

23/09/2026

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TOWN AND COUNTY PLANNING ACT 1990 – SECTION 78 APPEAL

APPEAL REF:	6013843
LPA REF:	PL/2025/09915
SITE ADDRESS:	Little Orchard, Lower Kingsdown Road, Corsham, SN13 8BD
APPELLANT:	Mr Willem De Witte
DEVELOPMENT DESCRIPTION:	Retrospective full application for erection of one dwelling (not built in accordance with consent ref: 18/10970/FUL) (resubmission of PL/2024/02925)

Dear Sir/Madam,

For its statement of case, the Local Planning Authority is content to predominantly rely on the delegated report prepared prior to the determination of the planning application. It is understood that the delegated report has already been provided to the Inspectorate as part of the questionnaire response.

However, since the determination of the application, several material matters have arisen which should be brought to the attention of the Inspector. Firstly, the Council's five-year housing land supply position has increased from 2.4 years to 2.8 years; and secondly the National Planning Policy Framework (NPPF) has been updated in August 2026. The applicant has also provided some further information and designs. All matters are considered in the sub-sections below.

Included at Appendix A to this letter is a set of suggested without prejudice conditions, should the Inspector conclude that the appeal should be upheld.

Housing Land Supply

In respect of the housing land supply, the change from 2.4 years to 2.8 years is minor in the context of this application for a single dwelling. This does not materially alter the planning balance in this

case and the Council's conclusions remain unchanged. The latest Housing Land Supply Statement is attached at Appendix B.

NPPF Update August 2026

The Council has reviewed the policy changes within the NPPF and considers that this does not alter its conclusions for the reasons set out below:

Whilst minor amendments have been made to the wording of the relevant Green Belt policies within the National Planning Policy Framework, the substance and effect of those policies remain materially unchanged. Accordingly, the conclusions reached within the Officer's Report remain unchanged.

Policy GB6 states that development in the Green Belt is inappropriate unless it falls within one of the categories set out in policy GB7. Policy GB7(b) relates to a replacement dwelling and requires that a replacement building be for the same use and not materially larger than the one it replaces. The appeal proposal comprises a new dwelling that is materially larger than the one it previously replaced. Consequently, it does not fall within the exception set out in Policy GB7(b) and remains inappropriate development in the Green Belt.

The Council has also reviewed the revised Grey Belt provisions within Policy GB7(g). The Council's assessment remains unchanged and the appeal proposal does not satisfy all of the criteria required for development to fall within that exception.

The paragraph numbering and structure of Section 13 of the NPPF has changed following the August 2026 update. The previously cited NPPF paragraphs in refusal reason 2 are now reflected within the objectives of Section 13 and Policies GB6 and GB7 of the NPPF (Aug 2026).

Submission of revisions and additional information

Alternative Designs:

The National Planning Policy Guidance "Planning appeals: procedural guide - for appeals relating to applications dated on or after 1 April 2026" in Section 16 provides guidance on amending the proposed scheme once an appeal has been made. 16.2 states that the appeal process should not be used to evolve a scheme and there are no provisions within the Rules for amendments to be submitted. Consequently, it would not be procedurally fair to allow an appellant to evolve the

scheme through an appeal. Nonetheless, the below comments have been set out in the event that the Inspector exceptionally accepts them.

The appellant has provided some potential alternative designs in the event that the Inspector is not persuaded by the appellant's case. These proposals appear to regrade the land around the building to conceal the majority of the basement level, with one option retaining a plant room at basement level. The previously approved replacement dwelling under application ref. 18/10970/FUL comprised a two-storey dwelling and its acceptability was assessed on that basis. Whilst regrading the land may change the visual appearance closer to the dwelling previously approved, the Council's position remains that, whilst such works may reduce the visibility of the basement, they would not remove the basement structure itself. As set out in the Officer's Report, the presence of a sealed void is not considered to remove that part of the building from the overall assessment of scale and built form.

Additional Medical Evidence:

It is noted that the appellant has provided a more detailed medical letter which provides some further information regarding how the occupant's medical requirements relate to the basement accommodation. This information provides a more detailed justification than was available during the application process.

In particular, the letter provides more explanation regarding the need for accessible sleeping accommodation, lift access, an en-suite bathroom and circulation space in the hallway to facilitate wheelchair use, carer assistance and emergency access. The statement also refers to storage associated with medical equipment and medication. The Council notes that this information goes further in demonstrating a functional relationship between some of the spaces within the basement and the occupant's medical needs.

However, a number of uncertainties remain. The letter refers to accommodation for a carer and space for physiotherapy, rehabilitation and medical equipment. It is not clear how these requirements correspond to specific spaces, nor the extent to which they justify the overall scale of the basement. For example, reference is made to an additional room and bathroom for a carer to remain close by, yet it is unclear from the floor plan what rooms are intended to serve this purpose. Equally, it is unclear how the plant room and cloakroom relate to the medical need. The submission also references the occupant's parents as live-in carers, who reside elsewhere within the dwelling. Furthermore, it is unknown what iteration of the plans the doctor had sight of when formulating this letter.

Whilst the additional medical information provides some more justification for some elements of the proposed accommodation, it does not clearly demonstrate that all aspects of the basement are reasonably required to meet the identified medical needs. Furthermore, the proposal would continue to retain basement structure unrelated to medical need, in the form of sealed void space (originally shown on the floor plan as a cinema room). As set out within the Delegated Report, the Council remains of the view that the presence of sealed void space would not remove that part of the building from the overall assessment of scale and built form for Green Belt purposes.

The weight to be afforded to the updated medical evidence, and whether it amounts to very special circumstances sufficient to outweigh the identified Green Belt harm is ultimately a matter for the Inspector.

Planning History

The planning history is summarised in the application's delegated report. However, key planning history documents are included within the appendices to assist the Inspector.

Appendix C: 18/10970/FUL – the approved two-storey replacement dwelling. The appeal development was constructed in place of, and not in accordance with this approved dwelling. The decision notice, delegated report and plans for that application are included at Appendix C.

Appendix D: PL/2024/02925 - The previous retrospective attempt to regularise the unauthorised dwelling. This application was refused on grounds relating to the principle of development, Green Belt policy and amenity impacts. The decision notice, delegated report, plans, Geotechnical Report and Preliminary Slope Stability Report relating to this application are included at Appendix D.

The subsequent pre-application response has been provided in the appellant's appendices.

Conclusion

For the reasons set out in the delegated report, the development plan, and this letter having regard to the NPPF (Aug 2026), housing land supply change, and additional medical evidence, the Council's position remains unchanged and it respectfully requests that the appeal be dismissed.

Yours faithfully,

Rose Fox

Planning Officer

APPENDICES

Please refer to the Bookmarks tab for ease of navigation:

- A. Suggested without prejudice conditions
- B. Housing Land Supply Statement (June 2026)
- C. 18/10970/FUL – decision notice, delegated report, approved plans
- D. PL/2024/02925 – decision notice, delegated report, refused plans, geotechnical report and preliminary slope stability report

APPENDIX A

Suggested without prejudice conditions

Without prejudice, should the Inspector be minded to allow the appeal, the Council requests that the following conditions be imposed to ensure the development is acceptable in planning terms and in accordance with the NPPF and relevant PPG advice on the use of planning 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:

- Proposed Plans 1045/CAM/2026/1 Rev 6, Dated April 2026
- Location Plan and Block Plan 900/CAM/2026 Rev C, Dated Feb 2019

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

3. Before the raised decking area hereby permitted is first brought into use, the obscure glazed privacy panels as shown on the approved elevations shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the panels shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.



Housing Land Supply Statement

Base date: April 2025

Published: June 2026

Housing Land Supply Statement

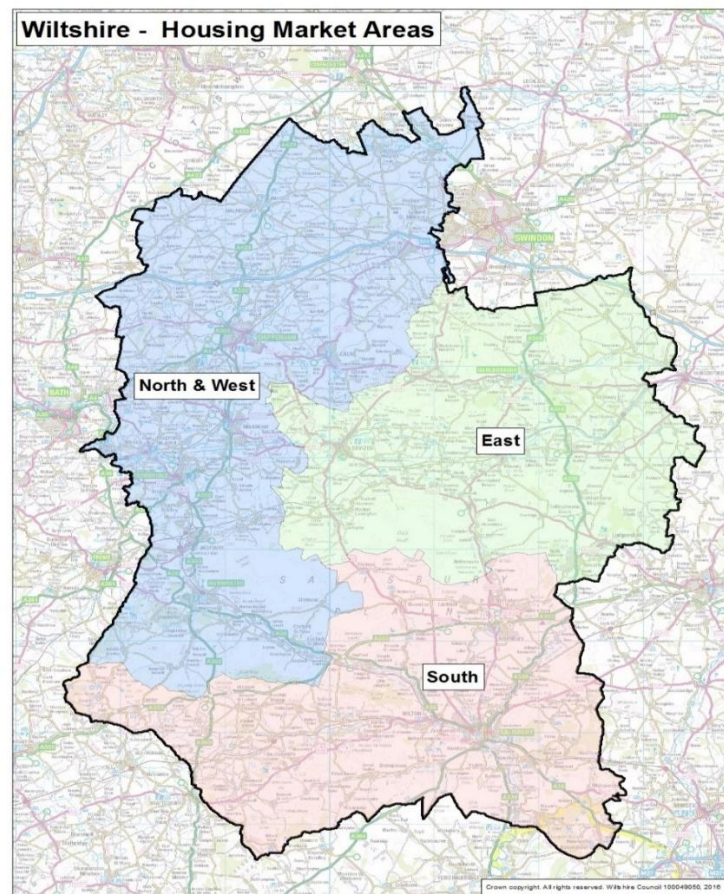
Base Date: April 2025

Published: June 2026

1.0 Policy Context - why is a land supply assessment required?

- 1.1 This Housing Land Supply Statement has been prepared using a base date of 1 April 2025. It covers the housing land supply for the Wiltshire unitary authority area and each Housing Market Area (HMA) within Wiltshire as set out in the Wiltshire Core Strategy (adopted January 2015).
- 1.2 It represents a snapshot at the date of publication and is produced annually as required by the National Planning Policy Framework (NPPF). This document replaces the 1 April 2024 base date position (published June 2025). The Statement accords with the details stated in the relevant chapters of the accompanying Planning Practice Guidance (PPG).

Figure 1: The HMAs in Wiltshire¹



¹ Any development immediately adjacent to the urban area of Swindon but within Wiltshire's administrative boundaries is not considered to contribute to the housing requirements of the North and West HMA. See paragraph 4.34 of the Wiltshire Core Strategy for clarification.

- 1.3 Within the latest NPPF (MHCLG, December 2024), with regard to housing provision and the five-year housing land supply calculation, paragraphs 78 and 79 state:

78. Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery⁴⁰ of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁴¹, and whose annual average housing requirement⁴² is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.*

79. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

- a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;*
- b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;*

c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.

The footnotes in these paragraphs read as follows:

38 The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

39 Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.

40 This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

41 Or the housing requirement is more than five years old and the relevant strategic policies have been reviewed and found not to require updating.

42 Defined as the total housing requirement, divided by the number of years in the plan period. For joint local plans, the percentage should be applied in aggregate across the joint local plan area.

1.4 The word 'deliverable' is defined within Annex 2, as follows:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable,*

there is no longer a demand for the type of units or sites have long term phasing plans).

- b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

1.4 The chapters in the PPG which are most relevant to this Statement are:

- **‘Housing and economic needs assessment’**. This chapter was most recently updated in December 2024².

- **‘Housing supply and delivery’**. This chapter was launched in July 2019, and was formulated by the compilation of the previous chapters entitled ‘Housing Delivery: 5 year land supply’ and ‘Housing Delivery Test’ into a single chapter. It was most recently updated in December 2024.

The Council calculate its housing land supply position and publish this Statement in accordance with the NPPF (December 2024) and latest chapters of the PPG.

1.5 Site references provided in this Statement differ in format depending on the planning status. Saved Local Plan allocations, strategic allocations in the Wiltshire Core Strategy, and Neighbourhood Plan allocations are given an internal reference. Allocations in the Chippenham Site Allocations Plan and Wiltshire Housing Site Allocations Plan use the reference quoted in the Plan.

The references for planning permissions are in two formats.

- i) planning application numbers as currently used by the Council.
- ii) a historic format used to regularise the different planning application numbers used by the former district Councils, and permissions granted by the New Forest National Park Authority. The references

² An additional paragraph was inserted in February 2025 related to joint local plans, however this update is not applicable to Wiltshire.

quoted in this statement are based on the planning application number, and include:

- the former district area (N=North Wiltshire, W=West Wiltshire, E=Kennet, S=Salisbury District) or NF=New Forest National Park Authority
- the year the application was registered (expressed as a 2-digit year)
- the core 4 or 5 digit reference

For example, site **E15.3905**:

- is located in the former Kennet District Council area (E),
- was registered in 2015,
- has the core application reference '03905'.

As the Council now uses a common planning application processing system, the planning application number will appear more frequently in this and future Statements. Permissions using the historic format will appear less frequently as these permissions are completed and they no longer form a source of supply.

2.0 Housing requirement

- 2.1 The application of NPPF paragraph 78 indicates how the housing requirement is calculated in the five-year housing land supply.
- 2.2 The Wiltshire Core Strategy contains the strategic policies for the Wiltshire development plan. Core Policy 2 sets out the strategic housing requirements for the plan and includes the quantitative housing requirement and the spatial distribution for how the overall requirement should be distributed across Wiltshire. The Wiltshire Core Strategy was adopted on 20 January 2015. As such the plan and its policies became 5 years old on **20 January 2020**.
- 2.3 Under the terms of NPPF paragraph 78, the strategic policies are more than five years old, and thus the housing requirements should be established by the Local Housing Need (calculated using the Government's standard methodology). This figure should now be used in the housing land supply calculation. The Council have not carried out a review of the strategic policies so the clause in footnote 41 of the NPPF does not currently apply to the Council's position. This calculation provides the quantitative amount of housing need against which the Council's housing land supply should be measured.

- 2.4 Planning legislation³ requires that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. This indicates that the development plan has statutory priority in decision-making. To assess the Council's performance in housing delivery and provision, this Statement sets out the housing land supply position using the Local Housing Need at a unitary authority level to be applied in NPPF paragraph 78, and also the position against the indicative housing requirements set out in Core Policy 2 in the Wiltshire Core Strategy.

3.0 Housing completions

- 3.1 Wiltshire Council monitors housing completions annually. The number of completions from 1 April 2006 to 31 March 2025 against the requirements of the Wiltshire Core Strategy is shown in Table 1 of this Statement. Cells where the Council have achieved or exceeded the annualised figure are shaded.

³ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

Table 1: Housing delivery compared to the annualised requirement figure in the Wiltshire Core Strategy (WCS) (2006-2026)

Housing Requirement	Area	Annualised housing requirement	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	...continues below....
WCS 2006-2026	East Wiltshire HMA	297	335	597	402	247	438	248	182	260	267	177	
	North and West Wiltshire HMA	1,237	1,365	1,609	999	926	1,219	1,028	1,039	1,517	1,139	915	
	South Wiltshire HMA	521	371	456	484	484	398	446	456	429	547	523	
	Wiltshire#	2,100	2,071	2,662	1,885	1,657	2,077	1,779	1,725	2,249	2,118	1,746	

Housing Requirement	Area	Annualised housing requirement	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Average annual completions across plan period	% of annualised requirement achieved
WCS 2006-2026	East Wiltshire HMA	297	471	415	382	262	180	274	276	156	141	301	101%
	North and West Wiltshire HMA	1,237	1,269	1,186	1,349	1,008	1,425	1,133	1,341	1,208	816	1,184	96%
	South Wiltshire HMA	521	794	676	828	529	321	455	808	425	263	510	98%
	Wiltshire#	2,100	2,690	2,428	2,682	1,799	1,926	1,862	2,425	1,825	1,220	2,044	97%

Values in this row may not sum from the HMA figures due to completions on sites at the West of Swindon.

4.0 Buffer

- 4.1 Paragraph 79 of the NPPF states that a buffer should be added to the housing requirement in the 5-year housing supply calculation. This is established through a nationally-set Housing Delivery Test which measures housing delivery for each Local Planning Authority over the past 3 years against the appropriate housing requirement. This is set out in the Housing Delivery Test Measurement Rulebook (MHCLG, December 2024).
- 4.2 The latest Housing Delivery Test results (published December 2024) indicate that Wiltshire achieved **135%** delivery against the housing requirement in the Housing Delivery Test. This result indicates that a 5% buffer should be added to the housing requirement in the 5-year housing land supply calculation.

5.0 Components of Supply

- 5.1 The supply of deliverable and developable land currently includes:
- Sites with planning permission or prior approval consent,
 - Sites with resolutions to grant planning permission subject to completion of a Section 106 agreement,
 - Saved District Local Plan allocations (that have been reviewed and carried forward as part of the Wiltshire Core Strategy),
 - Strategic Sites within the adopted Wiltshire Core Strategy (January 2015),
 - Site Allocations within the adopted Chippenham Site Allocations Plan (May 2017),
 - Site Allocations within the adopted Wiltshire Housing Site Allocations Plan (February 2020),
 - Housing allocations in 'made' Neighbourhood Plans,
 - a windfall allowance (in accordance with paragraph 75 of the NPPF).
- 5.2 An annual trajectory for all sources of supply is included in **Appendix 1**.
- 5.3 Large sites (10 units or more) and all Neighbourhood Plan allocations are shown on a 'site-by-site' basis. Each Large site and all Neighbourhood Plan allocations have been individually assessed to determine site specific delivery trajectories.

- 5.4 Small permitted sites (less than 10 units) are shown as a summary total by HMA in **Appendix 1**. The individual sites which contribute to the developable supply are presented in **Appendix 2** (separate document). For Small sites (except for Neighbourhood Plan allocations) a standard development rate is applied based on historic levels of delivery across Wiltshire for such sites.
- 5.5 The PPG chapter 'Housing supply and delivery' indicates that student housing and accommodation for older people, including residential institutions in Use Class C2 can be included in the housing land supply. This contribution is based on the amount of accommodation released in the housing market. The PPG chapter on 'Housing for older and disabled people' indicates this calculation should be based on the average number of adults living in households, using Census data. This calculation indicates that there is a adults-to-households ratio of **1.83:1** in Wiltshire. This is the ratio used to inform how institutional accommodation for the elderly can be counted towards the housing land supply.
- 5.6 The strategic allocations in the Wiltshire Core Strategy, Chippenham Site Allocations Plan, and Wiltshire Housing Site Allocations Plan form the most sustainable options for delivering strategic housing developments across Wiltshire. They have been appraised using a site identification methodology and using the Sustainability Appraisal (SA). Therefore, it is necessary only to demonstrate the availability and achievability of each site to warrant its inclusion.
- 5.7 A summary of progress on sites that the Council consider will deliver (or currently are delivering) housing in the forthcoming 5-year period is shown in **Appendix 3** for each Large site and any Neighbourhood Plan allocations.
- 5.8 A graphical representation of completions and anticipated delivery from future supply in the adopted plan period for Wiltshire and each HMA is shown in **Appendix 4**.
- 5.9 A windfall allowance is also included in the deliverable and developable supply in accordance with paragraph 75 of the NPPF. A full description of the calculation of the windfall allowance is included in **Appendix 5**.
- 5.10 **Appendix 6** to this statement identifies the contribution of the various sources of supply to the delivery of the housing requirements of the Wiltshire Core Strategy for the Community Areas, Principal Settlements, Market Towns and (in the South Wiltshire HMA only) the Local Service Centres.

6.0 Housing land supply position

Local Housing Need

- 6.1 As detailed in section 2 above the Wiltshire Core Strategy and its strategic housing policies became five years old in January 2020. As such the Local Housing Need is now used in the housing land supply calculation. This is the position used in the operation of paragraph 78 of the NPPF.
- 6.2 Table 2a provides a headline of the housing land supply using the Local Housing Need.

Table 2a: 5-year Housing Land Supply position for Wiltshire (using Local Housing Need)

Area	Annual Local Housing Need (LHN)	5-year housing requirement	5-year housing requirement plus buffer*	Deliverable supply 2025-2030	Number of years deliverable supply
Wiltshire	3,488	17,438	18,310	10,268	2.8

* The Council's 2023 Housing Delivery Test result indicates that there is a requirement to add a 5% buffer to the housing requirement (see section 4 above)

- 6.3 The PPG chapter "Housing and economic needs assessment" (December 2024) sets out the standard methodology to be used by Local Planning Authorities to calculate the Local Housing Need. The calculation for Wiltshire, using the input variables as at the base date to which it relates, is shown in Table 2b below.

Table 2b: Housing Land Supply calculation for Wiltshire

Step 1 - Setting the baseline

Latest existing housing stock (release date May 2025)	232,159
0.8% of existing housing stock	1,857.3
Baseline annual need	1,857.3

Step 2 - An adjustment to take account of affordability

Median workplace-based affordability ratio across last five years (9.58 + 10.32 + 9.73 + 9.60 + 8.87) / 5	
(release date 24 March 2025)	9.62
Local affordability factor	9.62

Adjustment factor (Local affordability factor - 5) x 0.95 + 1 5	1.877800
Local Housing Need for Wiltshire	3,488

5-year housing requirement including buffer

Figure over a 5 year period	17,438
Latest housing delivery result (%)	135
Buffer to be added	5%
Number of dwellings to be used in the Wiltshire LPA housing land supply calculation	18,310

Deliverable supply	10,268
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Number of years supply against Local Housing Need	2.8
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Strategic housing policies

- 6.4 The Council continue to monitor delivery against the requirements set out in the adopted strategic development plan. This has been provided for context to show how the supply position varies across the three HMAs defined in the adopted plan.
- 6.5 Table 3 provides a summary of completions to date, the deliverable supply for the remaining year of the plan period (2025-2026), and the number of dwellings by which delivery will either exceed, or be in deficit of, the housing requirement for each HMA.

Table 3: Deliverable supply relative to the housing requirement of the adopted Wiltshire Core Strategy (WCS).

Area	Housing requirement 2006-2026	Housing completions 2006-2025	Deliverable supply (commitments and windfall) 2025-2026	Surplus (-ve) / shortfall (+ve) against WCS requirement
East Wiltshire HMA	5,940	5,710	230	0
North and West Wiltshire HMA	24,740	22,491	1,051	1,198
South Wiltshire HMA	10,420	9,693	389	338
Swindon (within Wiltshire)*	900	932	0	0
Wiltshire	42,000	38,826	1,670	1,504

* Figures at the West of Swindon do not form a housing requirement. See Wiltshire Core Strategy paragraph 4.34 and footnote 25 for explanation.

7.0 Ongoing and Future Monitoring

- 7.1 The housing land supply situation and the residual requirement is monitored on an annual basis using up to date evidence from land owners, developers, Council officers, and other relevant bodies. This informs and, where necessary, triggers the provision of new sites to meet outstanding requirements. This is consistent with the requirements of the NPPF.
- 7.2 For an authority covering a large geographical area, the annual review of the land supply in Wiltshire is an extensive exercise that often takes a period of time after the base date to complete. This involves identifying new commitments and completions, compiling the updated housing land supply position and the Housing Land Supply Statement. During this period permissions continue to be granted (and resolved to permit) and Neighbourhood Plans prepared. However, to ensure a consistent calculation of the annual position, only sites that have qualified for inclusion by the base date of the monitoring period should be included in the deliverable land supply.
- 7.3 Large sites (10 units or more) which have been granted permission or resolution to permit on or after the 1 April 2025 base date up to the time of publication are not included in the housing land supply, as they are not committed by the base date. However, such sites are detailed in Table 4 below to demonstrate how permissions are continually being granted to refresh the Council's housing land supply.
- 7.4 It is noted that anticipated delivery from sites on brownfield land shown in Table 4 are already accounted for within the housing land supply in the Council's windfall allowance. This allowance seeks to allow for anticipated delivery from all brownfield sites and small greenfield sites that are not committed as at the base date. The methodology for this is set out in Appendix 5 of this Statement.

Table 4: Additional housing permissions on Large sites identified on and beyond the monitoring period base date of 1 April 2025.

