space Shaping

CP60: Sustainable Transport

CP61: Transport & Development

CP62: Development Impacts on the Transport Network

CP64: Demand Management

CP67: Flood Risk

Wiltshire Housing Site Allocations Plan – February 2020

- 5.19 The purpose of the Wiltshire Housing Site Allocations Plan is to: revise, where necessary, settlement boundaries in relation to the Principal Settlements of Salisbury and Trowbridge, Market Towns, Local Service Centres and Large Villages; and allocate new sites for housing to ensure the delivery of homes across the plan period in order to help demonstrate a rolling five-year supply in each of Wiltshire's three HMAs over the period to 2026.

Supplementary Planning Documents

- 5.20 The following Supplementary Planning Document is of relevance to the consideration of the proposed development:

Wiltshire Local Transport Plan 2011-2026

The Wiltshire Design Guide SPD March 2024

Wiltshire Local Plan Review

- 5.21 In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, Wiltshire Council gave notice on 30 June 2026 that it is preparing a new local plan for Wiltshire.

6.0 CONSIDERATION OF THE PLANNING ISSUES

- 6.1 The proposal relates to a small site in Winterslow for residential development. The planning application has been given the following description for the proposed development:

‘Outline application with some matters reserved for the erection of 5 self-build dwellings with new crossover access from Witt Road, following the demolition of existing barn and removal of containers; retention of existing access to woodland behind (Access and Layout).’

Planning Policy

- 6.2 The Winterslows/Middle Winterslow are defined as Large Villages, which are defined as settlements with a limited range of employment, services and facilities. Development in such locations will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.
- 6.3 Wiltshire Core Strategy’s delivery strategy (Policy CP2) advises on an indicative housing requirement of 425 dwellings between 2006 and 2026 across the remainder of South Wiltshire beyond the South Wiltshire Housing Market Area.
- 6.4 As per Policy CP23, the proposed development would make a small contribution to support ongoing business growth and development, to ensure the existing strong employment opportunities in the area are maintained. This would be achieved by providing valuable new housing for people who work in the area.
- 6.5 The application site is located just outside the settlement boundary established within the Wiltshire Housing Site Allocations 2020. However, the Core Strategy sought to meet housing needs between 2006 and 2026, and the settlement boundaries were drawn up to accord with that plan period and not beyond it. An appeal decision for Land off Woodrow Road, Melksham, Wiltshire, SN12 7AY (**APP/Y3940/W/25/3374421**) confirms that the minimum housing target expressed in the Core Strategy of 42,000 homes over the plan period was not met, with a shortfall of around 1000 homes. The same appeal decision also reports that it is inevitable and accepted by the Council, that permission for housing will need to be

granted on unallocated greenfield sites even though that will conflict with Core Strategy Policy CP2.

- 6.6 A more recent planning appeal updates the Council's housing land supply to 2.03 years (**6001260**), with the presumption in favour of sustainable development applying in this case under Policy S5(1)(j) of the new NPPF. Policy S5(1)(j) expressly supports development outside settlements where there is evidenced unmet housing need, including where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites, provided that the development is physically well-related to an existing settlement and is of a scale capable of being accommodated by existing or proposed infrastructure.
- 6.7 The Council has proposed the deletion of the Special Landscape Area designation within the Local Plan Pre-Submission Draft 2020-2038, and so the direction of travel is that this policy will not be retained within this plan iteration or the next Local Plan to be prepared.

Site Location

- 6.8 The site is considered to be located in a sustainable location, as the settlement boundary includes built development to the north, south and on the opposite side of Witt Road from the site.

Self-build

- 6.9 Wiltshire Council has a responsibility to issue sufficient permissions to meet demand arising in the published base period within 3 years from the end of each base period. Demand has not been met for self-build plots since the end of base period 5 on 30th October 2020, so the proposed five self-builds plots will meet a need that has not been met for some time.

Highways

- 6.10 The Inspector, who considered the planning appeal into refused application 19/03930/OUT, was of the view that the proposal would NOT have an unacceptable impact on highway safety. That scheme related to three new dwellings close to the subject site. There was also no highway objection to application PL/2025/10022 proposing two dwellings using the same access built out following approvals PL/2022/07116 and PL/2023/10274.