Site reference	Site Address	HMA	Number of units (net)	Status	Status date
PL/2023/07368	Old Sarum Airfield, Salisbury	South	315	Outline permission	09/04/2025
PL/2022/06908	Phase 6, Land at Hunters Moon, Chippenham	North and West	56	Full permission	16/04/2025
PL/2023/03305	York Place, St Martins, Marlborough, Wilts, SN8 1AR	East	28	Full permission	16/04/2025
PL/2023/04923	Salisbury Post Office, 24-36 Castle Street, Salisbury, Wilts, SP1 1AB	South	24	Full permission	15/04/2025
PL/2024/00191	St. Peter's Junior School, The Parade, Marlborough, SN8 1LQ	East	20	Full permission	14/05/2025
PL/2023/05157	Land off Freestone Grove, Westbury	North and West	36	Resolution to grant	04/06/2025
PL/2025/01319	St Pauls House, 1 Marshfield Road, Chippenham, SN15 1LA	North and West	24	Full permission	18/06/2025
PL/2024/08724	Land West of Marlborough, Royal Wootton Bassett	North and West	95	Resolution to grant	05/08/2025
PL/2025/02846	Staverton House, 51a Staverton, Trowbridge, BA14 6NX	North and West	14 (equivalent dwellings)*	Full permission	13/08/2025
PL/2023/10559	Land at Maxcroft Farm, Marsh Road, Hilperton, Trowbridge	North and West	180	Resolution to grant	23/09/2025
20/11598/OUT	Land East of Church Road, Laverstock, Salisbury	South	49	Outline permission	10/10/2025
PL/2025/08099	Dunns House, St Pauls Road, Salisbury	South	44	Full permission	12/10/2025
PL/2024/05017	Southgate House, Pans Lane, Devizes, SN10 5EQ	East	34	Full permission	13/10/2025
PL/2023/10560	Land South of Dicketts Road, Corsham	North and West	24	Outline permission	17/10/2025

Site reference	Site Address	HMA	Number of units (net)	Status	Status date
PL/2024/05435	Land north of Melksham Road, Holt	North and West	55	Outline permission	17/10/2025
PL/2024/04101	Land adjacent to Lillybrook Residential Homes Estate, Chippenham	North and West	14	Full permission	16/10/2025
PL/2024/00559	Sandy Furlong Farm, Compton Road, Hilmarton, Nr Calne, Wiltshire SN11 8SH	North and West	13	Full permission	22/10/2025
PL/2024/11016	Former Wadworth Brewery, 41 - 45 Northgate Street, Devizes	East	102	Full permission	24/10/2025
PL/2024/06047	Land at 30-36 Fisherton Street, Salisbury, SP2 7RG	South	47	Full permission	04/11/2025
PL/2023/08557	Riverside Children's Resource Centre, 29 Churchfields Road, Salisbury	South	17	Full permission	11/11/2025
PL/2024/06897	Land off Sherston Road, Malmesbury	North and West	55	Outline permission	26/11/2025
PL/2025/02874	Oaksey Park Golf and Leisure, Wick Road, Oaksey	North and West	12	Resolution to grant	03/12/2025
PL/2024/05384	Land North of Bath Road, Corsham	North and West	150	Outline permission	02/01/2026
PL/2022/05783	Land to West of Care Home (Former Police Station), Wood Lane, Chippenham	North and West	17	Full permission	12/02/2026
PL/2025/026470	Land west of Wilcot Road, Pewsey	East	30	Outline permission	25/02/2026
PL/2024/10674	Land off Woodrow Road, Woodrow Road, Melksham	North and West	70	Outline permission	09/04/2026

Appendix 1: Summary breakdown of all sites in the deliverable supply

N.B. Neighbourhood Plan allocations which are Small sites (i.e. less than 10 dwellings) are shown as a site-specific record in this Appendix, rather than in the aggregated total for Small permitted sites.

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
East Wiltshire HMA														
Grand Total		1,970	277	241	30		230	305	393	295	219	228	185	
Total Small permitted sites (see Appendix 2)		247	69	3	9		35	62	39	21	8	3	1	
Land to the north of Marshall Road, Devizes, Wiltshire	E16.12285	17	0	0	0		0	0	0	0	0	0	0	Devizes
Wiltshire Police, George Lane, Marlborough, Wiltshire, SN8 4DB	20/07915/OUT	24	0	0	0		0	0	0	0	0	12	12	Marlborough
Land to the north of Marshall Road, Devizes, Wilts	PL/2022/05360	33	0	0	0		0	0	0	10	22	0	0	Devizes
Land West of Hillworth Road / John Rennie Close, Devizes, Wiltshire, SN10 5HD	PL/2022/00867	59	0	0	0		0	0	0	0	0	15	25	Devizes
Devizes Community Hospital, New Park Road, Devizes, Wilts, SN10 1EF	PL/2022/08744	58	0	0	0		0	0	0	0	0	29	29	Devizes
Land at Lottage Farm, Lottage Road, Aldbourne	21/01004/OUT	32	0	0	0		0	0	0	0	0	16	16	Marlborough CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land south of Ballingers, Urchfont, Wiltshire	PL/2023/02372	24	0	0	0		0	0	0	0	0	21	0	Devizes CA Remainder
Land Adjacent to Empress Way Ludgershall Wiltshire	18/04346/REM	20	14	60	0		0	0	20	0	0	0	0	Tidworth/ Ludgershall
Land east of Reed Place, Rowde, SN10 2GX	PL/2021/07576	10	10	0	0		10	0	0	0	0	0	0	Devizes CA Remainder
St Peters Junior School, The Parade, Marlborough, SN8 1LQ	PL/2021/03930	15	15	0	0		7	5	3	0	0	0	0	Marlborough
Drummond Park Ludgershall SP11 9RT	21/02122/REM	257	51	155	0		75	75	75	32	0	0	0	Tidworth/ Ludgershall
Land South of Lavington Lane, West Lavington	PL/2021/11899	27	27	23	0		27	0	0	0	0	0	0	Devizes CA Remainder
Land at Marshall Road, Devizes, Wiltshire	PL/2023/05033	163	42	0	0		14	69	56	24	0	0	0	Devizes
Hedges House, Mill Lane, West Lavington, Devizes SN10 4HS	PL/2021/11543	19	19	0	21		19	0	0	0	0	0	0	Devizes CA Remainder
Land at Sandlease Farm, Worton, Wiltshire	PL/2022/08551	24	24	0	0		24	0	0	0	0	0	0	Devizes CA Remainder
Land North of Quakers Road and South of Parkfields, Devizes, Wilts	PL/2024/03117	54	6	0	0		9	34	11	0	0	0	0	Devizes
Land off Coate Road, Devizes, SN10 3LU	PL/2024/09259	200	0	0	0		0	42	51	50	57	0	0	Devizes

	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Site Address														
Highfield, The Common, Marlborough, SN8 1DL	PL/2024/04217	13.1148	0	0	0		0	-13	0	0	0	0	0	Marlborough
Bartlett House, Old Common Way, Ludgershall, Andover	PL/2023/06881	18	0	0	0		0	0	9	9	0	0	0	Tidworth/ Ludgershall
Townsend Farm Yard, Poulshot Road, Poulshot, Devizes, Wiltshire	PL/2024/01509	14	0	0	0		0	0	7	7	0	0	0	Devizes CA Remainder
Parnham Coaches, 31 Andover Road, Ludgershall, Andover, SP11 9LU	20/02272/FUL	26	0	0	0		0	26	0	0	0	0	0	Tidworth/ Ludgershall
Seymour Court, Blackmans Lane, Burbage, SN8 3TW	PL/2022/06850	-9	0	0	0		0	-26	7	10	0	0	0	Pewsey CA
Marlborough Resource Centre, Cherry Orchard, Marlborough	PL/2021/11719	24	0	0	0		0	0	0	0	0	12	12	Marlborough
Land At Empress Way, Ludgershall	20/06554/FUL	190	0	0	0		0	0	30	50	50	50	10	Tidworth/ Ludgershall
Land South of the Spring, Market Lavington, Devizes, Wilts	PL/2023/10388	14	0	0	0		0	0	0	0	0	7	7	Devizes CA Remainder
Northgate Brewery, Northgate Street, Devizes, SN10 1JW	PL/2023/03573	102	0	0	0		0	0	31	31	30	10	0	Devizes
Total Large permitted and 'subject to S106' sites		1,402	208	238	21		185	212	300	223	159	172	111	

	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Site Address														
Marlborough Road Site	NP/E01	49	0	0	0		0	0	0	0	0	0	0	Pewsey CA
Stonebridge House, Nursteed Road	NP/E03	14	0	0	0		0	0	0	0	0	0	0	Devizes
Railway Cuttings, Hillworth Road	NP/E07	9	0	0	0		0	0	0	0	0	0	0	Devizes
Garage and Old Dairy, New Park Street	NP/E09	5	0	0	0		0	0	0	0	0	0	0	Devizes
South of the "Meadows", Hartmoor Road.	NP/E10	18	0	0	0		0	0	0	0	0	0	0	Devizes
Magistrates Court, Elcombe Gardens	NP/E11	7	0	0	0		0	0	0	0	0	0	0	Devizes
Bath Road Business Centre	NP/E12	13	0	0	0		0	0	0	0	0	0	0	Devizes
Whole of Garden Trading Est	NP/E13	38	0	0	0		0	0	0	0	0	0	0	Devizes
Wadworth Warehouse, Northgate St	NP/E16	30	0	0	0		0	0	0	0	0	0	0	Devizes
Blackberry Lane - Site A6	NP/E18	5	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Land off Firs Hill Way - Site A3	NP/E19	5	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Ryelease Field - Site A5	NP/E21	4	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Grafton Road	NP/E22	30	0	0	0		0	0	0	0	0	0	0	Pewsey CA
Land at Alcudia, The Ham	NP/E25	1	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Wildmans Garage	NP/E30	5	0	0	0		0	0	3	2	0	0	0	Devizes CA Remainder
Land opposite Sawmills	NP/E31	1	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Southcliffe	NP/E34	22	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Land to the east of Lavington School	NP/E35	15	0	0	0		0	0	0	0	0	0	0	Devizes CA Remainder
Land at Barton Dene	NP/E36	40	0	0	0		0	0	0	0	0	0	20	Marlborough
Land at Kelham Gardens	NP/E38	10	0	0	0		0	0	9	0	0	0	0	Marlborough
Total adopted and emerging Neighbourhood Plan allocations		321	0	0	0		0	0	12	2	0	0	20	
Windfall - brownfield small sites							7	20	28	32	34	35	35	
Windfall - brownfield large sites							0	1	2	3	3	3	3	
Windfall - greenfield small sites							3	9	12	14	15	15	15	

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
North and West Wiltshire HMA														
Grand Total		12,327	1,188	1,188	47		1,051	1,481	1,755	1,520	1,202	1,318	1,509	
Total Small permitted sites (see Appendix 2)		843	295	48	24		116	237	123	69	27	9	3	
Rowden Park Patterdown Road Chippenham Wiltshire	N14.12118	266	0	0	0		0	0	28	61	83	41	40	Chippenham
Land at Rawlings Farm, Cocklebury Lane, Chippenham, Wiltshire, SN15 3LR	15/12351/OUT	650	0	0	0		0	0	0	0	0	40	100	Chippenham
Land South of Broad Town Primary School, Broad Town Road, Broad Town, SN4 7RE	19/03874/OUT	10	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land to the east of Church View, Sutton Benger, Chippenham, Wiltshire, SN15 4FD	20/03876/OUT	24	0	0	0		0	0	0	19	0	0	0	Chippenham CA Remainder
Land to the north of Whychurch Farm and to the south of Filands, Malmesbury	PL/2021/08453	71	0	0	0		0	0	0	25	46	0	0	Malmesbury
Land South West of Park Road, Malmesbury, Wiltshire	20/08341/OUT	26	0	0	0		8	15	0	0	0	0	0	Malmesbury
Land at Regents Park, Calne	20/07659/OUT	17	0	0	0		0	5	12	0	0	0	0	Calne

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land off Park Road, Malmesbury, SN16 0QW	19/05898/OUT	50	0	0	0		0	0	10	25	15	0	0	Malmesbury
Land at Saltersford Lane, Chippenham	PL/2022/06612	70	0	0	0		0	0	0	20	30	20	0	Chippenham
Land at Purton Road, Swindon	20/10523/OUT	79	0	0	0		0	0	0	25	30	24	0	Royal Wootton Bassett & Cricklade CA Remainder
Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham	PL/2022/04681	230	0	0	0		0	20	50	50	50	50	10	Chippenham
Land to the East of Waitrose, A429, Malmesbury, Wiltshire	PL/2021/09852	26	0	0	0		0	0	0	0	0	10	10	Malmesbury
Land at Stones Farm, West Mill Lane, Cricklade SN6 6JL	PL/2022/02452	140	0	0	0		0	0	0	0	0	20	40	Royal Wootton Bassett & Cricklade CA Remainder
Land Off The High Street, Sutton Benger	PL/2023/06204	60	0	0	0		0	0	0	0	0	10	30	Chippenham CA Remainder
Land off Spitfire Road, Calne	PL/2022/07893	90	0	0	0		0	0	0	0	0	25	40	Calne
Land at South Pavenhill Farm, Pavenhill, Purton, Wilts, SN5 4DQ	PL/2022/00395	60	0	0	0		0	0	0	0	0	10	30	Royal Wootton Bassett & Cricklade CA Remainder
Land north of Grovelands Way Warminster	W17.5360	73	0	0	0		0	0	0	0	0	0	0	Warminster

	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Site Address														
Land at the proposed West Warminster Urban Extension North of Victoria Road & to the West of Bath Road Comprising approx. 84 hectares, Warminster	15/01800/OUT	494	0	0	0		0	0	0	0	90	90	90	Warminster
Land South of Trowbridge, Wiltshire	20/00379/OUT	180	0	0	0		0	0	0	0	0	20	45	Trowbridge
Land South of Western Way, Melksham, Wilts	PL/2022/08504	210	0	0	0		0	0	40	80	80	10	0	Melksham
Land South of Western Way, Melksham, Wilts	PL/2022/08504	38	0	0	0		0	0	0	0	0	0	38	Melksham
Land off Melksham Road, Holt	PL/2022/03315	90	0	0	0		0	20	50	18	0	0	0	Bradford on Avon CA Remainder
Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury	PL/2021/03749	145	0	0	0		0	0	0	0	0	25	40	Westbury
Land off Angelica Avenue, Melksham, Wiltshire, SN12 6QJ	PL/2023/00478	11	0	0	0		0	0	0	0	0	11	0	Melksham
Innox Mills, Stallard Street, Trowbridge BA14 8HH	PL/2021/08064	243	0	0	0		0	0	0	25	40	40	40	Trowbridge
Land to the West of Semington Road, Melksham, Wilts	PL/2022/08155	53	0	0	0		0	0	0	20	33	0	0	Melksham

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land to the south of Church Lane, Upper Studley, Trowbridge, Wilts	18/10035/OUT	55	0	0	0		0	0	0	0	0	10	30	Trowbridge
Land rear of 117 High Street, Dilton Marsh, BA13 4DP	PL/2023/01880	54	0	0	0		0	0	0	0	0	25	29	Westbury CA Remainder
Land north of St George's Road, Semington	PL/2023/10561	26	0	0	0		0	0	10	16	0	0	0	Melksham CA Remainder
Land to East of Oxford Road, Calne, Wiltshire	N16.7209	1	1	199	0		1	0	0	0	0	0	0	Calne
Rowden Park, Patterdown Road, Chippenham (Redcliffe Phase 3 a and b)	20/02326/REM	160	22	31	0		79	47	34	0	0	0	0	Chippenham
Langley Park	19/12100/REM	329	15	0	0		0	52	195	69	13	0	0	Chippenham
Land at Hunters Moon Chippenham Wiltshire	N18.0401	2	2	70	0		0	2	0	0	0	0	0	Chippenham
Royal Arthur Park, Westwells Road	N10.4093	45	45	176	0		45	0	0	0	0	0	0	Corsham
Land at Patterdown Road, Chippenham	19/00098/REM	17	17	55	0		0	10	7	0	0	0	0	Chippenham
Timber Yard, Real World Studios, Mill Lane, Box, Corsham	20/08387/VAR	20	20	0	0		20	0	0	0	0	0	0	Corsham CA Remainder

	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Site Address														
Goldenley Care Home, Forest Lane, Chippenham, SN15 3YQ	19/06116/FUL	-4	0	0	0		0	0	0	0	0	-10	6	Chippenham
Rowden Park, Patterdown Road, Chippenham (Crest Nicholson Phase 1)	PL/2023/01773	140	59	0	0		88	42	10	0	0	0	0	Chippenham
Rowden Park, Patterdown Road, Chippenham (Crest Nicholson Phase 2)	19/11461/REM	6	6	58	0		6	0	0	0	0	0	0	Chippenham
Land at Backbridge Farm, Malmesbury, Wiltshire	16/06401/FUL	21	21	180	0		21	0	0	0	0	0	0	Malmesbury
Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU	PL/2023/06727	120	4	0	0		10	51	59	0	0	0	0	Chippenham
17 Station Hill, Chippenham, SN15 1EQ	20/06500/FUL	13	0	0	0		13	0	0	0	0	0	0	Chippenham
Land at Sutton Lane Sutton Benger SN15 4RR	20/03487/FUL	21	21	0	0		6	15	0	0	0	0	0	Chippenham CA Remainder
Phase 5, Land at Hunters Moon, Chippenham	21/01463/FUL	13	13	82	0		13	0	0	0	0	0	0	Chippenham
Cotswold Community, Ashton Keynes, SN6 6QU	21/02520/REM	57	40	11	20		37	20	0	0	0	0	0	Malmesbury CA Remainder
Gable House, 46 High Street, Malmesbury,	20/06887/FUL	14	0	0	0		0	0	14	0	0	0	0	Malmesbury

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
SN16 9AT														
Land At Broadfield Farm, Great Somerford	21/01950/FUL	21	21	0	0		21	0	0	0	0	0	0	Malmesbury CA Remainder
1-4 Avon Heights, Monkton Hill, Chippenham, SN15 1ER	PL/2024/03893	25	25	0	0		0	25	0	0	0	0	0	Chippenham
Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	PL/2022/05993	28	28	0	0		14	14	0	0	0	0	0	Calne
Rowden Park, Patterdown Road, Chippenham (Bellway - Phase 4)	20/02334/REM	91	0	0	0		0	35	30	26	0	0	0	Chippenham
Punters Farm, Malmesbury, SN16 9JP	PL/2023/09930	21	0	0	0		10	11	0	0	0	0	0	Malmesbury
Land North of Webbs Court, Lyneham	PL/2023/09551	56	0	0	0		0	16	40	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Widham Farm, Purton, Wiltshire	PL/2021/06918	59	0	0	0		0	10	40	11	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Laurieston House, 78 Bristol Road, Chippenham, SN15 1NS	PL/2024/02072	-5	0	0	0		0	-5	0	0	0	0	0	Chippenham
Laurieston House, 78 Bristol Road, Chippenham, SN15 1NS	PL/2024/02072	3	0	0	0		0	0	3	0	0	0	0	Chippenham

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Rowden Park, Patterdown Road, Chippenham (Bellway - Phase 5)	20/02335/REM	134	0	0	0		0	35	30	39	30	0	0	Chippenham
Land at The Street, Hullavington	PL/2024/03115	71	0	0	0		23	25	23	0	0	0	0	Chippenham CA Remainder
Land At Ambulance Headquarters, Malmesbury Road, Chippenham, Wiltshire, SN15 5LN	20/05495/FUL	95	95	0	0		35	35	25	0	0	0	0	Chippenham
Land at Chippenham Road, Lyneham, SN15 4PA	PL/2022/07119	200	0	0	0		9	52	61	61	17	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Showell Farm, Patterdown Road, Showell, Chippenham, SN15 2NT	PL/2022/07442	40	40.437	0	0		0	0	40	0	0	0	0	Chippenham
Land at Filands Road / Jenners Lane, Malmesbury, SN16 9GT	PL/2023/00958	132	0	0	0		65	67	0	0	0	0	0	Malmesbury
Land at Restrop Road, Purton, SN5 4BP	PL/2023/02576	47	47	0	0		20	27	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land South of Low Lane, Calne, SN11 8EQ	PL/2022/09034	26	0	0	0		0	13	13	0	0	0	0	Calne
Former Wiltshire College, Cocklebury Road,	PL/2022/03760	38	0	0	0		0	0	0	0	0	0	0	Chippenham

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Chippenham, SN15 3QD														
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	44	0	0	0		0	0	0	0	0	0	0	Chippenham
Clarks Mill and Mill House Stallard Street Trowbridge Wiltshire BA14 8HH	PL/2022/00462	1	1	19	0		0	0	1	0	0	0	0	Trowbridge
7, 8 and 9 Back Street	W07.3403	22	0	0	0		0	0	0	0	0	0	0	Trowbridge
Heywood House, Park Lane	W07.1377	27	0	0	0		0	0	0	0	0	0	0	Westbury CA Remainder
Land off Station Road Westbury Wiltshire	17/07548/FUL	2	2	85	0		2	0	0	0	0	0	0	Westbury
The United Church & Community Buildings Church Street Trowbridge Wiltshire	18/03338/FUL	4	4	21	3		4	0	0	0	0	0	0	Trowbridge
3 High Street, Warminster, BA12 9AG	19/04315/FUL	11	5	0	0		0	0	0	0	0	0	0	Warminster
Land North of Folly Farm Warminster	19/09428/FUL	4	4	42	0		4	0	0	0	0	0	0	Warminster
26 Fore Street, Trowbridge	21/01148/FUL	24	24	0	0		0	0	0	24	0	0	0	Trowbridge

	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Site Address														
Land off of Elizabeth Way, Hilperton	PL/2021/08554	115	65	36	0		55	55	5	0	0	0	0	Trowbridge
Land at Elizabeth Way, Hilperton,, Trowbridge	20/09701/FUL	187	10	0	0		46	60	60	21	0	0	0	Trowbridge
Land to North West of Folly Farm, Warminster	PL/2021/11051	17	17	37	0		17	0	0	0	0	0	0	Warminster
Land north of Westbury Road and west of Court Orchard, Bratton, Wiltshire	PL/2023/07170	31	0	0	0		20	11	0	0	0	0	0	Westbury CA Remainder
Land South of Sandhole Lane, Westbury	PL/2022/09817	67	35	0	0		28	39	0	0	0	0	0	Westbury
Land West of Elizabeth Way and South of Middle Lane, Hilperton, Trowbridge	20/07751/FUL	68	0	0	0		30	38	0	0	0	0	0	Trowbridge
Land at Semington Road, Melksham, Wilts	PL/2022/02749	126	42	18	0		42	42	42	0	0	0	0	Melksham
Land west of Semington Road, Melksham	PL/2023/00808	50	0	0	0		25	25	0	0	0	0	0	Melksham
Land off St George's Road, Semington, Melksham, Wilts	PL/2022/01367	18	0	0	0		10	8	0	0	0	0	0	Melksham CA Remainder
Courtfield House, Polebarn Road, Trowbridge, BA14 7EG	18/04656/FUL	4	4	16	0		0	4	0	0	0	0	0	Trowbridge

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land at the West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Warminster	PL/2024/03667	193	13	0	0		45	45	45	58	0	0	0	Warminster
Elm Grove Farm, Drynham Road, Trowbridge	PL/2022/09425	247	11	0	0		0	50	50	50	50	47	0	Trowbridge
Land at Longleaze Lane, Melksham, Wilts, SN12 6QJ	PL/2023/06725	47	46.995	0	0		0	0	47	0	0	0	0	Melksham
Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Comprising approx. 12 hectares, Warminster	PL/2022/08898	168	67	0	0		45	45	45	33	0	0	0	Warminster
39-54 Westleigh, Warminster, Wiltshire, BA12 8NH	PL/2025/02094	-16	0	0	0		-16	0	0	0	0	0	0	Warminster
The John Barleycorn, Weymouth Street, Warminster, BA12 9NP	PL/2024/00190	10	0	0	0		0	0	0	10	0	0	0	Warminster
Ashton Street Centre, Ashton Street, Trowbridge	PL/2021/09909	48	0	0	0		0	0	0	0	0	24	24	Trowbridge

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Avonpark Village, Winsley Hill, Winsley, BA2 7FF	PL/2023/07518	-8	0	0	0		0	-48	0	40	0	0	0	Bradford on Avon CA Remainder
Land at Zone D, Grovelands, Warminster	PL/2023/00956	39	0	0	0		0	0	20	19	0	0	0	Warminster
Innox Place, Stallard Street, Trowbridge, BA14 8HH	PL/2021/08064	12	0	0	0		0	0	12	0	0	0	0	Trowbridge
Land off Frome Road, Upper Studley, Trowbridge	20/09659/FUL	50	0	0	0		0	35	15	0	0	0	0	Trowbridge
Land North of Grovelands Way, Warminster	PL/2021/03889	34	0	0	0		0	34	0	0	0	0	0	Warminster
Limpley Mill, Lower Stoke, Limpley Stoke	PL/2022/03452	12	0	0	0		0	0	0	12	0	0	0	Bradford on Avon CA Remainder
Bugley Barton Farm, Land South of Victoria Road, Warminster	17/01463/FUL	227	0	0	0		0	0	30	40	40	40	40	Warminster
Land south east of Trowbridge	15/04736/OUT	2500	0	0	0		0	0	200	200	200	200	200	Trowbridge
Phase 6 - Land at Hunters Moon, Chippenham	PL/2022/06908	56	0	0	0		0	30	26	0	0	0	0	Chippenham
Land North of Southwick Road and South of The Rank North Bradley, Wilts	PL/2023/10205	66	0	0	0		0	0	0	0	0	0	10	Trowbridge CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land at Blackmore Farm, Sandridge Common, Melksham SN12 7QS	PL/2023/11188	500	0	0	0		0	0	40	110	110	110	110	Melksham
Land South of Stanley Lane, Chippenham	PL/2023/08640	150	0	0	0		0	0	0	0	0	20	40	Chippenham
Land South of White Horse Business Park, Trowbridge, Wilts	20/03641/OUT	70	0	0	0		0	0	0	0	0	25	45	Trowbridge
Land at Verbena Court, Melksham, SN12 7GG	PL/2023/06976	39	0	0	0		0	0	0	39	0	0	0	Melksham
Land Rear of 54 Woodmarsh, North Bradley	PL/2021/09739	23	0	0	0		0	0	0	0	0	6	10	Trowbridge CA Remainder
Total Large permitted and 'subject to S106' sites		10,887	893	1,136	23		901	1,132	1,462	1,246	957	943	1,097	
Quemerford House & Mill	2/LPA/14	20	0	0	0		0	0	0	0	0	0	0	Calne
Court Street	5/LPA/21	8	0	0	0		0	0	0	0	0	0	0	Trowbridge
Land off Oldfield Road	5/LPA/49	30	0	0	0		0	0	0	0	0	0	0	Westbury
Land at West Street	5/LPA/55	11	0	0	0		0	0	0	0	0	0	0	Warminster
Rear of Westbury Road	5/LPA/58	3	0	0	0		0	0	0	0	0	0	0	Warminster
Station Road	5/LPA/59	30	0	0	0		0	0	0	0	0	0	0	Warminster
Patterdown and Rowden - Small Extension Sites (SW Chippenham)	CH1	41	0	0	0		0	0	0	0	0	20	21	Chippenham

	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Site Address														
South East Trowbridge	WCS/NW6	100	0	0	0		0	0	0	0	0	0	0	Trowbridge
Total adopted Strategic Sites and District Local Plan allocations		243	0	0	0		0	0	0	0	0	20	21	
Land off the A363 at White Horse Business Park	H2.2	62	0	0	0		0	0	0	0	0	20	42	Trowbridge
Bore Hill Farm	H2.8	61	0	0	0		0	0	0	0	0	30	31	Warminster
Total adopted Site Allocations Plan allocations		123	0	0	0		0	0	0	0	0	50	73	
Redundant Farmyard Site Adjacent to Fordlands Site HS3	NP/NW10	4	0	0	0		0	0	0	0	0	2	2	Chippenham CA Remainder
Redundant Farmyard Site at Mermaid Farm Site HS4	NP/NW11	5	0	0	0		0	0	0	0	0	2	1	Chippenham CA Remainder
Land to the East of Malford Farmhouse Site HS5	NP/NW12	-1	0	0	0		0	0	0	0	0	0	0	Chippenham CA Remainder
Land to the West of The Bakehouse Site HS6	NP/NW13	4	0	0	0		0	0	0	0	0	2	2	Chippenham CA Remainder
Dogridge Garage Site (1)	NP/NW22	4	0	0	0		0	0	0	0	0	2	2	Royal Wootton Bassett & Cricklade CA Remainder
Hooks Hill	NP/NW25	7	0	4	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Derelict Cottage Farm	NP/NW26	15	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Land at Northcote	NP/NW27	15	0	0	0		0	0	0	0	0	0	0	Royal Wootton Bassett & Cricklade CA Remainder
Former Youth Centre	NP/NW29	5	0	0	0		0	0	0	0	0	3	2	Royal Wootton Bassett & Cricklade CA Remainder
Tuner's Lane	NP/NW31	25	0	0	0		0	0	0	0	0	12	13	Malmesbury CA Remainder
Sopworth Lane	NP/NW33	45	0	0	0		0	0	0	0	0	23	22	Malmesbury CA Remainder
The Vicarage	NP/NW34	2	0	0	0		0	0	0	0	0	2	1	Malmesbury CA Remainder
Thickwood field, north of Thickwood Estate	NP/NW37	5	0	0	0		0	0	0	0	0	3	2	Corsham CA Remainder
Heli-Beds	NP/NW38	8	0	0	0		0	0	0	0	0	4	4	Trowbridge CA Remainder
Land off Wesley Lane	NP/NW39	30	0	0	0		0	0	0	0	0	7	23	Trowbridge CA Remainder
Middle Farm, Corsham Road, Whitley	NP/NW40	18	0	0	0		0	0	0	0	0	6	12	Melksham CA Remainder
Land to the west of Turnpike Close (the Auction Field)	NP/NW47	40	0	0	0		0	0	0	0	0	0	0	Melksham CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Total emerging and adopted Neighbourhood Plan allocations		231	0	4	0		0	0	0	0	0	68	86	
Windfall – brownfield small sites							21	62	84	98	103	104	105	
Windfall – brownfield large sites							2	18	43	59	65	72	73	
Windfall – greenfield small sites							10	32	43	48	51	52	52	

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
South Wiltshire HMA														
Grand Total		2,404	441	115	52		389	374	446	411	196	179	150	
Total Small permitted sites (see Appendix 2)		328	107	9	12		45	90	48	27	10	3	1	
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury	S12.0814	341	0	0	0		0	58	155	127	0	0	0	Salisbury
Former Erskine Barracks	S11.0517	52	0	0	0		0	0	0	0	0	0	0	Wilton
Land south of Netherhampton Road Salisbury	19/05824/OUT	406	0	0	0		0	40	150	150	66	0	0	Salisbury
E V Naish Ltd Crow Lane Wilton Salisbury Wiltshire	S/2003/1016	61	0	0	0		0	0	0	0	0	0	0	Wilton
Land at H3.7 adj to 'Warren's Folly' and Vets, Larkhill Road, Durrington, SP4 8DR	20/04397/OUT	14	0	0	0		0	0	0	0	0	14	0	Amesbury
Beaumont Business Park, Woodlands Road, Mere, Warminster, Wiltshire, BA12 6BT	20/07469/OUT	70	0	0	0		0	0	0	10	30	30	0	Mere
Land at Romsey Road, Whiteparish, Salisbury, Wiltshire	PL/2022/09532	25	0	0	0		0	0	0	12	13	0	0	Southern Wiltshire CA Remainder

Site Address	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Land Adjacent Quarryfield Industrial Estate Castle Street Mere BA12 6LA	20/11079/FUL	38	38	0	0		38	0	0	0	0	0	0	Mere
Land North of Netherhampton Road, Salisbury, Wiltshire	PL/2021/06594	62	62	44	0		50	12	0	0	0	0	0	Salisbury
Land South of Netherhampton Road, Salisbury	PL/2021/08735	212	160	22	0		150	62	0	0	0	0	0	Salisbury
Land at Westside Close, Old Sarum, SP4 6BX	PL/2024/01413	0	0	0	0		0	0	0	0	0	0	0	Salisbury
Castle View Rest Home, 8 Old Castle Road, Salisbury, Wilts, SP1 3SF	PL/2022/06171	15	15	0	14		15	0	0	0	0	0	0	Salisbury
Stratford Court, Stratford Road, Salisbury, SP1 3JH	PL/2022/05365	16	16	0	26		16	0	0	0	0	0	0	Salisbury
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury, Wilts	PL/2022/07678	23	23	40	0		23	0	0	0	0	0	0	Salisbury
Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire	20/00337/FUL	86	0	0	0		14	50	22	0	0	0	0	Salisbury
Land at Westside Close, Old Sarum, SP4 6BX	PL/2023/04526	46	19	0	0		25	21	0	0	0	0	0	Salisbury

	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Site Address														
3 - 7 NEW CANAL, SALISBURY, SP1 2AA	PL/2023/10405	11	0	0	0		0	0	11	0	0	0	0	Salisbury
Alderbury Park Caravan And Camping Site, Southampton Road, Whaddon, Salisbury	PL/2021/11771	13	0	0	0		0	0	0	0	0	0	13	Southern Wiltshire CA Remainder
Tisbury Sports Centre, Weaveland Road, Tisbury, Salisbury, SP3 6HJ	PL/2022/00855	13	0	0	0		0	0	0	13	0	0	0	Tisbury
40 Blue Boar Row, Salisbury, SP1 1DA	PL/2022/04289	11	0	0	0		0	0	0	0	0	0	0	Salisbury
Land at Chicklade Road, Hindon, Wiltshire	PL/2021/09623	31	0	0	0		0	0	0	0	0	16	15	Tisbury CA Remainder
Land East of Wagtails, Southampton Road, Alderbury	PL/2022/03103	30	0	0	0		0	0	0	0	0	15	15	Southern Wiltshire CA Remainder
Total Large permitted and 'subject to S106' sites		1,577	334	106	40		331	243	338	312	109	75	43	
Bulbridge	3/LPA/36	45	0	0	0		0	0	0	0	0	0	0	Wilton
Churchfields & Engine Sheds	WCS/S4	200	0	0	0		0	0	0	0	0	0	0	Salisbury
Central Car Park	WCS/S5	200	0	0	0		0	0	0	0	0	0	0	Salisbury
Total adopted Strategic Sites and District Local Plan allocations		445	0	0	0		0	0	0	0	0	0	0	

	Site reference	Committed dwellings outstanding at April 2025	Units under construction	Completions to date	Losses to date		2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Settlement / CA Remainder
Site Address														
Clover Lane	H3.6	45	0	0	0		0	0	0	0	0	20	25	Amesbury/Bulford/Durrington
Total adopted Site Allocations Plan allocations		45	0	0	0		0	0	0	0	0	20	25	
Station Works	NP/S11	60	0	0	0		0	0	0	0	0	0	0	Tisbury
Land between Glebe Hall and Primary School	NP/S12	13	0	0	0		0	0	0	0	0	0	0	Southern Wiltshire CA Remainder
Knighton Road (Site 4)	NP/S15	6	0	0	0		0	0	0	0	0	3	3	Wilton CA Remainder
Manor Farm Road (Site 5)	NP/S16	3	0	0	0		0	0	0	0	0	2	1	Wilton CA Remainder
Land at Hillcrest Paddock	NP/S19	5	0	0	0		0	0	0	0	0	0	0	Tisbury CA Remainder
Land at Red House Farm	NP/S20	1	0	0	0		0	0	0	0	0	0	0	Tisbury CA Remainder
Total emerging and adopted Neighbourhood Plan allocations		9	0	0	0		0	0	0	0	0	2	1	
Windfall - brownfield small sites							9	26	36	42	44	45	45	
Windfall - brownfield large sites							1	5	12	16	18	20	20	
Windfall - greenfield small sites							3	9	12	14	15	15	15	

Appendix 2: Small sites contributing to the deliverable supply

See accompanying document.

Appendix 3: Deliverability / developability summary for major sites and allocations

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
East Wiltshire HMA				
Bartlett House, Old Common Way, Ludgershall, Andover, SP11 9SA	PL/2023/06881	Full permission	Tidworth/ Ludgershall	Groundworks currently targeted to be November 25, awaiting discharge of some conditions and slight delay of a few months for procurement of contractor. Dwellings constructed using MMC so faster build process.
Bath Road Business Centre	NP/E12	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Blackberry Lane - Site A6	NP/E18	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Devizes Community Hospital, New Park Road, Devizes, Wilts, SN10 1EF	PL/2022/08744	Outline permission	Devizes	Reserved matters PL/2025/09541 submitted on 04 December 2025. DoC application approved 03/11/2025.
Drummond Park Ludgershall SP11 9RT	21/02122/REM	Full permission	Tidworth/ Ludgershall	Site under construction. Forecast based on previous completions on site.
Garage and Old Dairy, New Park Street	NP/E09	Neighbourhood Plan	Devizes	No recent planning activity or known development plans that suggest the allocation will be delivered in the Local Plan period. Landowner indicates the site will be retained for commercial purposes.
Grafton Road	NP/E22	Neighbourhood Plan	Pewsey CA	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Hedges House, Mill Lane, West Lavington, Devizes SN10 4HS	PL/2021/11543	Full permission	Devizes CA Remainder	03/09/2025 developer survey response confirmed that the scheme has completed in the 2025/26 monitoring year.
Highfield, The Common, Marlborough, SN8 1DL	PL/2024/04217	Full permission	Marlborough	Development comprises loss of 24 bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Pre-commencement conditions discharged.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land Adjacent to Empress Way Ludgershall Wiltshire	18/04346/REM	Full permission	Tidworth/ Ludgershall	Annual yields according to the developer's survey response September 2025. The remaining 20 dwellings are scheduled to be built in 2027/28 in parallel with the phase 2 scheme (20/06554/FUL).
Land at Alcudia, The Ham	NP/E25	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land at Barton Dene	NP/E36	Neighbourhood Plan	Marlborough	No recent residential planning applications. However, intention is to bring forward in conjunction with the Local Plan allocation on the adjacent site as agreed in the SoCG relating to Policy 46 (Land off Barton Dene, Marlborough).
Land At Empress Way, Ludgershall	20/06554/FUL	S106	Tidworth/ Ludgershall	A resolution to grant planning permission was made at committee on 10/08/2022, subject to the completion of a Section 106 agreement, which is now at its final stages, with an amended version of the S106 sent to the council on 17/10/2025. Yields in accordance with the developer survey, but pushed back 12 months to allow legal agreement to be completed. The build-out rate, with a maximum annual yield of 50 units, reflects the developer survey submitted in September 2025. A slightly higher yield of 52 (from previous developer survey) was deemed acceptable by the Planning Inspector in appeal decision APP/Y3940/W/24/3340811. Paragraph 111 of the appeal decision states: "This site has a resolution to grant full planning permission, dating from August 2022. The delay in securing permission is related to nutrient neutrality. Because of the delays, further information and amendments to the proposal are required. Material in this regard has been submitted. There remain unresolved objections but the principles of the proposal have been agreed. Full permission is therefore likely to be forthcoming in a relatively timely manner. The housebuilder is the same as for the adjacent Phase 1 of the same scheme. This constitutes clear evidence that the dwellings will come forward within the five years and should therefore remain in the supply."
Land at Kelham Gardens	NP/E38	Neighbourhood Plan	Marlborough	Full planning application PL/2023/02738 approved on 11 April 2025 for 9 dwellings.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land at Lottage Farm, Lottage Road, Aldbourne, SN8 2ED	21/01004/OUT	Outline permission	Marlborough CA Remainder	Outline application approved on 19/09/2024. Site sold to Ashford Homes in October 2025 so site is now in the hands of a housebuilder. First completions by 2030/31 is considered a realistic prospect.
Land at Marshall Road, Devizes, Wiltshire	PL/2023/05033	Full permission	Devizes	Site being developed by Vistry and Taylor Wimpey. Forecast in line with developer survey and recent performance by developers on nearby sites.
Land at Sandlease Farm, Worton, Wiltshire	PL/2022/08551	Full permission	Devizes CA Remainder	Commencement of Development notice suggests start date of 23/10/2025. Street View imagery in June 2025 indicates the majority of the site has been built out.
Land east of Reed Place, Rowde, SN10 2GX	PL/2021/07576	Full permission	Devizes CA Remainder	Street view imagery from June 2025 suggests completion.
Land North of Quakers Road and South of Parkfields, Devizes, Wilts	PL/2024/03117	Full permission	Devizes	Commencement notice and site works visibly started February 25. Developer survey October 25 estimates delivery over next three years.
Land off Coate Road, Devizes, SN10 3LU	PL/2024/09259	Full permission	Devizes	Commencement of development notice 18/08/2025. Pre-commencement conditions discharged. Further DoC application under consultation. Yields in line with developer survey from September 2025.
Land off Firs Hill Way - Site A3	NP/E19	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land opposite Sawmills	NP/E31	Neighbourhood Plan	Devizes CA Remainder	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Land south of Ballingers, Urchfont, Wiltshire	PL/2023/02372	Outline permission	Devizes CA Remainder	Application was approved at appeal for up to 21 dwellings. No reserved matters submitted currently.
Land South of Lavington Lane, West Lavington	PL/2021/11899	Full permission	Devizes CA Remainder	Developer Survey indicates site will complete in 2025/26