- 6.11 The planning application for five self-build dwellings is accompanied by a Highway Technical Note prepared by Nick Culhane. This demonstrates that the proposed development of five residential dwellings at Witt Road, Winterslow is acceptable in transport and highway terms. The scheme provides safe vehicular and pedestrian access, generates minimal vehicular and pedestrian traffic capable of being accommodated by the existing network and complies with local parking standards.
- 6.12 Parking is identified on plot for each dwelling and there would be a single visitor space provided on the eastern side of the private drive.

Arboriculture

- 6.13 The proposed scheme would seek to retain existing trees and hedgerows as far as is practicable and look to augment existing boundaries, where required. There would be opportunities for new tree planting and landscaping throughout the site, which would be covered as part of a future application for off-plot landscaping.
- 6.14 Ecourban has been commissioned to provide an Arboricultural Impact Appraisal and Method Statement to support the outline planning application. On this site a total of seven individual trees, groups and hedges were recorded during the tree survey and these were assigned to the BS 5837:2012 categories.
- 6.15 No tree, groups or hedges were rated category 'A', 'B' or 'U'. A total of seven trees, groups and hedges were rated as category 'C'. Of the total of seven trees, groups and hedges surveyed, all will be retained and no trees/hedges are scheduled to be removed to facilitate this development proposal. However, four trees/groups will have activities arising from the development occurring within their RPAs.

Ecology

- 6.16 The purpose of the Preliminary Ecological Appraisal was to assess any ecological impacts that may arise as a result of the proposed development. The objectives of the survey were as follows:
- Identify and classify any priority habitats;
 - Assess the ecological value of the site;
 - Identify any signs of protected species and potential features that may support them;

- Make recommendations for further survey work as necessary;
- Make recommendations for any necessary ecological avoidance and mitigation where possible at PEA stage.

6.17 Section 6.3 within the Preliminary Ecological Appraisal includes mitigation measures for bats, section 6.4 covers reptiles and the need to main the site in its current condition, section 6.5 covers mitigation for badgers and other mammals, section 6.6 seeks to avoid impacts to breeding and nesting birds and section 6.9 includes enhancements for protected species.

Nutrient Neutrality

6.18 The applicant has addressed nutrient neutrality by completing a nutrient budget for the proposed development. This is based on the part of the site that will be changed to residential urban land (0.36ha), with a small part unchanged where the existing vehicular access would be retained to serve the woodland behind the application site. The nutrient budget demonstrates that the proposal would need to mitigate 17.05kg TN/yr of nitrates. To address this the applicant would purchase nitrate credits off-site to mitigate the impact of the development on the Solent and Southampton Water European Sites.

Other Matters

6.19 As of May 2015, Wiltshire Council adopted the Community Infrastructure Levy (CIL). However, this proposal does not represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule due to being a self-build scheme. Plot purchasers will need to apply for their own self-build exemptions in due course.

6.20 A phasing plan has been prepared for this application in order to demonstrate that part of the development outside of plot curtilages would be delivered under phase 1, with all subsequent phases allowed to come forward in any order thereafter.

6.21 Due to this being a self-build scheme, the development is also exempt, at the time of submission, from the requirement to provide a biodiversity net gain of 10% as part of the development.

6.22 The site is also within the zone of impact for recreational use to the New Forest SPA and SAC. To offset this impact, Wiltshire Council has issued an interim

framework which suggests a number of options where a net gain in dwellings is proposed within this buffer area. The most relevant of the proposed options to this scheme would be the provision of a £612 per dwelling contribution towards off-site mitigation measures (to be secured via a S106 or S111 agreement).

7.0 CONCLUSIONS

- 7.1 This application proposes 5 self-build dwellings just outside the settlement boundary in Witt Road, Winterslow, for which there is an unmet need.
- 7.2 It is acknowledged that the site is within the designated countryside, but it is in a sustainable location with built development to the north, south and on the opposite side of Witt Road within the settlement boundary.
- 7.3 The application is supported by a Preliminary Ecological Appraisal, Drainage Strategy and Flood Risk Assessment, Arboricultural Impact Appraisal and Method Statement and a Highways Technical Note, together with architectural plans and this Planning, Design & Access Statement.
- 7.4 The presumption in favour of sustainable development applies in this case under Policy S5 of the new NPPF. The proposed development would contribute towards the Council's housing land supply figures.
- 7.5 There are no overriding reasons why outline planning permission should not be granted for five self-build dwellings on this site.