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land South of the Spring, Market Lavington, Devizes, Wilts	PL/2023/10388	S106	Devizes CA Remainder	Permission granted 01/08/2025 further to Section 106 agreement. No reserved matters application submitted.
Land to the east of Lavington School	NP/E35	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land to the north of Marshall Road, Devizes, Wilts	PL/2022/05360	Outline permission	Devizes	Reserved matters application PL/2024/09128 for 32 dwellings approved 04/12/2025.
Land to the north of Marshall Road, Devizes, Wiltshire	E16.12285	Outline permission	Devizes	See PL/2022/05360.
Land West of Hillworth Road / John Rennie Close, Devizes, Wiltshire, SN10 5HD	PL/2022/00867	Outline permission	Devizes	Considered developable. Currently insufficient clear evidence to be considered deliverable.
Magistrates Court, Elcombe Gardens	NP/E11	Neighbourhood Plan	Devizes	1no. dwelling constructed under 18/03773/FUL. No known further development anticipated.
Market Lavington Care Home, 39 High Street, Market Lavington, SN10 4AG	PL/2024/03461	Full permission	Devizes CA Remainder	Development comprises a loss of 12 bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Internal reconfiguration of existing care home only.
Marlborough Resource Centre, Cherry Orchard, Marlborough	PL/2021/11719	S106	Marlborough	A resolution to grant permission was made at Committee on 22/02/2024. Awaiting S106 sign-off. Forecasts allow for discharge of conditions and site preparation
Marlborough Road Site	NP/E01	Neighbourhood Plan	Pewsey CA	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Northgate Brewery, Northgate Street, Devizes, SN10 1JW	PL/2023/03573	S106	Devizes	Full permission was granted on 26/06/2025. First completions forecast in 2027/28 to allow for conditions to be discharged and for demolition of existing buildings. Four DoC applications received since permission indicating intent to progress development promptly.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Parnham Coaches, 31 Andover Road, Ludgershall, Andover, SP11 9LU	20/02272/FUL	Full permission	Tidworth/ Ludgershall	Commencement notice and site works visibly started March 25. Forecasts in line with developer survey from September 2025.
Railway Cuttings, Hillworth Road	NP/E07	Neighbourhood Plan	Devizes	Timescales for development longer term, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Rosegarth, Little Cheverell, Devizes, SN10 4JP	PL/2024/06498	Full permission	Devizes CA Remainder	Development comprises a loss of 3 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Ryleaze Field - Site A5	NP/E21	Neighbourhood Plan	Devizes CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Seymour Court, Blackmans Lane, Burbage, SN8 3TW	PL/2022/06850	Full permission	Pewsey CA	Pre-commencement conditions have been discharged under applications PL/2024/07653, PL/2024/07476, and PL/2024/05176. As a result, demolition of the existing building is considered feasible by 2026/27, with new unit completions anticipated in the subsequent years.
South of the "Meadows", Hartmoor Road.	NP/E10	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period.
Southcliffe	NP/E34	Neighbourhood Plan	Devizes CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
St Peters Junior School, The Parade, Marlborough, SN8 1LQ	PL/2021/03930	Full permission	Marlborough	Full application (PL/2021/03930) approved for 15 dwellings and is currently under construction, with first 7 units forecast to complete in 2025/26.
Stonebridge House, Nursteed Road	NP/E03	Neighbourhood Plan	Devizes	Timescales for development longer term, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Townsend Farm Yard, Poulshot Road, Poulshot, Devizes, Wiltshire, SN10 1RZ	PL/2024/01509	Full permission	Devizes CA Remainder	Full permission granted in 17 February 2025. Four DoC applications consented since permission indicating intent to progress development promptly.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Wadworth Warehouse, Northgate St	NP/E16	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period. Landowner indicates the site will be retained for commercial purposes.
Whole of Garden Trading Est	NP/E13	Neighbourhood Plan	Devizes	No recent planning activity or known development plans suggest that the allocation will be delivered in the Local Plan period. Town council have indicated that the site will be retained for commercial purposes.
Wildmans Garage	NP/E30	Neighbourhood Plan	Devizes CA Remainder	Full permission PL/2024/07035 for five dwellings refused on 29/11/2024. Allowed at appeal - APP/Y3940/W/24/3357720 on 16 May 2025.
Wiltshire Police, George Lane, Marlborough, Wiltshire, SN8 4DB	20/07915/OUT	Outline permission	Marlborough	Considered developable. Currently insufficient clear evidence to be considered deliverable.
North & West Wiltshire HMA				
Land to East of Oxford Road, Calne, Wiltshire	N16.7209	Full permission	Calne	Site now complete.
"Land at Sutton Lane Sutton Benger SN15 4RR"	20/03487/FUL	Full permission	Chippenham CA Remainder	Commencement of development notice dated 14/05/2025. Based on previous delivery rates anticipate development completion within 2 years following application PL/2024/09058 to vary conditions.
Land South of Low Lane, Calne, SN11 8EQ	PL/2022/09034	Full permission	Calne	Reserved Matters application approved in September 2023. The Commencement of Development notice returned by the developer is dated 16/09/2024.
1-4 Avon Heights, Monkton Hill, Chippenham, SN15 1ER	PL/2024/03893	Full permission	Chippenham	Street View Imagery confirms site is under construction. Completion anticipated by 2028.
17 Station Hill, Chippenham, SN15 1EQ	20/06500/FUL	Full permission	Chippenham	Site looks to be complete after visit 15/01/2026.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
26 Fore Street, Trowbridge	21/01148/FUL	Full permission	Trowbridge	Commencement of development notice dated 14/03/2022. Lawful development certificate PL/2025/03985 approved 06/2025 confirms permission implemented and pre-commencement condition discharged. Site listed online for sale and under offer 01/2026.
3 High Street, Warminster, BA12 9AG	19/04315/FUL	Full permission	Warminster	Building demolished. Development will not come forward under this permission.
324 Frome Road, Trowbridge, Wilts, BA14 0EB	PL/2024/08517	Full permission	Trowbridge	Development comprises loss of 6 bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
39-54 Westleigh, Warminster, Wiltshire, BA12 8NH	PL/2025/02094	Full permission	Warminster	Demolition of residential block of flats. November 2025 article on Selwood website to confirm demolition of the existing building has begun.
55 Newtown, Trowbridge, Wilts, BA14 0BD	PL/2024/09345	Full permission	Trowbridge	Development comprises 2 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
6 ORCHARD COURT, ARCHES LANE, MALMESBURY, SN16 0ED	PL/2024/00117	Full permission	Malmesbury	Development comprises 1 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
7, 8 and 9 Back Street	W07.3403	Full permission	Trowbridge	Permission extant, but expected to be developed over the longer term.
Ashton Street Centre, Ashton Street, Trowbridge, Wilts, BA14 7ET	PL/2021/09909	Full permission	Trowbridge	Pre-commencement conditions to be discharged, no application received as of 01/2026. No Commencement of development notice, and detailed permission on the site not being progressed. Additionally, Wiltshire Council established Stone Circle (the applicant) as a Local Housing Company in 2019 to provide additional housing solutions complementing the Council's internal efforts.
Avonpark Village, Winsley Hill, Winsley, BA2 7FF	PL/2023/07518	Full permission	Bradford on Avon CA Remainder	Development comprises 74 additional bed spaces in C2 use and a loss of 88 bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. All pre commencement conditions discharged via application PL/2024/09509 in January 2025.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Bore Hill Farm	H2.8	DPD Allocation	Warminster	Planning application for 80 dwellings under consultation (PL/2022/07120). Allowing time for an independent odour assessment to be completed and analysed, and to package up a final round of amendments to address the other residual planning issues, an extension of time to 19 December 2025 was agreed.
Bugley Barton Farm, Land South of Victoria Road, Warminster	17/01463/FUL	Full permission	Warminster	Commencement notice dated 09/10/2025 was issued via the Variation of Conditions application PL/2025/01523, confirming that development has lawfully begun. In addition, the current discharge of conditions application (PL/2025/09680) submitted in December 2025 demonstrates that the remaining requirements attached to the permission are being actively progressed. Together, these steps indicate that no outstanding conditions are likely to impede build-out, and they provide clear evidence that the scheme is moving into the construction phase. On this basis, the trajectory assumptions are considered reasonable and supported by the available evidence.
Caring Hands (Wiltshire), Battlelake Farm, Braydon, Swindon, Wiltshire SN5 0AA	20/00806/FUL	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Development comprises 6 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Clarks Mill and Mill House Stallard Street Trowbridge Wiltshire BA14 8HH	PL/2022/00462	Full permission	Trowbridge	Final dwelling remaining.
Cotswold Community, Ashton Keynes, SN6 6QU	21/02520/REM	Full permission	Malmesbury CA Remainder	Commencement of development notice dated 12/08/2023. Site under construction.
Court Street	5/LPA/21	District Local Plan Allocation	Trowbridge	Former District LP allocation. No development progress in a number of years so unlikely to see further development from this site.
Courtfield House, Polebarn Road, Trowbridge, BA14 7EG	18/04656/FUL	Full permission	Trowbridge	October 2025 - remaining 4 units being advertised by estate agents.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Derelict Cottage Farm	NP/NW26	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Dogridge Garage Site (1)	NP/NW22	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Eastleigh Stables, Bishopstrow Road, Bishopstrow, Warminster, Wilts, BA12 9HW	PL/2021/04839	Full permission	Warminster CA Remainder	Development comprises 6 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Elm Grove Farm, Drynham Road, Trowbridge, Wilts, BA14 0PL	PL/2022/09425	Full permission	Trowbridge	Trajectory based on developer survey 02/10/2025
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	Full permission	Chippenham	Development was dependent on Homes England funding which is no longer available. Site unlikely to be delivered.
Former Wiltshire College, Cocklebury Road, Chippenham, SN15 3QD	PL/2022/03760	Full permission	Chippenham	Development was dependent on Homes England funding which is no longer available. Site unlikely to be delivered.
Former Youth Centre	NP/NW29	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	No evidence of deliverability since 2019 correspondence
Gable House, 46 High Street, Malmesbury, SN16 9AT	20/06887/FUL	Full permission	Malmesbury	Some offices still utilised as of 12/03/2025 per business rates. However, emails indicating tenants leaving and permission implementation starting soon.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Goldenley Care Home, Forest Lane, Chippenham, SN15 3YQ	19/06116/FUL	Full permission	Chippenham	Development comprises loss of 19 bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Certificate of Lawfulness PL/2024/01669 issued to confirm that the permission was implemented lawfully on 16/10/24.
Heli-Beds	NP/NW38	Neighbourhood Plan	Trowbridge CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Heywood House, Park Lane	W07.1377	Full permission	Westbury CA Remainder	Permission has been implemented but no ongoing development
Hill House Nursing Home	N09.0362	Full permission	Malmesbury CA Remainder	Development comprises 12 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. The build out has been phased, with work beginning in 2012/13 and completed phase 1 in 2018. In order to progress to the next phase of development the applicant submitted PL/2024/02066, which was approved on 23/08/2024 and seeks to vary Conditions 2 (materials) & 19 (approved plans) of N/09/00362/FUL 'Extensions and Alterations to Provide 45 Bed Nursing Home and 12 Extra Care Units'. Variations to allow for link modifications and to reflect internal & external amendments.
Hooks Hill	NP/NW25	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	Refurbishment and extension of existing flats PL/2021/09922
Innox Mills, Stallard Street, Trowbridge BA14 8HH	PL/2021/08064	Outline permission	Trowbridge	Allocation in the Local Plan Review. Refer to evidence in SoCG with site promoter (exam ref. SoCG/38 - Policy 55) which sets out how the site is deliverable/developable. Trajectories amended to allow for delay in reserved matters application for the outline element of the hybrid approval.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
INNOX PLACE, STALLARD STREET, TROWBRIDGE, BA14 8HH	PL/2021/08064	Full permission	Trowbridge	Allocation in the Local Plan Review. Refer to evidence in SoCG with site promoter (exam ref. SoCG/38 - Policy 55) which sets out how the site is deliverable/developable. Trajectories amended to allow for delay in reserved matters application for the outline element of the hybrid approval.
Land At Ambulance Headquarters, Malmesbury Road, Chippenham, Wiltshire, SN15 5LN	20/05495/FUL	Full permission	Chippenham	Construction has begun as set out by the Commencement of development notice. Progress to date indicates that the scheme is capable of delivering completed units within the early part of the trajectory.
Land at Backbridge Farm, Malmesbury, Wiltshire	16/06401/FUL	Full permission	Malmesbury	Commencement of development notice dated 28/02/2022. Final units to be delivered, achievable in one year based on previous years delivery rate.
Land at Blackmore Farm, Sandridge Common, Melksham SN12 7QS	PL/2023/11188	S106	Melksham	Signed S106 agreement and the granting of planning permission on 12/05/2025 provide a clear and implementable consent for this site. The subsequent discharge-of-conditions applications (PL/2025/07835 & PL/2025/09868), submitted in the latter end of 2025, demonstrates that the applicant is actively progressing the necessary steps toward commencement. Developer correspondence received in September 2025 confirms that Barratt Redrow have acquired the land and intend to deliver the scheme on a dual-branded basis, with stated expectations of 40 legal completions by June 2027 and approximately 110 completions annually thereafter. This evidence of committed developer involvement, combined with ongoing condition clearance, provides a robust basis for the trajectory as set out.
Land At Broadfield Farm, Great Somerford, SN15 5EL	21/01950/FUL	Full permission	Malmesbury CA Remainder	All dwellings shown to be under construction via aerial imagery and Council's monitoring system. Commencement in 08/11/2023 based on developer survey 2025.
Land at Chippenham Road, Lyneham, SN15 4PA	PL/2022/07119	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Commencement of development notice dated 29/11/2024. Pre-commencement conditions discharged. Developer survey response in line with other developments of a comparable size.
Land at Elizabeth Way, Hilperton,, Trowbridge	20/09701/FUL	Full permission	Trowbridge	CoD notice received September 2024. Site visit in May 2025 confirms highway works undertaken, internal road layout started and several plots are under construction. Forecasts in line with developer survey.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land at Filands Road / Jenners Lane, Malmesbury, SN16 9GT	PL/2023/00958	Full permission	Malmesbury	Commencement of development notice dated 15/01/2024. Developer survey from September 2025 anticipates site to complete 26/27, considered to be realistic based on previous delivery rates.
Land at Glenmore Farm, The Ham/Hawkeridge Road, Westbury BA13 4HQ	PL/2021/03749	Outline permission	Westbury	Outline application approved at appeal (APP/Y3940/W/24/3345598) on 21/01/2025. A Reserved Matters application is yet to be submitted.
Land at Hunters Moon Chippenham Wiltshire	N18.0401	Full permission	Chippenham	Approved in July 2018. Remaining plots in location of sales office and car park.
Land at Longleaze Lane, Melksham, Wilts, SN12 6QJ	PL/2023/06725	Full permission	Melksham	Development comprises 86 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Land at Northcote	NP/NW27	Neighbourhood Plan	Royal Wootton Bassett & Cricklade CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Land at Patterdown Road, Chippenham	19/00098/REM	Full permission	Chippenham	Remaining units to be delivered in line with developer survey.
Land at Purton Road, Swindon	20/10523/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Outline application approved at appeal (APP/Y3940/W/21/3275053) on 23/11/2023. The reserved matters application PL/2025/04413 is currently under consultation. The outline permission was granted on appeal, with the Inspector identifying the Council's housing land supply shortfall as a material consideration of substantial weight in the planning balance. Reflecting those conclusions, it is appropriate to include the site within the first five years, as its contribution accords with the Inspector's assessment of the need to address the identified shortfall.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land at Rawlings Farm, Cocklebury Lane, Chippenham, Wiltshire, SN15 3LR	15/12351/OUT	Outline permission	Chippenham	Allocation in the Chippenham Site Allocations Plan. Reserved matters applications on behalf of Crest Nicholson - PL/2024/06987 submitted on 24 July 2024 for 196 dwellings (phase 1), and PL/2024/09507 submitted on 21 October 2024 for 454 dwellings (phase 2). Variation application submitted April 2025 to vary layout and highways which is also under consultation.
Land at Regents Park, Calne	20/07659/OUT	Outline permission	Calne	Reserved matters application PL/2024/08991 for 17 dwellings approved on 05/09/2025. A developer survey return in September 2025 forecasts full delivery of the site in 2027/28 and is considered to be realistic.
Land at Restrop Road, Purton, SN5 4BP	PL/2023/02576	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Aerial imagery shows partial completion. Site under construction
Land at Saltersford Lane, Chippenham	PL/2022/06612	Outline permission	Chippenham	Outline application approved at appeal (APP/Y3940/W/23/3322502) on 17/11/2023. The reserved matters application PL/2024/11691 is currently under consultation and associated applications to discharge relevant conditions have also been approved.. The outline permission was granted on appeal, with the Inspector identifying the Council's housing land supply shortfall as a material consideration of significant weight in the overall planning balance. In accordance with those findings, inclusion of the site within the first five years is justified, as its contribution aligns with the Inspector's conclusions on the need to increase supply and address the identified shortfall.
Land at Semington Road, Melksham, Wilts	PL/2022/02749	Full permission	Melksham	Commencement notice dated 21/08/2023. 18 houses already delivered slightly ahead of 2024 trajectories. Moved remaining trajectories slightly forward to reflect.
Land at Showell Farm, Patterdown Road, Showell, Chippenham, SN15 2NT	PL/2022/07442	Full permission	Chippenham	Development comprises 74 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Commencement of Development notice dated 01/07/2024
Land at Showell Nurseries, Showell, Chippenham, Wiltshire, SN15 2NU	PL/2023/06727	Full permission	Chippenham	Commencement of development notice dated 17/02/2025. Pre-commencement conditions discharged. Site being marketed.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land at South Pavenhill Farm, Pavenhill, Purton, Wilts, SN5 4DQ	PL/2022/00395	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Outline application approved at appeal (APP/Y3940/W/24/3349801) on 05/03/2025. A developer survey response from September 2025 forecasts full delivery of the site within 5 years of the approval of the Outline permission however, a Reserved Matters application is yet to be submitted.
Land at Stones Farm, West Mill Lane, Cricklade SN6 6JL	PL/2022/02452	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Outline application approved at appeal (APP/Y3940/W/24/3351265) on 23/01/2025. A developer survey response from September 2025 forecasts delivery of the site in 5 years however, a Reserved Matters application has not yet been submitted.
Land at the proposed West Warminster Urban Extension North of Victoria Road & to the West of Bath Road Comprising approx. 84 hectares Warminster Wilt	15/01800/OUT	Outline permission	Warminster	Strategic site allocation from the Wiltshire Core Strategy, being built out by Persimmon Homes. Phase 1 (PL/2021/07207 - 145 dwellings - complete), phase 2 (PL/2022/08898 - 168 dwellings - under construction) and phase 3 (PL/2024/03667 for 193 dwellings - under construction), all permitted before the base date. Phase 2 and 3 required an Appropriate Assessment - Natural England ratified the ecology team's HRA AA with no objection subject to securing the mitigation proposed by Persimmon which provided a comprehensive approach to ensure the floating wetland achieves the nutrient reductions required to meet phosphorus neutrality requirements; Wiltshire Council as the competent authority, subsequently signed off both HRAs. Reserved matters for phase 4 of the site for 266 dwellings was submitted in May 2025 (validated 02 June 25) and had an accompanying Nutrient Neutrality Assessment and Mitigation Strategy which followed the approach approved at phase 2 and 3. According to the developer survey, reserved matters for phase 5 is expected in 2026. Forecasts in line with developer survey (90 dwellings per annum across the site). Persimmon capable of achieving yields - on the Castlemead site in Trowbridge (650 dwellings, same HMA), they averaged 116 completions per annum (not including start-up and wind-down years).

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land at the proposed West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Comprising approx. 12 hectares, Warminster	PL/2022/08898	Full permission	Warminster	Phase 2 of the wider scheme (15/01800OUT). Natural England ratified the ecology team's HRA AA with no objection subject to securing the mitigation proposed by Persimmon which provided a comprehensive approach to ensure the floating wetland achieves the nutrient reductions required to meet phosphorus neutrality requirements; Wiltshire Council as the competent authority, signed off the HRA and subsequently approved the application on 21/05/2024. CoD signed for 24/06/2025. Trajectories in accordance with developer survey from September 2025. Persimmon capable of achieving yields - on the Castlemead site in Trowbridge (650 dwellings, same HMA), they averaged 116 completions per annum (not including start-up and wind-down years).
Land at The Street, Hullavington	PL/2024/03115	Full permission	Chippenham CA Remainder	Commencement notice from Feb 2025, however no signs of development to date based on recent aerial imagery
Land at the West Warminster Urban Extension, North of Victoria Road & to the West of Bath Road, Warminster	PL/2024/03667	Full permission	Warminster	Phase 3 of the wider scheme (15/01800OUT). Commencement of Development notice signed on 17/02/25. Nutrient Neutrality Assessment and Mitigation Strategy follows the approach approved at phase 2. Forecasts consistent with developer survey from September 2025. Persimmon capable of achieving yields - on the Castlemead site in Trowbridge (650 dwellings, same HMA), they averaged 116 completions per annum (not including start-up and wind-down years).
Land at Verbena Court, Melksham, SN12 7GG	PL/2023/06976	S106	Melksham	Development comprises 71 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Pre-commencement conditions to be discharged, no application received as of 10/2025.
Land at West Street	5/LPA/55	District Local Plan Allocation	Warminster	Former District LP allocation. No recent planning activity at the site.
Land at Zone D, Grovelands, Warminster	PL/2023/00956	Full permission	Warminster	Detailed permission secured pursuant to 19/07198/VAR and so completions expected within 5 years.
Land North of Folly Farm Warminster	19/09428/FUL	Full permission	Warminster	Street view shows development complete, last units under construction

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land north of Grovelands Way Warminster BA12 8TB	W17.5360	Outline permission	Warminster	17/05360/OUT varied to 19/07198/VAR. RM for zones A,B,Ea,Eb submitted in June 2023 - PL/2023/04318. Ongoing phosphate issue to be resolved. Most recent correspondence on file from August 2023. Email from agent noting development has not commenced as of 19/11/2025. Development comprises 85 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Development comprises 133 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Land North of Grovelands Way, Warminster., BA14 8JN	PL/2021/03889	Full permission	Warminster	NMA (PL/2025/03897) submitted in June 2025 (to amend roofing materials) indicating applicant wants to progress development. This was approved on 04/06/2025. DoC app PL/2025/05325 approved on 06/08/2025 to discharge pre-commencement conditions. CoD Notice indicates development was implemented on 04/08/2025. Development comprises 62 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Land North of Southwick Road and South of The Rank North Bradley, Wilts	PL/2023/10205	S106	Trowbridge CA Remainder	Outline application awaiting decision to be issued.
Land north of St George's Road, Semington	PL/2023/10561	Full permission	Melksham CA Remainder	Reserved matters application PL/2023/10561 approved 01/08/2024.
Land North of Webbs Court, Lyneham	PL/2023/09551	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Commencement of development notice dated 15/09/2025. Pre-commencement conditions discharged.
Land north of Westbury Road and west of Court Orchard, Bratton, Wiltshire	PL/2023/07170	Full permission	Westbury CA Remainder	No change from last year but site is under construction so projections as per previous year
Land off Angelica Avenue, Melksham, Wiltshire, SN12 6QJ	PL/2023/00478	Outline permission	Melksham	A developer survey response from September 2025 confirms the site has been sold by David Wilson, so anticipated longer term delivery.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land off Frome Road, Upper Studley, Trowbridge	20/09659/FUL	Full permission	Trowbridge	Commencement notice dated 01/02/2025. Developer has stated first occupation expected May 2026, in line with previous Council delivery forecasts for this site.
Land off Melksham Road, Holt	PL/2022/03315	Outline permission	Bradford on Avon CA Remainder	Reserved matters application PL/2025/04414 for 88 dwellings approved July 2025. A commencement notice was submitted with a commencement date of 28/07/2025. All pre - commencement conditions discharged.
Land off of Elizabeth Way, Hilperton, Wiltshire, BA14 7	PL/2021/08554	Full permission	Trowbridge	Site under construction, forecasts in line with developer survey.
Land off Oldfield Road	5/LPA/49	District Local Plan Allocation	Westbury	Former District LP allocation. No recent planning activity at the site.
Land off Park Road, Malmesbury, SN16 0QW	19/05898/OUT	Outline permission	Malmesbury	Reserved matters application PL/2023/07797 for up to 50 dwellings granted at appeal (APP/Y3940/W/25/3361710) on 21/08/2025. Other applications approved include discharge of conditions.
Land off Spitfire Road, Calne	PL/2022/07893	Outline permission	Calne	Appeal allowed for 90 dwellings (outline) on 17/02/25.
Land off St George's Road, Semington, Melksham, Wilts	PL/2022/01367	Full permission	Melksham CA Remainder	Commencement notice dated 02/04/2024. Visible signs of site works from aerial imagery. Previous Council forecasts remain realistic.
Land off Station Road Westbury Wiltshire	17/07548/FUL	Full permission	Westbury	Aerial maps show development as complete, last units under construction
Land off the A363 at White Horse Business Park	H2.2	DPD Allocation	Trowbridge	Two applications relate to the allocation. Full planning application PL/2022/05426 (62 dwellings) under consultation.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land off the B4069 East of Barrow Farm, Langley Burrell, Chippenham	PL/2022/04681	Outline permission	Chippenham	Reserved matters application PL/2024/05355 approved 16/05/2025. Other applications approved include discharge of conditions.
Land Off The High Street, Sutton Benger, SN15 4SP	PL/2023/06204	Outline permission	Chippenham CA Remainder	Outline application approved at appeal (APP/Y3940/W/24/3349828) on 27/01/2025. A Reserved Matters application is yet to be submitted.
Land off Wesley Lane	NP/NW39	Neighbourhood Plan	Trowbridge CA Remainder	Erection of 30 dwellings (PL/2022/05416) Under consultation. Local Parish Council has voted to support.
Land rear of 117 High Street, Dilton Marsh, BA13 4DP	PL/2023/01880	Outline permission	Westbury CA Remainder	Outline application approved at appeal (APP/Y3940/W/24/3352160) on 12/03/2025. A Reserved matters application is yet to be submitted.
Land Rear of 54 Woodmarsh, North Bradley	PL/2021/09739	S106	Trowbridge CA Remainder	Application to committee 13/03/2024 and resolution to grant subject to S106. Permission granted 30 January 2026. Reserved matters to be submitted.
Land Rear Of 56 To 58, New Road, Chippenham, SN15 1ES	N18.5238	Full permission	Chippenham	Development comprises 8 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Land south east of Trowbridge	15/04736/OUT	S106	Trowbridge	Wiltshire Core Strategy allocation being brought forward by Persimmon and Barratt/Redrow (50/50 split). Outline application approved on 02 Sept 2025. Three reserved matters applications for phase 1 were submitted in around one week after receiving outline permission, totalling 341 dwellings (PL/2025/07298 for 161 dwellings (Persimmon), PL/2025/07293 for 35 dwellings (Persimmon) & PL/2025/07352 for 145 dwellings (Barratt/Redrow)), along with an application in relation to Ecological Mitigation (conditions 6 and 8). Although outline planning is up to 2,500 units, it is anticipated the scheme will deliver 2,200. Site acquisition was targetted for November 2025. Trajectory is for total site, from all developers and in line with developer survey.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land South of Broad Town Primary School, Broad Town Road, Broad Town, SN4 7RE	19/03874/OUT	Outline permission	Royal Wootton Bassett & Cricklade CA Remainder	Appeal granted 27/05/2021, the appeal decision was challenged (for statutory review) however this was unsuccessful. Application has now expired as no reserved matters application has been submitted.
Land South of Sandhole Lane, Westbury	PL/2022/09817	Full permission	Westbury	Commencement notice dated 02/09/2024. 10 Visibly completed on aerial imagery and found for sale. Another 23 or so visibly under construction.
Land South of Stanley Lane, Chippenham	PL/2023/08640	S106	Chippenham	Reserved matters to be submitted, outline permission granted 06/2025.
Land South of Trowbridge, Wiltshire	20/00379/OUT	Outline permission	Trowbridge	After initial refusal by Wiltshire Council, the outline application was approved at appeal in March 2024. There has not yet been a Reserved Matters application submitted as of 24/03/25. The site is currently being marketed and it is anticipated that after the site has been purchased, a Reserved Matters application will follow.
Land South of Western Way, Melksham, Wilts	PL/2022/08504	Outline permission	Melksham	Reserved matters application PL/2025/07391 submitted in September 2025 under consultation. Two sales outlets to be operating - David Wilson Homes and Barratt. The outline permission was granted on appeal, with the Inspector identifying the Council's housing land supply shortfall as a material consideration of substantial weight in the planning balance. In line with those findings, it is appropriate to include the site within the first five years of supply, as its contribution responds directly to the Inspector's conclusions regarding the need to bolster delivery and address the identified shortfall.
Land South of Western Way, Melksham, Wilts	PL/2022/08504	Outline permission	Melksham	Reserved matters application PL/2025/07391 submitted in September 2025 under consultation for the 210 dwellings element. The outline scheme also comprises 70 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Land South of White Horse Business Park, Trowbridge, Wilts	20/03641/OUT	S106	Trowbridge	Outline application 20/03641/OUT (70 dwellings) - resolution to grant permission subject to signing of the s106 agreement (March 25).

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land South West of Park Road, Malmesbury, Wiltshire	20/08341/OUT	Outline permission	Malmesbury	Reserved matters application PL/2023/05471 approved on 19/09/2024 for 23 dwellings. A commencement notice was submitted on the 25/09/2024 with a commencement date of 04/11/2024. A developer survey return in September 2025 forecasts full delivery of the site in 2026/27 and is considered to be realistic.
Land to North West of Folly Farm, Warminster	PL/2021/11051	Full permission	Warminster	Site has completions on and has completed according to last years schedule/trajectory.
Land to the east of Church View, Sutton Benger, Chippenham, Wiltshire, SN15 4FD	20/03876/OUT	Outline permission	Chippenham CA Remainder	Reserved Matters (PL/2023/10642) for now 19 dwellings currently under consultation. This outline permission was granted on appeal, with the Inspector identifying the Council's housing land supply position as a material consideration of significant weight in the overall planning balance. In light of those findings, it is appropriate to include the site within the first five years of supply. Its contribution accords with the Inspector's conclusions regarding the need to bolster delivery and address the acknowledged shortfall.
Land to the East of Malford Farmhouse Site HS5	NP/NW12	Neighbourhood Plan	Chippenham CA Remainder	See PL/2022/00728
Land to the East of Waitrose, A429, Malmesbury, Wiltshire	PL/2021/09852	Outline permission	Malmesbury	Outline application approved at appeal (APP/Y3940/W/23/3317252) on 05/03/2024. There has not been a Reserved Matters application submitted in relation to any of the individual plots.
Land to the north of Whychurch Farm and to the south of Filands, Malmesbury	PL/2021/08453	Outline permission	Malmesbury	Reserved matters PL/2023/08687 under consultation. Amended plans received 03/2025 being consulted on. The outline permission was granted on appeal, where the Inspector identified the Council's housing land supply shortfall as a material consideration of substantial weight. In accordance with those findings, inclusion of the site within the first five years is justified, as its contribution assists in addressing the identified shortfall in a manner consistent with the Inspector's conclusions and the overall planning balance underpinning the appeal decision.
Land to the south of Chilvester Hill, Calne, Wiltshire SN11 0LR	PL/2022/05993	Full permission	Calne	Developer survey confirms that the site is under construction and 14 dwellings will be complete each year, all 3 CIL payments have also been paid.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land to the south of Church Lane, Upper Studley, Trowbridge, Wilts	18/10035/OUT	Outline permission	Trowbridge	Outline application for up to 55 dwellings approved in June 2024. A Reserved Matters application is yet to be submitted. There is not enough evidence to suggest the site will be delivered within 5 years.
Land to the West of Semington Road, Melksham, Wilts	PL/2022/08155	Outline permission	Melksham	Outline application approved at appeal (APP/Y3940/W/24/3343787) on 30/09/2024 and a Reserved matters application approved on 30/10/2025. The outline permission was granted on appeal, with the Inspector identifying the Council's housing land supply shortfall as a material consideration of significant weight in the planning balance. Consistent with those findings, it is appropriate to include the site within the first five years of supply, as its contribution reflects the Inspector's conclusions on the need to bolster delivery and address the identified shortfall.
Land to the West of The Bakehouse Site HS6	NP/NW13	Neighbourhood Plan	Chippenham CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Land to the west of Turnpike Close (the Auction Field)	NP/NW47	Neighbourhood Plan	Melksham CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Land West of Elizabeth Way and South of Middle Lane, Hilperton, Trowbridge	20/07751/FUL	Full permission	Trowbridge	Commencement notice indicates start date 17/02/25. Trajectories in line with developers forecast.
Land west of Semington Road, Melksham	PL/2023/00808	Full permission	Melksham	Commencement notice dated 06/11/2023. Visibly started groundworks from aerial imagery 11/2025.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Langley Park	19/12100/REM	Full permission	Chippenham	Commencement notice states commencement date of 14/08/2023. The site includes 16 blocks of flats which can be worked on concurrently, hence the higher levels of completions forecast in in 2026/27. Forecasts reflect yields and latest phasing plan from developer (received May 25) - plan includes anticipated completions dates for plots. Site visit on 19 May 25 confirms foundations being dug and drainage being installed. This reserved matters approval follows an outline permission previously granted on appeal, where the Inspector identified the Council's housing land supply shortfall as a material consideration of 'very' significant weight in the planning balance. In accordance with those conclusions, it is appropriate to include the site within the first five years of supply, as its contribution aligns with the Inspector's findings on the need to bolster delivery and address the identified shortfall.
LAURIESTON HOUSE, 78 BRISTOL ROAD, CHIPPENHAM, SN15 1NS	PL/2024/02072	Full permission	Chippenham	Care home no longer in use. Start of new entrance to site evident in July 2024.
LAURIESTON HOUSE, 78 BRISTOL ROAD, CHIPPENHAM, SN15 1NS	PL/2024/02072	Full permission	Chippenham	Care home no longer in use. Start of new entrance to site evident in July 2024.
Limpley Mill, Lower Stoke, Limpley Stoke, Bath	PL/2022/03452	Full permission	Bradford on Avon CA Remainder	Pre-commencement conditions to be discharged, no application received as of 01/2026.
Longbridge Deverill Nursing Home, Church Street, Longbridge Deverill, Warminster, Wilts, BA12 7DJ	PL/2022/05421	Full permission	Warminster CA Remainder	Development comprises 9 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Middle Farm, Corsham Road, Whitley	NP/NW40	Neighbourhood Plan	Melksham CA Remainder	Outline application for 20 dwellings (PL/2024/09725) Under consultation

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Patterdown and Rowden - Small Extension Sites (South West Chippenham)	CH1	DPD Allocation	Chippenham	Full planning application PL/2024/02998 from Redcliffe Homes, validated on 08/04/2024 for 41 dwellings.
Phase 5, Land at Hunters Moon, Chippenham	21/01463/FUL	Full permission	Chippenham	Developer survey says completion will finish in 2025.
Phase 6 - Land at Hunters Moon, Chippenham	PL/2022/06908	S106	Chippenham	Pre-commencement conditions discharged. Commencement of development notice dated 11/08/25.
Punters Farm, Malmesbury, SN16 9JP	PL/2023/09930	Full permission	Malmesbury	Commencement notice from Feb 2025, however no recent aerial imagery
Quemerford House & Mill	2/LPA/14	District Local Plan Allocation	Calne	Former District LP allocation. No development progress in a number of years so unlikely to see further development from this site.
Rear of Westbury Road	5/LPA/58	District Local Plan Allocation	Warminster	Former District LP allocation. No recent planning activity at the site.
Redundant Farmyard Site Adjacent to Fordlands Site HS3	NP/NW10	Neighbourhood Plan	Chippenham CA Remainder	No evidence of delivery since 2022
Redundant Farmyard Site at Mermaid Farm Site HS4	NP/NW11	Neighbourhood Plan	Chippenham CA Remainder	No evidence of delivery since 2022

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Rowden Park Patterdown Road Chippenham Wiltshire	N14.12118	Outline permission	Chippenham	Strategic site allocated in the Chippenham Site Allocations Plan. Being developed by Redcliffe Homes, Crest Nicholson and Bellway Homes; all outlets had reserved matters applications approved at base date totalling 620 dwellings (also see PL/2023/01773, 19/11461/REM, 20/02326/REM, 20/02334/RE & 20/02335/REM). As of the base date, there were four further applications validated and awaiting determination, totalling 239 dwellings and a 60 bed care home (20/02381/REM, 20/02382/REM, 20/02383/REM & 20/02384/REM). Other applications approved include infrastructure works and discharge of conditions. The same agent is working on behalf Redcliffe, Crest and Bellway, so progression of applications is being prioritised based on keeping all outlets with a continuing supply.
Rowden Park, Patterdown Road, Chippenham (Bellway - Phase 4)	20/02334/REM	Full permission	Chippenham	Also see 20/02335/REM (Crest). Forecasts in line with developer survey.
Rowden Park, Patterdown Road, Chippenham (Bellway - Phase 5)	20/02335/REM	Full permission	Chippenham	Also see 20/02334/REM (Crest). Forecasts in line with developer survey.
Rowden Park, Patterdown Road, Chippenham (Crest Nicholson Phase 1)	PL/2023/01773	Full permission	Chippenham	Also see 19/11/461/REM. Crest Nicholson phase under construction (phase 1 being built out after phase 2)
Rowden Park, Patterdown Road, Chippenham (Crest Nicholson Phase 2)	19/11461/REM	Full permission	Chippenham	Also see PL/2023/01173. Crest Nicholson phase to be completed by end of 2025. Phase 2 started ahead of the start of phase 1.
Rowden Park, Patterdown Road, Chippenham (Redcliffe Phase 3 a and b)	20/02326/REM	Full permission	Chippenham	Site under construction. Forecasts in line with developer survey

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Royal Arthur Park, Westwells Road	N10.4093	Full permission	Corsham	Retirement village where majority of site has been completed. Rangeford Villages website confirms the launch of a new phase of 45 apartments, ready to move into from Autumn 2025.
Sopworth Lane	NP/NW33	Neighbourhood Plan	Malmesbury CA Remainder	Erection of 45 homes (PL/2024/00865) application under consultation.
South East Trowbridge	WCS/NW6	Strategic site	Trowbridge	Forms part of South East Trowbridge WCS allocation. Appeal on this parcel dismissed in September 2022. Expectation is for this parcel to be delivered later in the development cycle of the wider allocation.
Station Road	5/LPA/59	District Local Plan Allocation	Warminster	Former District LP allocation. No recent planning activity at the site.
Temple Farm, Upton Scudamore, Warminster, BA12 0AQ	PL/2024/00596	Full permission	Warminster CA Remainder	Development comprises 4 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
The John Barleycorn, Weymouth Street, Warminster, BA12 9NP	PL/2024/00190	Full permission	Warminster	Site recently sold - anticipated delivery in next 5 years.
The United Church & Community Buildings Church Street Trowbridge Wiltshire BA14 8DZ	18/03338/FUL	Full permission	Trowbridge	Maps shows majority of development complete, last units under construction.
The Vicarage	NP/NW34	Neighbourhood Plan	Malmesbury CA Remainder	Site has been allocated by the local community which indicates the site's suitability for development. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.

Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Thickwood field, north of Thickwood Estate	NP/NW37	Neighbourhood Plan	Corsham CA Remainder	Email from this year to show at least 3 dwellings to be built on the site, however no planning application received to date
Timber Yard, Real World Studios, Mill Lane, Box, Corsham, Wiltshire, SN13 8PD	20/08387/VAR	Full permission	Corsham CA Remainder	Commencement notice dated 10/05/2023. Visibly under construction from aerial imagery, buildings found for sale online.
Tuner's Lane	NP/NW31	Neighbourhood Plan	Malmesbury CA Remainder	Erection of 25 homes (PL/2023/09595) Under consultation.
Widham Farm, Purton, Wiltshire	PL/2021/06918	Full permission	Royal Wootton Bassett & Cricklade CA Remainder	Applications to discharge conditions approved. Developer survey response in line with recent completed sites. Commencement of development notice dated 02/12/2025. This full permission was granted on appeal, with the Inspector identifying the Council's housing land supply shortfall as a material consideration of substantial weight in the overall planning balance. In line with those findings, it is appropriate to include the site within the first five years of supply, as its contribution responds directly to the Inspector's conclusions regarding the need to enhance delivery and address the identified shortfall.
South Wiltshire HMA				
3 - 7 New Canal, Salisbury, SP1 2AA	PL/2023/10405	Full permission	Salisbury	Prior Approval given. Prospect of delivery by 2028/29.
40 Blue Boar Row, Salisbury, SP1 1DA	PL/2022/04289	Full permission	Salisbury	Alternative non-residential proposal being pursued under new application. Currently considered undeliverable.
82 Victoria Court, Stratford Road, Salisbury, SP1 3NP	PL/2024/00118	Full permission	Salisbury	Development comprises 1 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Alderbury Park Caravan and Camping Site, Southampton Road, Whaddon, Salisbury, SP5 3HB	PL/2021/11771	Full permission	Southern Wiltshire CA Remainder	Full application approved. Awaiting DoC application.

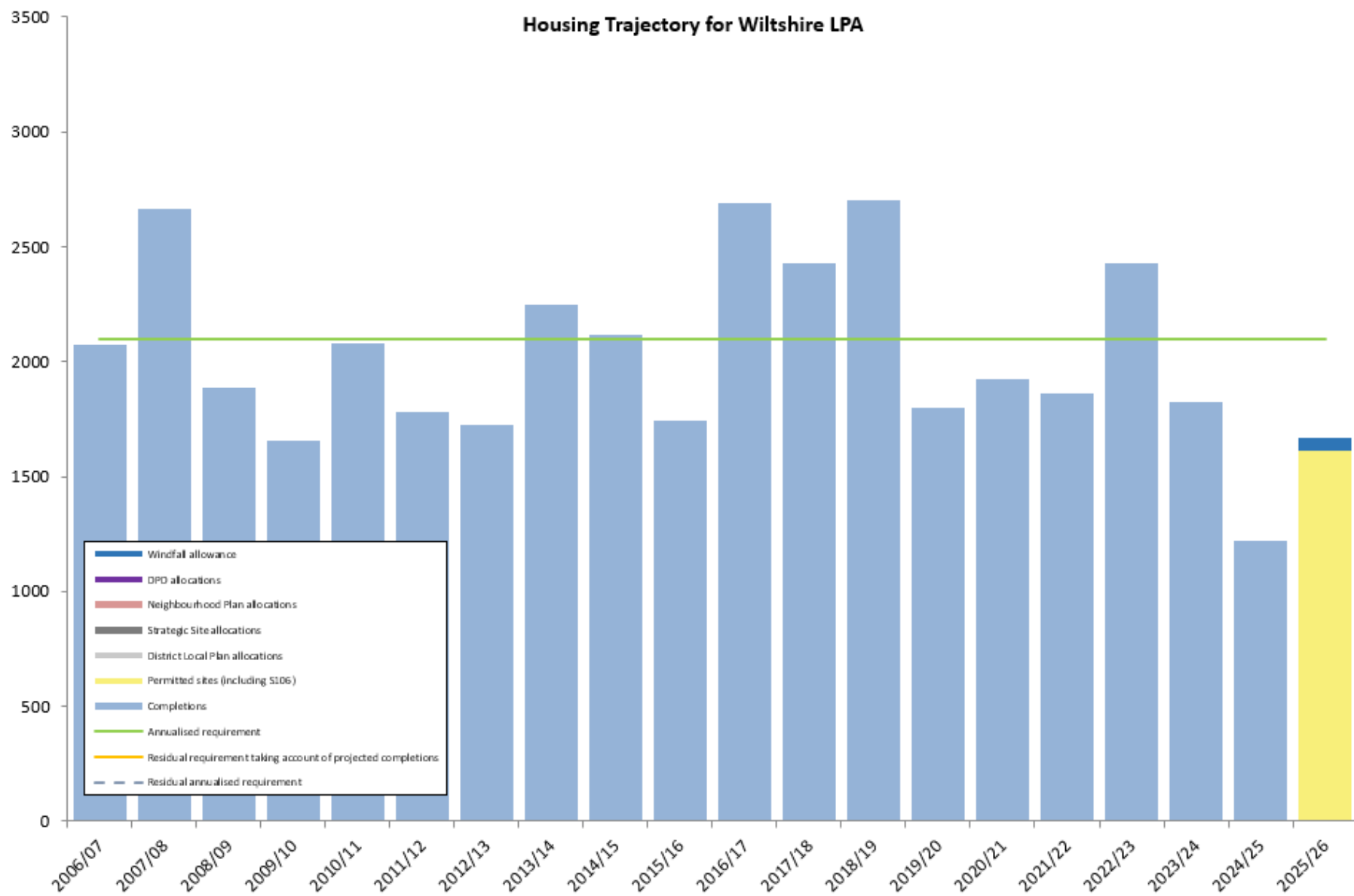
Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Beaumont Business Park, Woodlands Road, Mere, Warminster, Wiltshire, BA12 6BT	20/07469/OUT	Outline permission	Mere	Reserved matters application (PL/2025/06047) under consultation. Extension of time agreed with the case officer.
Bulbridge	3/LPA/36	District Local Plan Allocation	Wilton	Site is a saved allocation which indicates the site's suitability for development. There has been recent interest in the site but has not come to fruition. Timescales for development not known, but there is a reasonable prospect that the site will be available and could be viably developed by 2038.
Castle View Rest Home, 8 Old Castle Road, Salisbury, Wilts, SP1 3SF	PL/2022/06171	Full permission	Salisbury	Development comprises 28 additional bed spaces and a loss of 25 in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Street View April 2025 indicates near completion.
Central Car Park	WCS/S5	Strategic site	Salisbury	Full application PL/2024/06047 for 47 retirement apartments was refused on 23/12/2024. The application was allowed at appeal on 04/11/2025 and so it is now expected that this scheme will deliver within the next 5 years. There have been no further major residential planning applications at the site, so the remainder of the allocation is not expected to be delivered until the later years of the Local Plan period.
Churchfields & Engine Sheds	WCS/S4	Strategic site	Salisbury	There have been no further major residential planning applications submitted for this allocation.
Clover Lane	H3.6	DPD Allocation	Amesbury	Full planning application PL/2024/02283 includes eastern portion of the site and adjacent land to the north for 68 dwellings. Application was submitted on 01/03/2024 and remains under consultation with a new suite of plans submitted on 11/11/2025.
E V Naish Ltd Crow Lane Wilton Salisbury Wiltshire	S/2003/1016	Outline permission	Wilton	Reserved Matters application PL/2021/03251 withdrawn in August 2025.

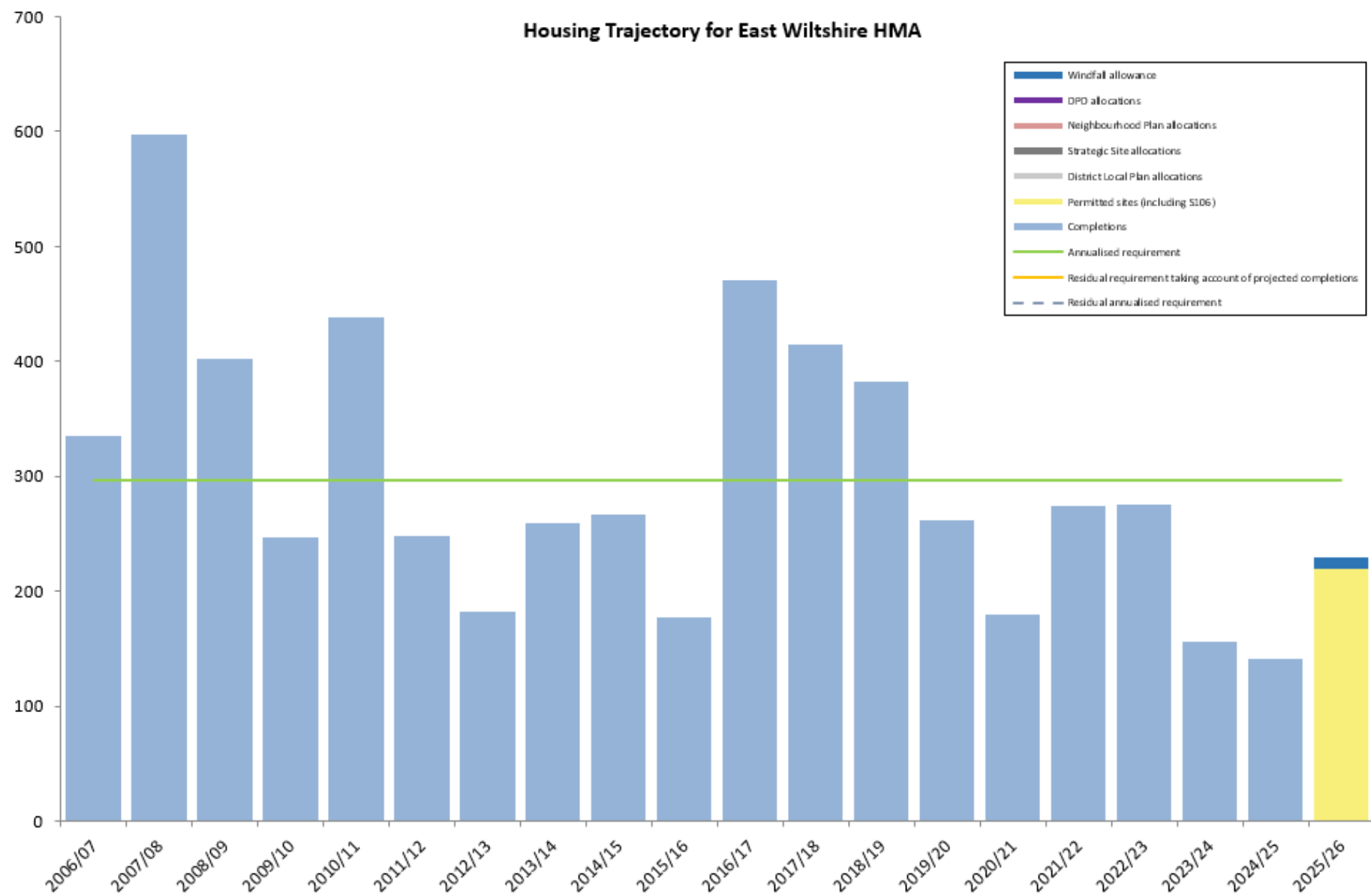
Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Former Erskine Barracks	S11.0517	Outline permission	Wilton	The components of the UKLF development covered by the 2011 outline permission are now complete. The remainder of the site is subject to a full planning application (PL/2021/08160) for an innovation centre, veterans' flats, and additional dwellings. This application is currently being progressed but has not yet been determined.
Knighton Road (Site 4)	NP/S15	Neighbourhood Plan	Wilton CA Remainder	Full planning application PL/2023/00911 for 6 dwellings remains under consultation. There is an EoT until the 19/12/2025 to finalise the drainage details.
Land Adjacent Quarryfield Industrial Estate, Castle Street Mere BA12 6LA	20/11079/FUL	Full permission	Mere	Development comprises 70 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Care home provider website confirmed care home opened in January 2026.
Land at Chicklade Road, Hindon, Wiltshire	PL/2021/09623	S106	Tisbury CA Remainder	A resolution to grant permission was made at Committee on 27/04/2023. The Section 106 agreement is still being finalised, with an Extension of Time (EoT) in place until February 2026. Re-consultation of plans in December 2025.
Land at H3.7 adj to 'Warren's Folly' and Vets, Larkhill Road, Durrington, SP4 8DR	20/04397/OUT	Outline permission	Amesbury	Reserved matters application is yet to be submitted. As a result, the Council has adopted a cautious approach, forecasting completion in 2029/30.
Land at Hillcrest Paddock	NP/S19	Neighbourhood Plan	Tisbury CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land at Red House Farm	NP/S20	Neighbourhood Plan	Tisbury CA Remainder	No recent residential planning applications or known plans at the site, but potential for the site to be developed in the medium-to-long term.
Land at Romsey Road, Whiteparish, Salisbury, Wiltshire	PL/2022/09532	Outline permission	Southern Wiltshire CA Remainder	Reserved matters application PL/2025/08543 for 25 dwellings currently under consultation. First completions in 2028/29 are considered achievable.
Land at Westside Close, Old Sarum, SP4 6BX	PL/2023/04526	Full permission	Salisbury	Site was under construction at the base date (April 2025). Similar sized sites in Wiltshire deliver at c.25-30 dwellings per annum.
Land between Glebe Hall and Primary School	NP/S12	Neighbourhood Plan	Southern Wiltshire CA Remainder	Pre-app for 50 dwellings at the site in 2017 - no further details available. This suggests there is potential and interest for the site to be delivered in the latter years of the Local Plan Period through a new scheme.

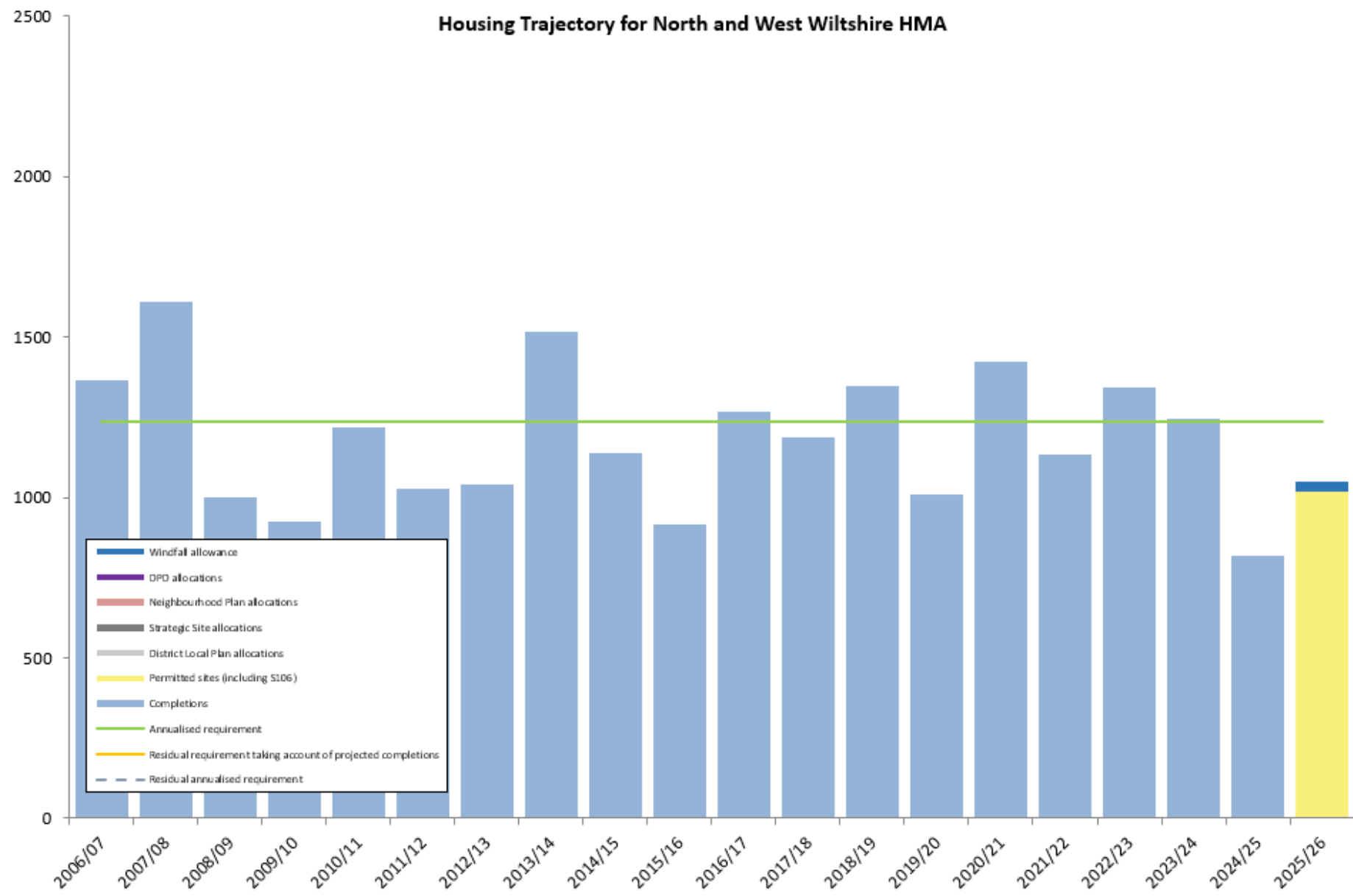
Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land East of Wagtails, Southampton Road, Alderbury	PL/2022/03103	S106	Southern Wiltshire CA Remainder	Outline application for up to 30 dwellings currently under consultation. Therefore, first completions by 2030/31 is considered a realistic prospect.
Land North of Netherhampton Road, Salisbury, Wiltshire	PL/2021/06594	Full permission	Salisbury	July 2025 satellite imagery shows the majority of the 62 remaining dwellings are built at least to roof level. Expected completion in 2026/27.
Land south of Netherhampton Road Salisbury	19/05824/OUT	Outline permission	Salisbury	Reserved Matters application PL/2023/11196 for 406 dwellings was approved on 16/06/2025. Planning application was initially held up due to nutrient neutrality issues. Developer survey response from September 2025 projects a combined annual yield for both PL/2023/11196 & PL/2021/08735 of 150 dwellings per annum up to 2028/29. Vistry under Linden/Bovis brand averaged 162 dwellings per annum for the first three years of build out at the Longhedge site in Salisbury.
Land South of Netherhampton Road, Salisbury	PL/2021/08735	Full permission	Salisbury	22 dwellings complete in 2024/25. The majority of the remaining proposed dwellings are now under construction according to satellite and street view imagery. Developer survey response from September 2025 projects a combined annual yield for both PL/2023/11196 & PL/2021/08735 of 150 dwellings up to 2028/29. Vistry under Linden/Bovis brand averaged 162 dwellings per annum for the first three years of build out at the Longhedge site in Salisbury.
Land to the east of Odstock Road and to the south of Rowbarrow, Salisbury, Wiltshire	20/00337/FUL	Full permission	Salisbury	July 2025 streetview shows start on site. All pre-commencement conditions discharged.
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury	S12.0814	Outline permission	Salisbury	Outline element of the allocation. Both Phase B3 (PL/2023/05287 - 176 dwellings) and Phase A2B (PL/2023/10980 - 164 dwellings) were submitted prior to base date, but were held up with phosphates. However, both are now resolved with PL/2023/05287 receiving permission on 15/04/2025 and pre-commencement conditions discharged on 25/06/2025. Application PL/2023/10980 was approved on 23/05/2025. Both B3 and A2B will be built concurrently, utilising two brands. Forecasts in line with developer survey (May 25). Despite the delay in planning approvals, Persimmon have still averaged over 120 completions per annum on site (not including start up year).

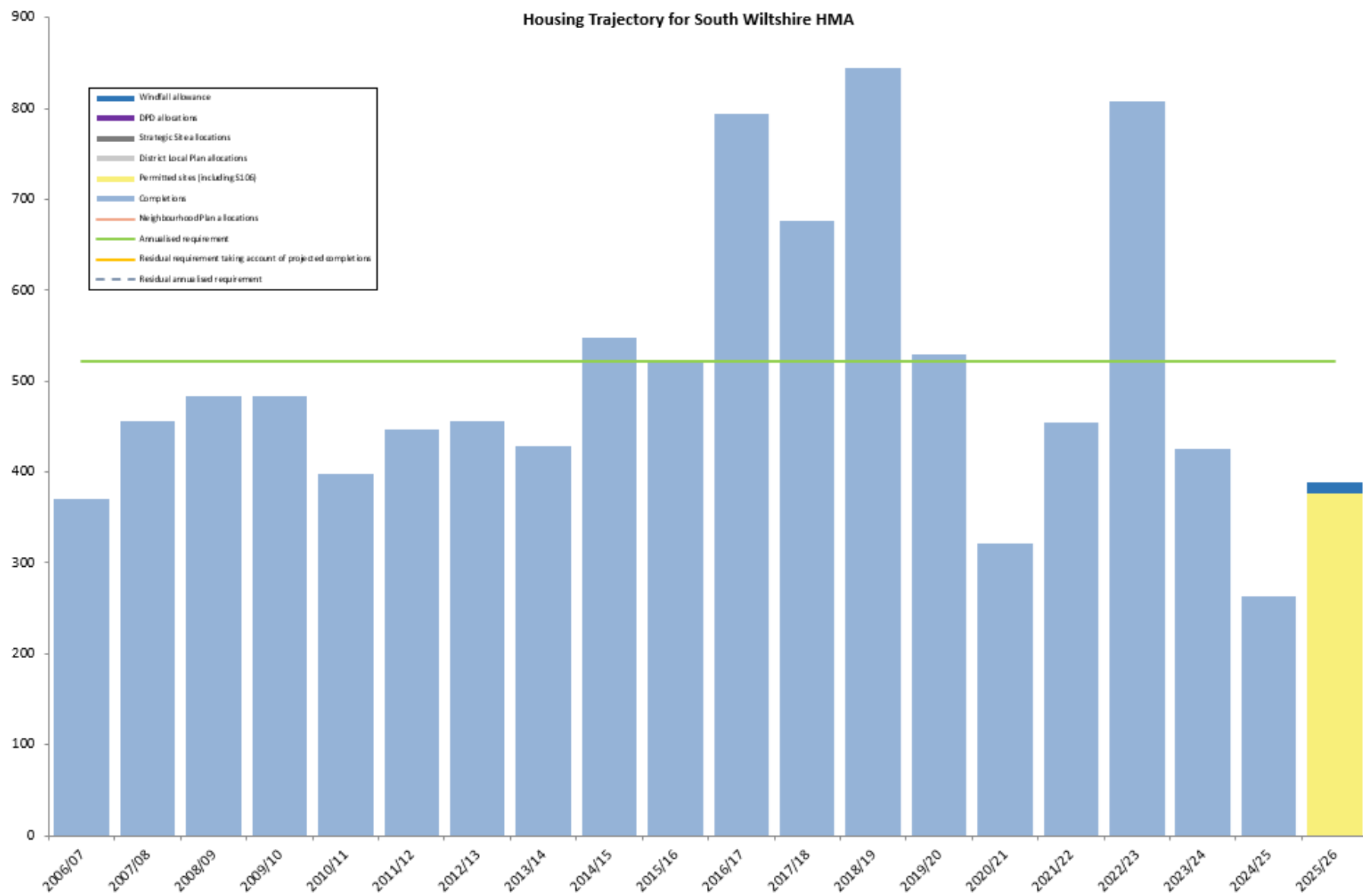
Site Address	Site reference	Planning status (at 31 March 2025)	Settlement / CA Remainder	Deliverability / developability summary
Land to the North West of Fugglestone Red and Bemerton Heath, Salisbury, Wilts P	PL/2022/07678	Full permission	Salisbury	Final 23 dwellings to complete in 2025/26.
Manor Farm Road (Site 5)	NP/S16	Neighbourhood Plan	Wilton CA Remainder	Application PL/2023/00909 for three dwellings. Extension of Time agreement until 12/12/2025.
Station Works	NP/S11	Neighbourhood Plan	Tisbury	Appeal (APP/Y3940/W/22/3308919) dismissed for 86 dwellings and a care home of up to 40 bedspaces on 21/06/2023. Recent activity suggests there is potential and interest for the site to be delivered in the latter years of the Local Plan period through a new scheme.
Stratford Court, Stratford Road, Salisbury, SP1 3JH	PL/2022/05365	Full permission	Salisbury	Development comprises 30 additional bed spaces and a loss of 48 in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG. Street View from April 2025 indicates completion.
Timbermill House, Vale Road, Woodfalls, Salisbury, SP5 2LT	PL/2024/11252	Full permission	Southern Wiltshire CA Remainder	Development comprises 4 additional bed spaces in C2 use. Figures shown in the trajectories are based on a bed spaces-to-dwellings ratio in accordance with the PPG.
Tisbury Sports Centre, Weaveland Road, Tisbury, Salisbury, SP3 6HJ	PL/2022/00855	Full permission	Tisbury	Planning permission for 13 dwellings was granted on 04/12/2023. A discharge of conditions application (PL/2024/07292) is currently under consultation. Completions are considered achievable by 2028/2029.

Appendix 4: Trajectory graphs for Wiltshire LPA and Wiltshire Core Strategy Housing Market Areas









Appendix 5 - Windfall allowance for land supply calculations

- A1. The NPPF (paragraph 75) identifies that an allowance for windfall may be made where appropriate. It states:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

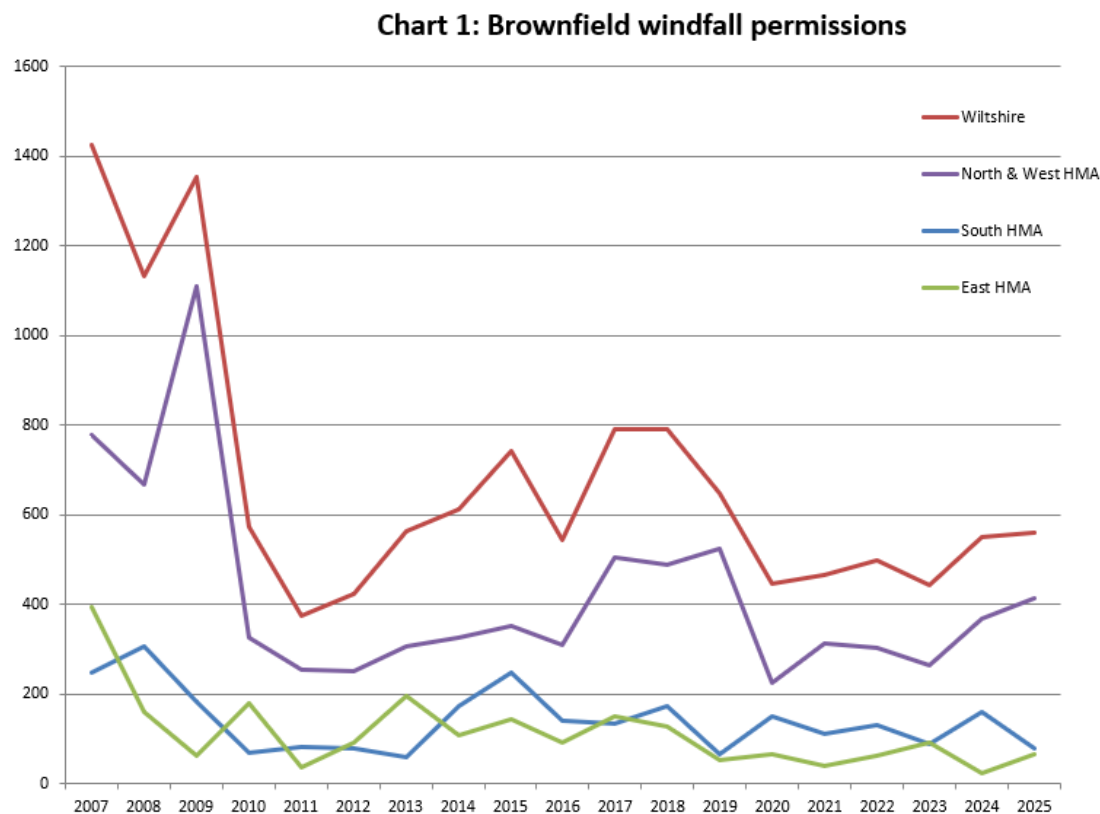
- A2. In Annex 2, the NPPF defines windfall sites as:

“Sites not specifically identified in the development plan.”

- A3. For the purposes of this assessment, windfall is defined as unallocated development. The 2019 NPPF (and subsequent versions of the NPPF) no longer define windfall sites as “normally” previously-developed land, and this indicates that an allowance for greenfield sites can be made subject to the criteria set out in paragraph 75 of the NPPF.
- A4. This Appendix determines an appropriate windfall allowance for each of the Housing Market Areas within Wiltshire. It firstly analyses the trend of windfall permissions over the recent past in order to determine whether there has been consistent delivery from this source of supply. It also has regard to the Strategic Housing and Economic Land Availability Assessment (SHELAA) and potential supply from windfall sites in future years.
- A5. In order to accord with the NPPF requirements for windfall allowance, the Council analyse prospects for windfall delivery each year as part of the annual review of its housing land supply.

Historic windfall delivery – brownfield sites

A6. The number of new brownfield windfall permissions granted during the Wiltshire Core Strategy period to date (2006 to 2025) is presented in Chart 1.

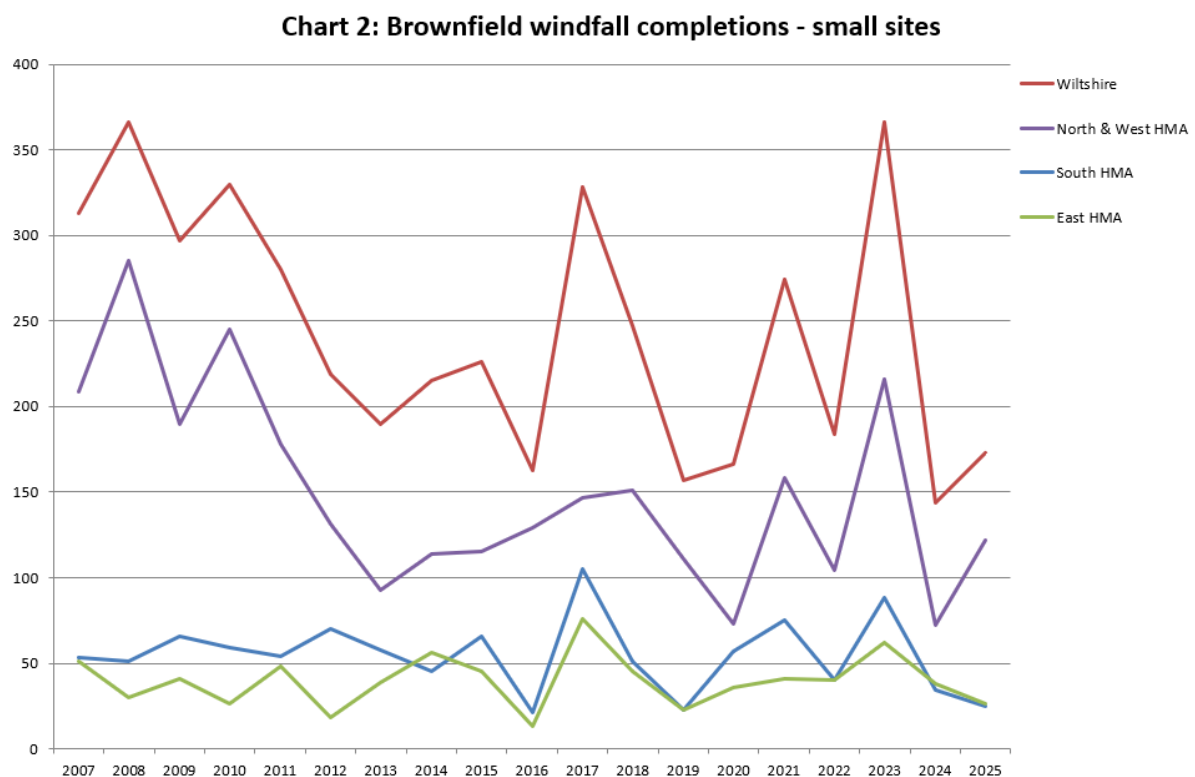


- A7. The early years of the plan period saw a peak of permissions and corresponding delivery. There was a notable drop-off in permissions during the economic downturn following the financial crash in 2008 and given the limited availability of finance for development schemes and house purchases during this period, this is to be expected. However, periods of recovery since 2010 have shown peaks where developers are seeking consent on development opportunities. In recent years (since 2020) consents have been more limited, but this is likely to have been affected by the COVID-19 pandemic, and even during that period permissions have stayed relatively stable.
- A8. In addition, during this period the Government have relaxed permitted development rights for changes of use to residential uses through the prior approval process. These have a lower requirement to show suitability than for equivalent detailed planning permission and removing the requirement for contributions, thus reducing the cost burden for developers. This has had a positive impact on applications for residential development, particularly on small sites.

A9. Taking these factors into account, it is appropriate to base a future windfall allowance on trends over a longer period of time to reflect such variations in economic conditions.

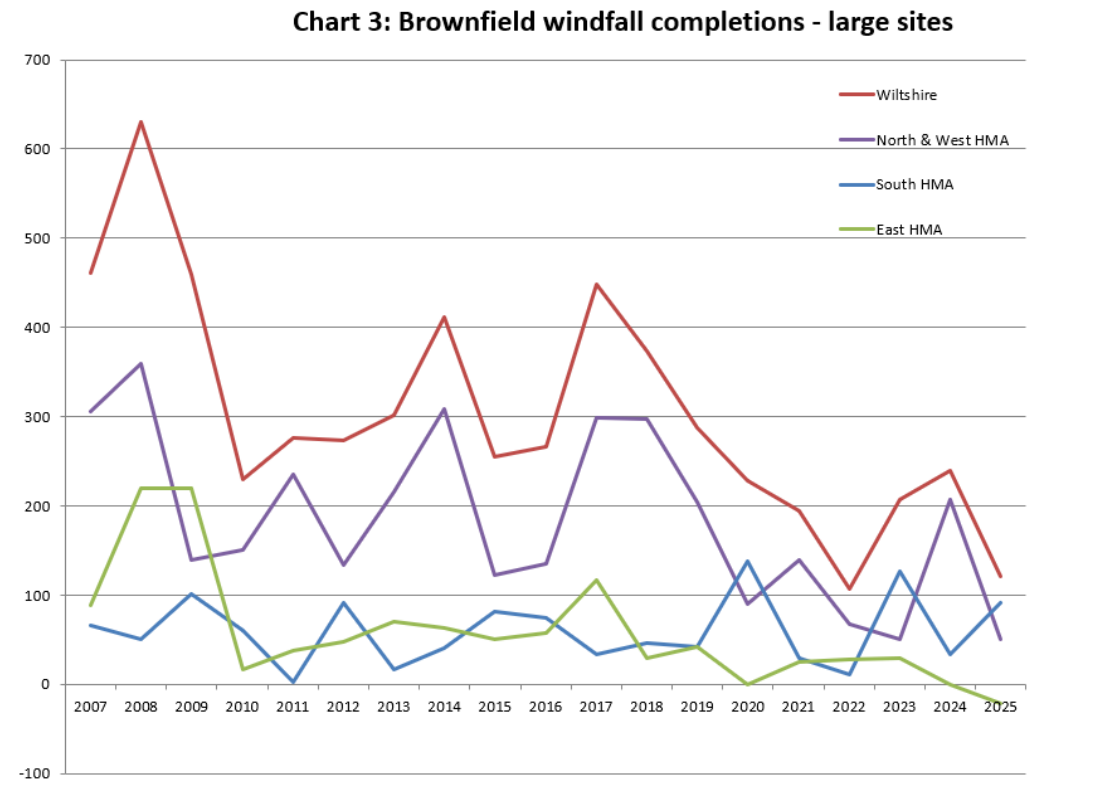
A10. Brownfield windfall development has historically contributed to supply in Wiltshire, accounting for some 27% of housing delivery during the Wiltshire Core Strategy period to date from 2006 to 2025. During this period, there has been a contribution from a range of sites of varying sizes. To better understand the propensity for different sized sites to contribute to delivery, the council have analysed delivery separately for small sites (<10 dwellings) and large sites (10 or more dwellings).

A11. The rate at which brownfield windfall development on small sites has come forward is presented in Chart 2.



A12. As with the volume of permissions, brownfield completions on small sites are lower than in the very early years of the plan period. Since the early stages of the economic recovery in 2012 completions on small sites have remained relatively stable (allowing for inevitable peaks and troughs over this period.) Increased availability of credit following the 2008 economic crash is likely to have made potential schemes more viable, and thus more likely to be implemented. The relatively consistent delivery from small sites reflects the number of opportunities and propensity for sites to become available. To reflect this, the allowance for small sites is based on the volume of such permissions since April 2009.

A13. The rate at which brownfield windfall development on large sites has come forward is presented in Chart 3.



A14. Delivery from large sites on brownfield land may be more limited, due to fewer sites being delivered at any one time. However, the quantum of development will deliver more significant levels of housing when brought forward. The pattern of delivery from large sites has broadly followed that from small sites as shown in Chart 2 for the majority of the plan period.

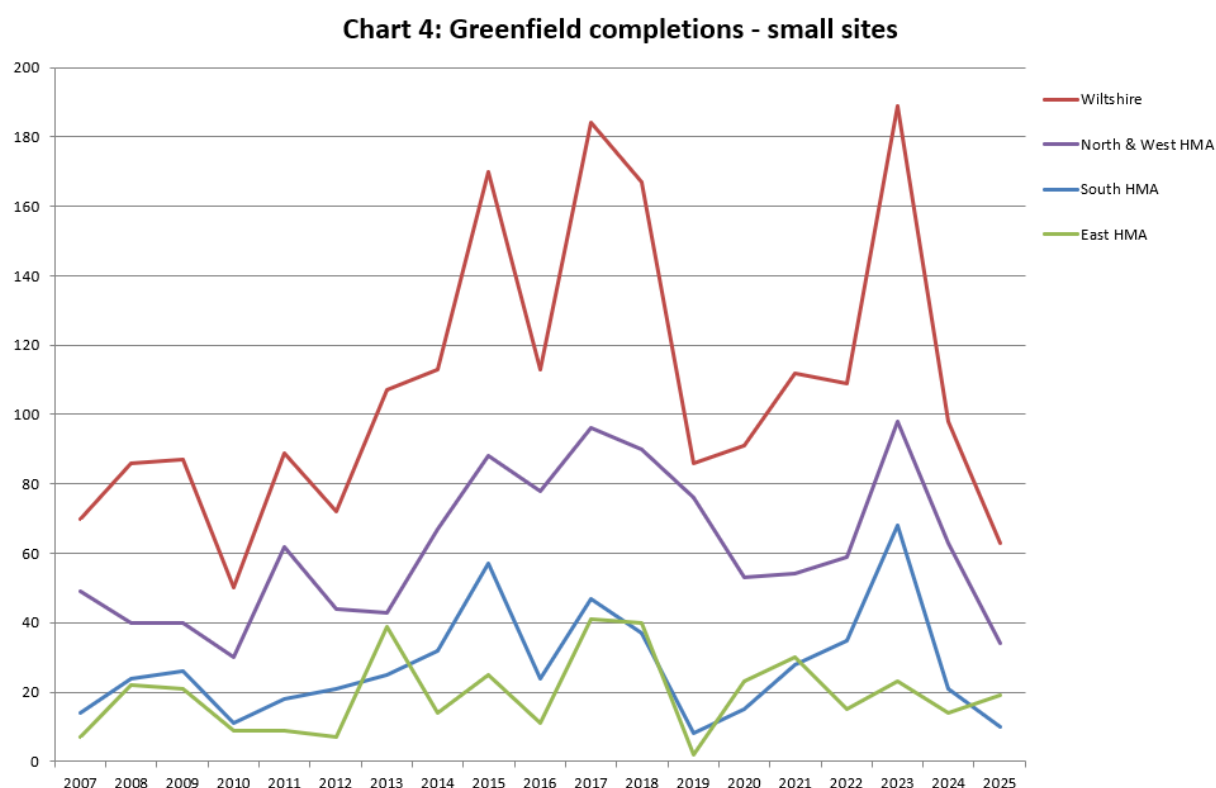
A15. However, in recent years, rather than following a steady trajectory across the longer time period, delivery has shown a noticeable decrease. This may be due to existing sites being used up, but without a stock of opportunities being refreshed by the recycling of sites where the existing use has ceased.

A16. Although this may not be a long-term trend, the council have responded by amending its windfall allowance to reflect this trend on large sites. As such, the allowance for large sites is now based on the volume of permissions since April 2019 as this broadly reflects the time during which more limited delivery has occurred.

Historic windfall delivery – greenfield sites

- A17. The council have only recently assessed the potential capacity from a windfall allowance on small greenfield sites due to national policy. Under the original Planning Policy Statement 3: Housing (DCLG, 2006) windfall development had been restricted to previously-developed land only. In response to concerns regarding over-development of neighbourhoods and targets to deliver a proportion of housing requirement on brownfield land, the Government issued a written statement in June 2010, to remove residential gardens from the definition of previously-developed land. Planning Policy Statement 3 was subsequently re-issued, with the definition of previously-developed land revised to excluding residential gardens.
- A18. Under the 2012 NPPF the Annex 2 definition of windfall indicated that such sites “normally comprised previously developed land”, thus providing some flexibility in the types of land that could be assessed as windfall. However, the windfall policy requirement (then paragraph 48) continued the approach set out in the (now superseded) PPS3 that such an allowance should not include development on residential gardens.
- A19. Although it was recognised that not all small greenfield sites were residential gardens, analysis indicated that this formed a significant proportion of such sites. As detailed above, national policy that was in effect at this time limited the potential to identify windfall from greenfield sources and, as such, the council restricted its windfall allowance to brownfield land only.
- A20. The publication of the 2018 NPPF both amended the Annex 2 definition to remove the text referring to previously developed land, and amended the policy requirement (then paragraph 70) from a blanket exclusion on residential gardens to setting out policies in plan-making to restrict this where appropriate. These changes to national policy provided greater potential to consider delivery from un-allocated greenfield sites.
- A21. The council recognise that policies in the development plan make provision for opportunities on small sites, both on previously-developed and greenfield land. There is a presumption in favour of development within existing settlement boundaries, which could include greenfield opportunities. At Small Villages, the delivery strategy makes provision for in-fill development which can include areas of undeveloped or vacant land within the built form. Core Policy 44 also makes provision for small rural exception housing sites where there is an identified local need. In addition, changes to legislation such as permitted development changes have encouraged the re-use of agricultural buildings to residential dwellings.
- A22. As such the council have assessed delivery from small greenfield sites across the Wiltshire Core Strategy plan period to establish whether there

is a case for including delivery from this source in the windfall allowance. The rate at which greenfield development on small sites has come forward is presented in Chart 4.



A23. Unlike delivery from brownfield sites, delivery from small greenfield sites has broadly shown a gradual increase across the plan period, even accounting for peaks in delivery. Although delivery from this source is more limited than from brownfield sites, this demonstrates that this represents a continuous source of supply.

A24. The council recognises that until 2018, national policy restricted the use of greenfield delivery in its windfall allowance. However, given the changes to the NPPF at that date (which prevail in the current version) and that analysis shown in Chart 4 indicate this is a reliable source of supply, the council has included an allowance for small sites on greenfield land, based on permissions granted since April 2009. This is consistent with the approach taken for small brownfield sites.

Strategic Housing and Economic Land Availability Assessment (SHELAA)

A25. As noted in paragraph A1 above, the NPPF requires that, among other matters to be taken into consideration, a windfall allowance should be realistic having regard to the Strategic Housing Land Availability Assessment (now referred to as Strategic Housing and Economic Land Availability Assessment, or SHELAA).

A26. Up to the 2014 Housing Land Supply Statement, the Council based the windfall allowance for large sites using by assessing sites in the SHELAA which met the NPPF definition of windfall and were 'assumed deliverable' based on the following criteria:

- previously developed land within settlement boundaries (and therefore suitable in principle),
- confirmed to be in single ownership (and therefore with no availability constraint),
- viable, based on the model used in the SHELAA methodology (and therefore achievable).

A27. Following the publication of the 2012 SHLAA the Council carried out a proactive 'Call for Sites' as part of the emerging Wiltshire Housing Site Allocations Plan in 2014. As a result, there were a large number of new sites submitted that were considered in the Plan and were included in the most recent SHELAA (August 2017). More recently, the Council have carried out a Regulation 18 consultation for its emerging Local Plan in January 2021: this also generated a significant number of responses including sites where there are aspirations for development. The majority of these are on greenfield land outside settlement boundaries.

A28. However as acknowledged in previous Housing Land Supply Statements the Council does not rely on specific SHELAA sites within the 5-year supply, as sites that have not been submitted to the SHELAA come forward more regularly. To demonstrate this, the Council has carried out analysis of the contribution of SHELAA sites to brownfield windfall delivery during the Wiltshire Core Strategy period to date, compared to overall windfall delivery.

During the Wiltshire Core Strategy period (up to 31 March 2024), **1,349** windfall units have been delivered on sites which were originally identified in the SHELAA⁴ compared with **10,439** brownfield windfall completions overall. Delivery of such sites thus represents just **13%** of total windfall in Wiltshire. This demonstrates that SHELAA sites have historically made a low contribution to windfall development.

Given the relatively low proportion of SHELAA sites submitted on brownfield land, this contribution is unlikely to change over time, whilst the overall numbers of windfall completions looks likely to maintain current delivery levels, supplied by the consistent numbers of windfall permissions being granted as shown in recent years.

In summary, although it is recognised that sites in the SHELAA do come forward, it can be shown that they form a low proportion of overall windfall delivery.

⁴ Including sites identified prior to the concept of a SHELAA within a predecessor Urban Capacity Study or the National Land Use Database.

Permitted development legislation changes

- A29. A number of changes to the General Permitted Development Order have been introduced since May 2013 which have reduced the need to seek planning applications for certain changes of use. These concern the change of use from a number of use classes to residential under a prior approval process.
- A30. The consolidated General Permitted Development Order 2015 (and subsequent amendments) detailed this, and includes the change of use from offices, light industrial, storage and distribution units, shops, professional services, pay-day loan and betting shops, agricultural uses, casinos, and amusement arcades.
- A31. With regards to greenfield delivery, the Government's expansion of permitted development rights has included Class MB (now Class Q following changes to the Use Class Order) which allows conversion of agricultural buildings to residential uses subject to criteria on floorspace and a maximum number of dwellings permitted under the extended rights. This has been subsequently further expanded in May 2024 to increase the amount of floorspace and number of dwellings permissible under such changes of use. In a rural authority such as Wiltshire there are plentiful supply of such opportunities, and these have developed in popularity since their introduction.
- A32. More recently in 2020 and 2021, further changes have continued to allow provision for residential dwellings on previously developed land. These have allowed:
- upwards extensions of existing residential and commercial buildings (Class AA, AB, AC and AD),
 - demolition and redevelopment of redundant buildings formerly in commercial or mixed use to residential use (Class ZA), and
 - change of use of commercial and business uses to residential uses (Class MA). This right was extended further in March 2024 to increase the amount of floorspace permissible under such a change of use and no longer requires the building to have been vacant for 3 months prior to the change.

Since the first change-of-use prior-approvals amendments came into effect (May 2013) until the end of the current monitoring period (March 2025) prior approval has been granted (or not required) for a total of **613** residential units on brownfield land in Wiltshire.

In addition, over the same time period, prior approval has been granted (or not required) for a total of **256** dwellings for agricultural-to-residential changes of use in Wiltshire.

Policy and legislative incentives

A33. In addition to the continuous trend in windfall permissions and delivery from small sites and the effect of relaxing permitted development rights, the Government proposed initiatives to increase housing supply, implemented through the Housing and Planning Act 2016. As part of the legislation Local Planning Authorities now have to maintain statutory registers of previously-developed land in the Brownfield Land Register and can grant 'permission-in-principle' for sites on the Register.

The concept of 'permission-in-principle' has subsequently been extended to allow applicants to apply for permission-in-principle for Small sites, with details of the proposal submitted later through Technical Details Consent. Plan-making authorities can also grant permission-in-principle on site allocations in the development plan.

A34. The 2019 NPPF (and retained in subsequent versions of the NPPF) includes a chapter entitled 'Making effective use of land' which promotes policies to meet the need for homes and other uses. It requires policies and decisions to give substantial weight to the value of suitable brownfield land within settlements. As the emerging Wiltshire Local Plan progresses, future development strategies would need to demonstrate how they have regard to this national policy. This has the potential to unlock brownfield sites and increase the supply of windfall development within Wiltshire in the future.

A35. To encourage opportunities for first-time buyers the 2018 NPPF also introduced the concept of entry-level exception sites. These set out criteria for development of such uses on non-allocated and smaller sites⁵ thus potentially unlocking sites that may not previously have garnered policy support.

A36. The introduction of legislation and policy specifically for self-build and custom-build housing also has the potential to increase windfall as a source of supply. This form of development includes an exemption from Community Infrastructure Levy (CIL) payments and Biodiversity Net Gain (BNG) requirements, thus reducing the cost burden and making such developments more attractive for would-be developers.

A37. As part of its programme of planning reform to speed up build rates and timescales of development, in May 2025 MHCLG announced proposals to improve the planning and development environment for Small and Medium sized enterprise (SME) developers. Such enterprises are those most likely to build small sites, which form a significant proportion of windfall permissions and delivery in Wiltshire. The changes includes reforming site size thresholds to introduce a 'medium' site between

⁵ Footnote 36 of the NPPF (December 2024) indicates such exception sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement.

major and non-major development, and reducing policy requirements for such sites.

The proposal also seeks to reduce development costs on non-major sites including less regulatory requirements on BNG which will improve viability, and exempting sites from proposed build-out transparency proposals (also introduced through the May 2025 announcements). The Government are also introducing a new Housing Delivery Fund for SMEs to support long-term finance options for development projects to support delivery. The existing Home Building Fund offered by Homes England has also been extended to provide access to finance for SMEs who had been unable to obtain funding from traditional lenders.

A38. Although the proposals are currently in consultation, it does indicate the recognition that SMEs make in delivering smaller sites and the Government's drive to improve prospects of future development of small and medium sized windfall sites.

A39. At a local level, the Council has commissioned studies to identify existing provision and potential need for non-residential land uses, to inform the emerging Local Plan review. The Wiltshire Retail and Town Centres Study 2020 (Avison Young, November 2020) identifies approaches to diversify uses within town centres in certain locations. In response, the town centre policy (Policy 68) in the emerging Local Plan provides a criteria-based approach for circumstances in which provision of residential development may be acceptable.

Expected future supply

A40. Chart 1 above shows brownfield windfall permissions in the 19 years of the Wiltshire Core Strategy. Permissions decreased from the start of the plan period in 2006 following the financial crisis and subsequent economic recession from 2009 to 2012.

A41. Chart 2 shows brownfield windfall completions from small sites in the 18 years of the Wiltshire Core Strategy. It also reflects the economic conditions over that period, with relative consistent delivery since recovery from the 2008 economic crash began. These trends indicate that development opportunities are consistently being implemented and, in terms of future delivery, that supply is continually being replenished with new sites. This arises where the current land use has changed and/or policy and legislative changes are simplifying the planning process, and/or making such opportunities attractive for development.

A42. The change in the approach for brownfield windfall from large sites (Chart 3) reflects the downward trend from this source, however this is not to indicate this will continue indefinitely. This, as well as all sources of windfall, will be monitored as part of the annual review of the housing land supply.

A43. Chart 4 shows greenfield windfall completions from small sites in the 19 years of the Wiltshire Core Strategy. This indicates that development opportunities are consistently being implemented over a longer period of time. Opportunities have continually arisen, both through in-filling of greenfield sites in built-up areas, and opportunities offered through rural sites given the nature of Wiltshire.

Method for identifying an allowance for future windfall delivery

A44. Up to the 2014 Housing Land Supply Statement the Council calculated a windfall allowance based on two separate components:

- For **small** sites (5 or fewer dwellings): historic permissions of such sites from 2009 to 2012 with a delivery rate applied,
- For **large** sites (more than 5 dwellings): capacity of previously developed sites within settlement boundaries (therefore assumed to be suitable) and in single ownership (therefore assumed to be available) within the 2012 SHELAA.

A45. Paragraph 32 of the NPPF requires Local Planning Authorities to ensure their local plan is based on relevant and up-to-date evidence. This should include the update of the authority's Housing Land Supply position, and therefore the windfall allowance that forms a source of housing supply. This previous windfall allowance used permissions from April 2009 to March 2012 which is now dated, and relied on delivery rates from permissions prior to 2008 which no longer reflect the prevailing economic climate. In addition, as discussed in A26-A28 above, using the capacity of 'assumed deliverable' SHELAA sites to establish a large site allowance significantly under-estimates the potential future supply when compared against actual historic permissions, and has also found to be difficult to understand.

A46. Following the publication of the July 2014 Housing Land Supply Statement the Wiltshire Core Strategy Inspector produced his Final Report confirming that the development plan passed the tests of soundness set out in the NPPF. The housing land supply was discussed in paragraphs 88-97 of the Final Report and included a discussion on the use of a windfall allowance at paragraph 97. It states:

“...the Council promulgates three methods of calculating windfall allowances all of which have some credibility and which produce a county wide five year range of housing delivery between 940 and 2713 homes. The Council has elected to take a conservative estimate of likely windfalls yet the evidence is sufficiently compelling to suggest that the likely rate of housing delivery on such sites, both large and small, will be greater.”⁶

The Wiltshire Core Strategy was subsequently adopted by the Council in January 2015.

A47. Given the national and local policy context the Council has adopted its current windfall allowance to reflect the Inspector’s conclusions. The method is a model based on historic delivery as used in Method 3 set out in the July 2014 Housing Land Supply Statement and referenced in the Wiltshire Core Strategy Inspector’s Final Report. This was referred to as Method A from the 2015 Housing Land Supply Statement onwards up to the present Statement.

A48. Method A uses the number of permissions across a period achieved to date to produce an annualised average to which a delivery rate is then applied. The delivery rate reflects more recent economic conditions - specifically build out of permissions granted from 2008 to 2014 - rather than an earlier period (from 2001 to 2008) used in the windfall allowance calculation until 2017.

As discussed in the section on ‘Historic windfall delivery’, for small sites it is considered that permission figures derived from the 2009 – 2025 period represent an accurate estimate of future delivery, as it covers the low number of permissions granted during the recessionary period following the economic crisis, a relatively steady position up to the present day, with some reduction across the years affected by the COVID pandemic (as shown in Chart 1 above). For large brownfield sites, it is appropriate to base the calculation on permissions in more recent years 2019 – 2025 to reflect the recent downward trend in delivery from this source.

A49. To demonstrate the realistic nature of this method, a number of alternative methods and the allowance generated by each are set out in Table A6.

⁶ It is acknowledged that Methods 1 and 2 referenced in the July 2014 Statement use the capacity of Large sites in the SHLAA to calculate the large part of the allowance (as discussed in A14 above). Method 3 (which produced the largest allowance quoted in the Wiltshire Core Strategy Inspector’s Final Report paragraph 97 above) is based exclusively on permissions during the period 2006-2012.

Windfall allowance calculation

A50. As identified above, the number of windfall sites achieving permission since 2009 has varied with differing longer term trends depending on the size and land type nature (brownfield or greenfield) of the site.

A51. Although future economic conditions are, by their nature, uncertain it is considered that basing the allowance on a longer period results in a more representative picture of the economic cycle and potential future development activity.

A52. For **small brownfield** and **small greenfield sites** the average number of permissions across the period 2009-2025 will be assumed to be permitted each year for the following five years.

A53. For **large brownfield sites** the average number of permissions across the period 2019-2025 will be assumed to be permitted each year for the following five years.

A54. The average number of new windfall permissions across this period for each category of windfall is presented in Table A2.

Table A2: windfall permissions and assumed delivery over five years

Area	Average number of brownfield windfall permissions on small sites (per annum)	Average number of brownfield windfall permissions on large sites (per annum)	Average number of greenfield windfall permissions on small sites (per annum)
East Wiltshire HMA	51	5	22
North and West Wiltshire HMA	153	109	74
South Wiltshire HMA	65	30	29
Wiltshire	269	143	125

Delivery rate

A55. In order to estimate how many windfall sites will actually be delivered within five years, a delivery rate is applied to allow for non-implementation of permissions. The delivery rate has been calculated using the completion date of windfall permissions granted from 2009 to 2015⁷ over an eight-year period. This is appropriate for two reasons:

Firstly, it reflects the low number of permissions in the early part of that period with a gradual increase to 2015, and thus reflects delivery throughout that economic period as permissions were implemented.

Secondly, if brownfield windfall permissions are implemented, historic delivery records indicate any permission that is implemented will be completed within eight years after permission. Using the period 2009 – 2015 for assessing implementation of permissions provides a comprehensive dataset of delivery rates. This is because virtually all implemented permissions that were granted in 2009 will be complete by 2017. Similarly at the later end of the range, virtually all implemented permissions granted in 2015 will be complete by 2023 which is a very recent position.

The resulting rate is presented in Table A3.

Table A3: Standard delivery rate

Type	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Small greenfield	13.7%	29.5%	14.3%	7.6%	3.0%	1.4%	0.04%	0.03%
Small brownfield	14.0%	26.3%	14.9%	8.7%	3.3%	0.1%	0.03%	0.02%
Large brownfield	0.02%	14.9%	23.2%	14.2%	5.6%	6.4%	0.01%	0.00%

A56. Table A3 shows that for a small brownfield permission granted in year 1, only 67.2% will reach completion in the five-year period. Indeed, only 68.6% will reach completion at all, providing an allowance for non-delivery. For a large brownfield permission granted in year 1, only 59.7% will reach completion in the five-year period and 66.9% overall. Finally, for a small greenfield permission granted in year 1, only 68% will reach completion in the five-year period and 70.7% overall. This provides a

⁷ This uses the same number of dwellings permitted as in earlier Housing Land Supply Statements, however the data used to determine the delivery rate has been refreshed to include completions up to 2015. This will result in a revised rate for each year, and thus for the overall 5-year period.

comprehensive assessment of the rate at which permissions are either implemented or lapsed.

A57. This delivery rate has been applied to the assumed number of new windfall sites for small and large brownfield sites. Table A4 shows an example which is for small brownfield sites in the East Wiltshire HMA.

Table A4: Delivery matrix showing small brownfield sites in the East Wiltshire HMA

	Built in year 1	Built in year 2	Built in year 3	Built in year 4	Built in year 5
51 permitted in year 1	51 x 14.0% = 7.1	51 x 26.3% = 13.4	51 x 14.9% = 7.6	51 x 8.7% = 4.4	51 x 3.3% = 1.7
51 permitted in year 2		51 x 14.0% = 7.1	51 x 26.3% = 13.4	51 x 14.9% = 7.6	51 x 8.7% = 4.4
51 permitted in year 3			51 x 14.0% = 7.1	51 x 26.3% = 13.4	51 x 14.9% = 7.6
51 permitted in year 4				51 x 14.0% = 7.1	51 x 26.3% = 13.4
51 permitted in year 5					51 x 14.0% = 7.1
Sum	7.1	20.5	28.1	32.5	34.2

A58. This demonstrates the effect of assessing delivery from a 'cold start' (in order not to double-count completions on permissions that have already been granted at the base date) and providing a realistic delivery rate.

A59. In the example given, of the **255** dwellings that are forecast to be permitted within 5 years on small brownfield sites in the East Wiltshire HMA, only **122** are assumed to be deliverable in the forthcoming 5 years.⁸

A60. Using the above calculation, the resulting allowance for each category of windfall in each HMA and Wiltshire overall is presented in Table A5⁹.

⁸ Figures from table A4 may not sum exactly due to rounding.

⁹ Figures from table A5 may not sum exactly due to rounding.

Table A5: Summary of windfall allowance for each HMA, development size and land type for 2025-2030.

Area	From brownfield windfall permissions on small sites	From brownfield windfall permissions on large sites	From greenfield windfall permissions on small sites	TOTAL
East Wiltshire HMA	122	8	53	183
North and West Wiltshire HMA	368	187	184	739
South Wiltshire HMA	158	51	71	280
Wiltshire	647	247	309	1,202

A61. This allowance, as described throughout this section, is set out to be a realistic estimate based on prevailing and anticipated economic conditions. To demonstrate this Table A6 shows the proposed method described above (Method A) and two alternative calculations (Methods B and C) using permissions granted during other time periods, thus reflecting a different mix of economic conditions. Each method is described briefly in footnotes 10 and 11.

Table A6: Comparison of methods for calculating windfall allowance

Area	Method A (as above)	Method B ¹⁰	Method C ¹¹
East Wiltshire HMA	183	239	223
North and West Wiltshire HMA	739	917	607
South Wiltshire HMA	280	305	161
Wiltshire	1,202	1,461	991

¹⁰ **Method B:** as Method A but for brownfield sites only. It assumes that the average number of new windfall permissions over the entirety of the Wiltshire Core Strategy period to date (2006-2025) will be permitted for the next five years and will be delivered at the standard development rate. This could be perceived to be a more robust assessment of future windfall delivery as it covers a longer period of time and thus takes into account both peaks and troughs of the economic cycle. However, given the nature of the economic recession from 2008, permissions achieved in the early years of this period are considered to have been driven by an unsustainable financial model, and therefore are unlikely to be a realistic representation of future activity.

¹¹ **Method C:** as Method A but for brownfield sites only. It assumes that the average number of new windfall permissions during the period 2009-2012 will be permitted for the next five years and will be delivered at the standard development rate. This period of time was used for the small brownfield site windfall allowance in Housing Land Supply Statements prior to 2015. As can be seen from Chart 2 and Chart 3 in this section it represents the lowest points in the economic cycle. Since this date there have been periods of improved economic activity, with greater opportunities for delivery and for reasons explained earlier this is likely to continue. As such this method is not considered to be a realistic projection for future years.

Appendix 6 – Summary assessment of supply and remaining housing to be identified (by Community Area settlements and rural remainders)

Area	Indicative requirement 2006-2026	Completions 2006-2025	Deliverable commitments 2025-2026¹²	Indicative remaining requirement¹³
Devizes	2,010	2,092	28	-110
Devizes CA remainder	490	486	87	-83
Devizes CA	2,500	2,578	116	-194
Marlborough	680	726	10	-56
Marlborough CA remainder	240	244	5	-9
Marlborough CA	920	970	14	-64
Pewsey CA	600	624	9	-33
Tidworth and Ludgershall	1,750	1,420	78	252
Tidworth CA remainder	170	118	2	50
Tidworth CA	1,920	1,538	80	302
EAST WILTSHIRE HMA	5,940	5,710	220	11
Bradford on Avon	595	635	2	-42
Bradford on Avon CA remainder ¹⁴	185	217	5	-37
Bradford on Avon CA ¹⁴	780	852	7	-79
Calne	1,440	2,172	18	-750
Calne CA remainder	165	202	3	-40
Calne CA	1,605	2,374	21	-790
Chippenham	4,510	3,133	255	1,122
Chippenham CA remainder	580	594	36	-50
Chippenham CA	5,090	3,727	291	1,072
Corsham ¹⁵	1,220	999	48	173
Corsham CA remainder ¹⁵	175	462	24	-311

¹² Figures in the Deliverable commitments column represent committed sites only and **do not** include a windfall allowance. The summary for each area shows the total number of units assumed to be developable based on historic delivery rates (rounded to the nearest whole unit) and information from developers, site representatives and officers for Large sites.

¹³ Figures in the Indicative remaining requirement column show as a positive figure where the indicative requirement (completions and commitments) has not yet been met. It shows as zero or a negative figure where the indicative requirement has been met or exceeded.

¹⁴ Bradford on Avon CA remainder and Bradford on Avon CA exclude any development at Staverton Marina which is classified as Trowbridge Principal Settlement.

¹⁵ Corsham CA remainder and Corsham CA exclude any development at South West Chippenham which is classified as Chippenham Principal Settlement.

Area	Indicative requirement 2006-2026	Completions 2006-2025	Deliverable commitments 2025-2026 ¹²	Indicative remaining requirement ¹³
Corsham CA	1,395	1,461	72	-138
Malmesbury	885	1,121	106	-342
Malmesbury CA remainder	510	620	72	-182
Malmesbury CA	1,395	1,741	177	-523
Melksham and Bowerhill	2,240	2,616	74	-450
Melksham CA remainder ¹⁶	130	192	14	-76
Melksham CA ¹⁶	2,370	2,808	88	-526
Royal Wootton Bassett	1,070	1,181	2	-113
Royal Wootton Bassett and Cricklade CA remainder ¹⁷	385	779	35	-429
Royal Wootton Bassett and Cricklade CA ¹⁷	1,455	1,960	36	-541
Trowbridge	6,810	3,770	147	2,893
Trowbridge CA remainder	165	361	4	-200
Trowbridge CA	6,975	4,131	151	2,693
Warminster	1,920	1,228	106	587
Warminster CA remainder	140	201	6	-67
Warminster CA	2,060	1,429	112	519
Westbury	1,500	1,906	38	-444
Westbury CA remainder	115	101	24	-10
Westbury CA	1,615	2,007	62	-454
NORTH AND WEST WILTSHIRE HMA	24,740	22,490	1,017	1,233
Amesbury, Bulford and Durrington	2,440	2,354	1	85
Amesbury CA remainder	345	321	0	24
Amesbury CA	2,785	2,675	1	109
Mere	235	273	41	-79
Mere CA remainder	50	77	2	-29
Mere CA	285	350	42	-107
Salisbury	6,060	4,883	311	350
Wilton		514	2	
Wilton CA remainder	255	185	0	70
Salisbury and Wilton CAs	6,315	5,582	313	420
Downton	190	184	0	6
Southern Wiltshire CA remainder ¹⁸	425	626	15	-216

¹⁶ Melksham CA remainder and Melksham CA exclude any development at Land North of Green Lane as this is classified as Trowbridge Principal Settlement.

¹⁷ Royal Wootton Bassett & Cricklade CA remainder and Royal Wootton Bassett & Cricklade CA exclude any development at the West of Swindon.

Area	Indicative requirement 2006-2026	Completions 2006-2025	Deliverable commitments 2025-2026¹²	Indicative remaining requirement¹³
Southern Wiltshire CA ¹⁸	615	810	15	-210
Tisbury	200	181	0	19
Tisbury CA remainder	220	95	1	124
Tisbury CA	420	276	1	143
SOUTH WILTSHIRE HMA	10,420	9,693	373	354
Swindon (within Wiltshire)	900	932	0	-32
WILTSHIRE	42,000	38,825	1,610	1,566

¹⁸ Southern Wiltshire CA remainder and Southern Wiltshire CA exclude development at Old Sarum and Longhedge. These are classified as Salisbury Principal Settlement.

Town & Country Planning Act 1990

Notification of Full Planning

Application Reference Number: 18/10970/FUL

Agent Charles Manning Planning Office 129 The Citadel Bath Road Chippenham Wiltshire SN15 2AB	Applicant Mr & Mrs P de Witte Little Orchard Lower Kingsdown Road Kingsdown Corsham Wiltshire SN13 8BD
Particulars of Development: Demolish and replace existing dwelling	
At: Little Orchard, Lower Kingsdown Road, Kingsdown, Corsham, Wiltshire, SN13 8BD	

In pursuance of its powers under the above Act, the Council hereby grant **PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan as received by the LPA 15/11/18:

Existing Elevations, Floor Plans and Sections (Dwg No: 900 / CAM/2018/1, Dated: October 2018;

Plan as received by the LPA 12/02/19:

Proposed Elevations & Floor Plans (Dwg No: 900 / CAM/2018/2, REV d, Dated: January 2019);

Plan as received by the LPA 13/02/19:

Existing and Proposed Block Plans and Location Plan (Dwg No: 900 / CAM/2018/ 2, Rev: C, Dated: February 2019);

and in accordance with the Construction Method Statement, as received by the LPA 13/02/19.

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements in the context of the green belt and AONB.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area (AONB) and the green belt.

- **INFORMATIVE TO APPLICANT:**
Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the Council Ecologists.
- **INFORMATIVE TO APPLICANT:**
The applicant is encouraged to consider incorporating enhancements for biodiversity within their development. Paragraph 175 of the NPPF states "opportunities to incorporate biodiversity improvements in and around developments should be encouraged". Enhancements could be bird nesting or bat roosting opportunities in the new building, such as integral bat bricks (e.g. <http://www.ibstock.com/sustainability-ecozone.asp>), bat tubes (e.g. http://www.nhbs.com/2fr_schwegler_bat_tube_tefno_162812.html) or Habitat (<http://www.habibat.co.uk/>).
- **INFORMATIVE TO APPLICANT:**
The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect.

Should you require further information or to download the CIL forms please refer to the Council's Website
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructure.

- **INFORMATIVE TO APPLICANT:**
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.
- **INFORMATIVE TO APPLICANT:**
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 TO APPLICANT:**
Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.
- **INFORMATIVE TO APPLICANT:**
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.

Signed

Alistair Cunningham

Corporate Director

Growth, Investment, & Place

Dated: 13 February 2019

Town and Country Planning Act 1990
PERMISSION FOR DEVELOPMENT
NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
- 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
- 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
- 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

Appeals where an enforcement notice has been issued. Article 33 (2) (b) & (c) of the Town and Country Planning (Development Management Procedure) (England) Order 2010, provides that a shorter time limit to appeal to the Secretary of State shall apply where an enforcement notice has been served, as follows:-

'Type A appeal', 28 days from— the date of the notice of the decision or determination giving rise to the appeal; or

expiry of the specified period;

'Type B appeal', 28 days from the date on which the enforcement notice is served;

['Type A appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) was served no earlier than 2 years before the application is made;

(b) was served before— (i) the date of the notice of the decision or determination giving rise to the appeal; or (ii) the expiry of the specified period; and

(c) is not withdrawn before the expiry of the period of 28 days from the date specified in sub-paragraph (b);

'Type B appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) is served on or after— (i) the date of the notice of the decision or determination giving rise to the

appeal, or (ii) the expiry of the specified period;

(b) is served earlier than 28 days before the expiry of the time limit specified— (i) in the case of a householder appeal, in paragraph (2)(a) of the Order; or (ii) in any other case, in paragraph (2)(d) of the Order; and

(c) is not withdrawn before the expiry of the period of 28 days from the date on which the enforcement notice is served.]”

3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
5. **Discharge of Conditions.** There is now a fee for applications to discharge planning conditions, details of which are set out on the Council’s website. The fee is payable per request and not per condition. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made by using the 1 APP forms which are available on the Councils Website or the Planning Portal.

You are advised that the as local planning authority has up to 12 weeks to consider the request, that you apply well in advance of when you intend to start work

6. **Street naming and numbering.** If this permission relates to the creation of new dwellings/commercial units or conversion of buildings into dwellings/commercial units, you are required to apply for street naming and numbering to ensure that the new buildings are allocated accurate addresses and registered with the Royal Mail. Relevant application forms, guidance notes and fee sheets are available to download at <http://www.wiltshire.gov.uk/planninganddevelopment/streetnaming> or you can contact the Address Information Team on 01225 770508 or by email at streetnaming@wiltshire.gov.uk
7. **Informative** There is a legal duty of care incumbent on the customer and contractor that all commercial waste generated as a result of the works hereby authorised is safely contained, transported and disposed of lawfully in line with the Environmental Protection Act 1990 and Environmental Permitting Regulations 2016 (as well as any other related legislation). Failing to do so can lead to individuals or organisations being prosecuted for unlawful waste management.

Demolish and replace existing dwelling - GRANT

Expires: 13 February 2019

CASE OFFICER'S REPORT

Application Reference: 18/10970/FUL
Date of Inspection: 06/12/18
Date site notice posted: 06/12/18
Date of press notice: N/A

POLICIES

NPPF: Paragraphs 11, 38, 133, 145 and 172 and Sections 12, 13 and 15

Wiltshire Core Strategy: CP1, CP2, CP50, CP51, CP57 and CP64

North Wiltshire Local Plan: H4

ISSUES

The principal considerations in the determination of this application are the principle of development, green belt considerations; design and the impact of the proposed development on the character and appearance of the surrounding area (AONB); the impact of the development on the residential amenities of neighbouring properties, ecology, drainage and highway safety/access.

REPRESENTATIONS

Box Parish Council: No objections although technically this is a new building in the Green Belt

Public Consultation: One representation from neighbour at Pinewood summarised below:

- Concerns are raised about construction traffic damage to property. – *Officer Comment: This would be a civil issue, not a material planning consideration.*
- Requests a Construction Method Statement accompanies this application.
- Concerns are raised in relation to construction traffic and ground stability on highway land adjoining their property. – *Officer Comment: The neighbour has been contacted directly*

about this as this does not relate to this application as construction traffic associated with Little Orchard will not drive past this garage.

- Comments also provided in relation to another application at adjoining site. - *Officer Comment: this has been discussed directly with the neighbour as does not relate to this application.*

Wiltshire Council Highways: No objection

Drainage: Objection on grounds of lack of supplied drainage information. Requests additional drainage information before determination.

Ecology: "My comments from application 18/02372/FUL remain valid and applicable to 18/10970/FUL; I have no ecology objection to the application. Please apply the same informatives as before."

ASSESSMENT:

Site context and proposal

The application relates to a proposed replacement dwelling at Little Orchard, located on Lower Kingsdown Road in Kingsdown. The property is four bedroom 1.5 storey bungalow. It has a relatively large residential curtilage which slopes down to the north, with wide views over the countryside. The property is situated within the Cotswold AONB and Green Belt. There is a public right of way some distance to the north west of the site (ref: BOX85).

The proposal is for a replacement two storey dwelling which would have a form which would replicate the extensions approved under extant permission ref: 18/02372/FUL.

Relevant history

- N/03/01329/FUL - REAR EXTENSION WITH ROOMS IN THE ROOF AND THE ADDITION OF 2 DORMERS TO EXISTING DWELLING – Approve with Conditions – This comprised a two storey rear extension which has not been constructed, however it is understood this was part implemented.
- N/04/00550/FUL - ERECTION OF FRONT DORMER WINDOW AND SINGLE STOREY REAR EXTENSION (REVISED) – Approved with Conditions
- 16/05386/FUL - Two Storey Rear Extension – Approved with Conditions – This application was approved 09 August 2016 (still extant).

- 18/02372/FUL - Remove side, rear extensions including front store and replace with new extensions, remove main house roof and rebuild with new design. – Approved with Conditions

Considerations

Principle of development

The application is for a replacement dwelling within the open countryside. Saved Policy H4 of the North Wiltshire Local Plan includes a provision for replacement dwellings within the open countryside provided that it is a replacement for an existing dwelling where:

- a. The residential use has not been abandoned; and*
- b. the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and*
- c. the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage.*

On inspection of the site, the property was occupied. The residential use has not been abandoned in accordance with criterion a.

The applicants initially submitted a structural survey (dated October 2018) in respect of criterion b. The report focuses on whether the proposed extensions consented under ref: 18/02372/FUL could be constructed, and finds that the foundations would be inadequate to accommodate these additions. However there is no claim within the report that suggests the existing dwelling is incapable of retention in its current state. A more detailed inspection of the property has since taken place and a full appraisal of the building has been undertaken (dated January 2019). This report concludes that the existing building has inadequate foundations and is moving down the slope. The building is considered to not be structurally sound and cannot be made so without suitable foundations. This report provides sufficient evidence that the proposal would comply with criterion b of this policy.

The second and third parts of criterion b state that the building could justified for replacement if it is unsightly or is out of character with its surroundings. There may be a case to be made that the building is somewhat unsightly given this is a rendered bungalow with has little architectural merit, but it is not considered it would be adversely unsightly or out of character with its surroundings given this is a low level structure. However, only one part of criterion b needs to be complied with to meet the tests of this policy.

Criterion c requires the replacement dwelling to be of a similar size and scale to the existing dwelling within the same curtilage. The replacement dwelling would largely replicate the building and extensions consented under ref 18/02372/FUL with some minor amendments. The replacement dwelling it is considered to be similar in size and scale to meet this criterion. Whilst there would be some increase in massing, the above extant permission is considered to be a significant material consideration in terms of the size and scale of built form considered acceptable at the property.

Further to additional evidence provided, it is considered that the proposal complies with Saved Policy H4. The proposal is considered to be acceptable in principle.

Green Belt

The property is situated within the Green Belt where Paragraph 133 of the NPPF sets out that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. Most new buildings would be considered to be inappropriate development within the Green Belt, however an exception to this is the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces (Paragraph 145). The proposed replacement dwelling would result in a two storey dwelling which is of a similar scale to the existing 1.5 storey dwelling. The replacement dwelling would result in essentially the same end result as the extensions approved under ref: 18/02372/FUL, which is a significant material consideration. On balance, it is not considered that the scheme would harm the openness of the green belt. However, should this application be granted, it is considered that the development at this property is strictly at the limit of what would be acceptable and no further development could be permitted at this property. Removal of permitted development right conditions would be applied to prevent further extensions/additions.

Design/Impact on the character and appearance of the area (AONB)

Core Policy 57 looks to ensure that a high standard of design is required in all new developments and that proposals should take into account the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and the wider character of the area. The property is situated within the Cotswold AONB, which Policy CP51 of the Wiltshire Core Strategy applies great weight to conserving and enhancing landscapes and scenic beauty.

The existing building comprises a bungalow which is predominantly finished in render, set beneath a tiled roof. The proposal would result in a replacement dwelling with a modestly higher roof, which would be finished in natural cotswold stone, set beneath a natural slate roof, with cream wood foil pvc windows and composite doors. It is understood the proposal would not require any significant groundworks.

The proposed replacement dwelling would result in a building which is traditional in appearance with the use of natural cotswold stone. There is varying design within the area with properties situated at different levels and not one uniform design/materials palette. However, the proposal is considered to be an improved design of the existing bungalow, and it is not considered to compromise the character or appearance of the AONB. As previously addressed, permitted development rights for further outbuildings/extensions would be removed in the interests of safeguarding the character and appearance of the area.

Effect on Amenity of Neighbours

One adjoining neighbour made representations in respect of disturbance during the construction period and potential property damage. A Construction Method Statement has been provided which is sufficient for the purposes of planning. Any concerns relating to property damage or noise would be civil issues.

There are neighbouring properties to the sides and to the rear (at a higher level than the property). It is not considered that there would be any harm in terms of loss of daylight, sunlight or privacy as a result of the proposed works.

Highway safety/access

The Highway Engineer has no objection as the proposal is for a replacement dwelling.

Drainage

The Drainage Engineer objects on grounds of lack of supplied drainage information and requests additional drainage information is provided. However, the proposal is for a replacement dwelling which would almost exactly replicate the existing dwelling and approved extensions under ref: 18/02372/FUL, with the same siting. The Drainage Engineer had no objection to the application for extensions on the basis that the impermeable area was minimal and thus there was no practical change to surface water discharge rate, and that there would be no additional foul discharge created by the works. As the drainage and site arrangement would be the same as

previously consented, it is not considered it would be reasonable or necessary to require any further drainage details as part of this application.

Ecology

There has been no objection from the Ecology Officer subject to informatives.

Conclusion

The supporting information provided is considered to satisfy Saved Policy H4 of the North Wiltshire Local Plan 2011 and is considered to be acceptable in principle. The design of the proposed replacement dwelling would almost exactly replicate the extant permission for extensions and is considered acceptable within the green belt. The proposal of a like for like replacement dwelling is considered to be an improved appearance with the use of Cotswold natural stone which would preserve the special character of the AONB. There are no objections in respect of residential amenity, ecology and highways/access. The drainage arrangement is considered to be acceptable given the planning history on the site. With no material considerations indicating otherwise, the application is recommended for approval.

RECOMMENDATION:

The proposed development comprises a replacement dwelling at Little Orchard, Kingsdown. The application is recommended for approval in accordance with Policy H4 of the North Wiltshire Local Plan, Policies CP1, CP2, CP50, CP51, CP57 and CP64 of the Wiltshire Core Strategy, and Paragraphs 11, 38, 133, 145 and 172 and Sections 12, 13 and 15 of the National Planning Policy Framework.

- 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:

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REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements in the context of the green belt and AONB.

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Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the Council Ecologists.

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- INFORMATIVE TO APPLICANT:

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.

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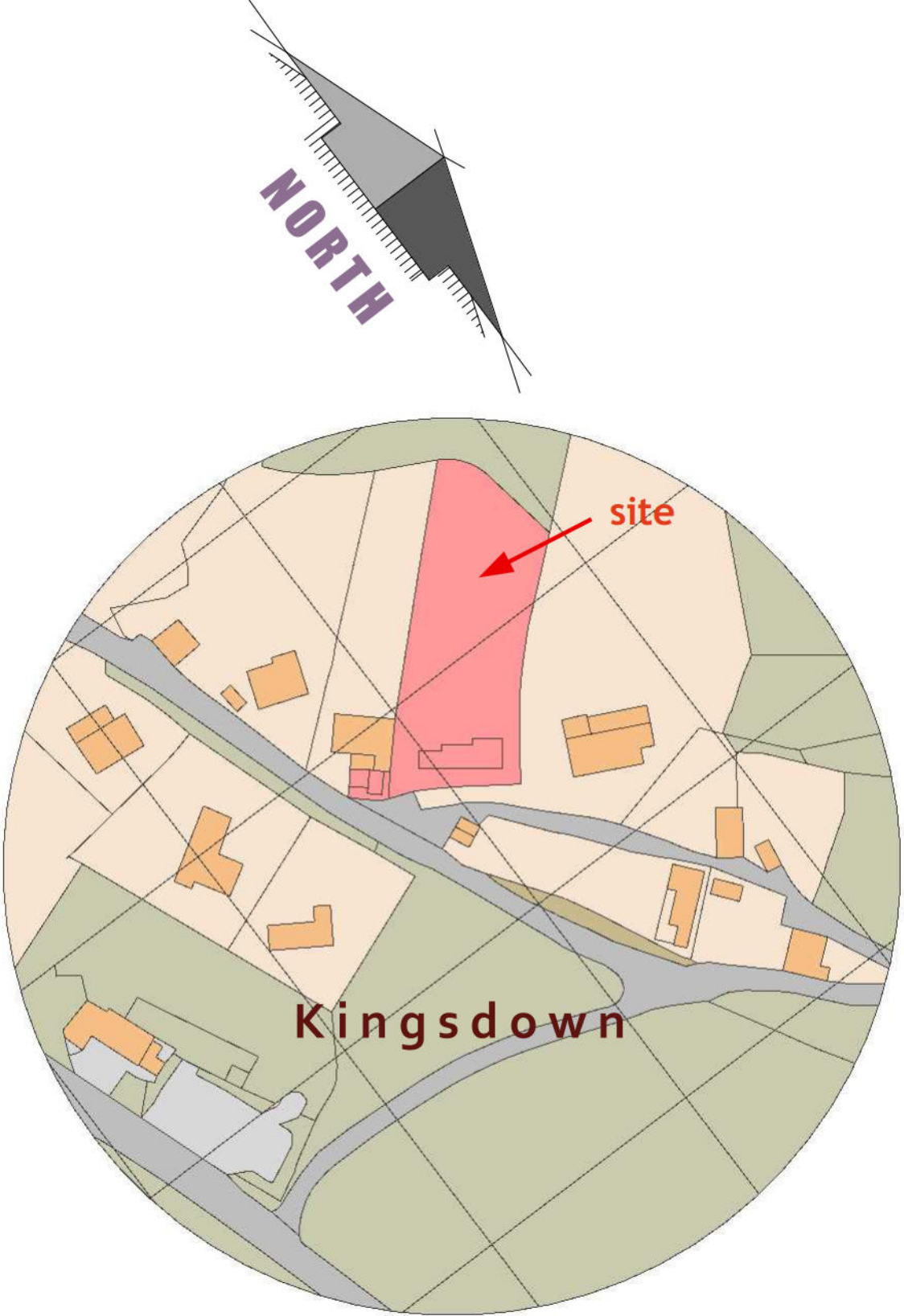
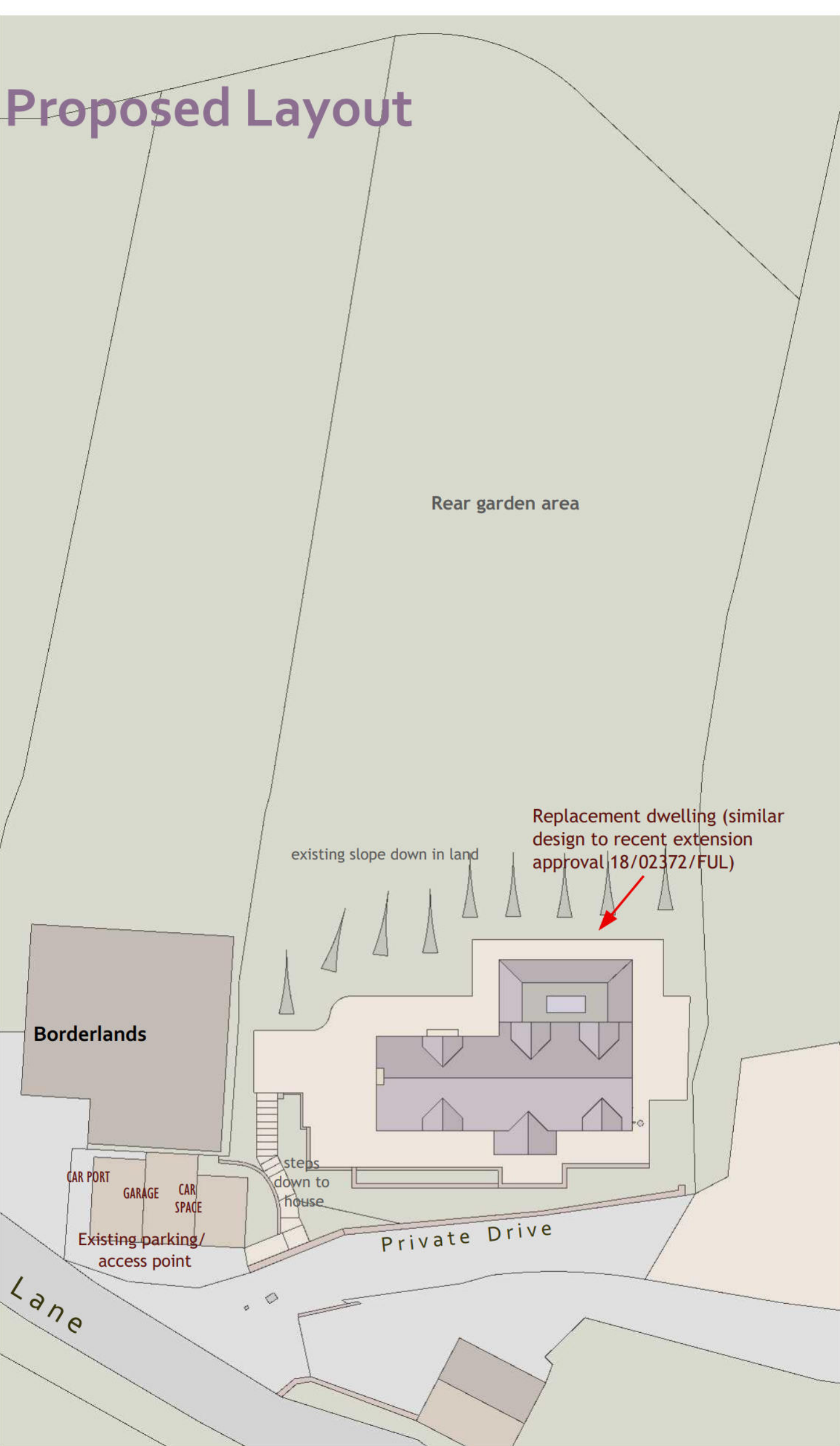
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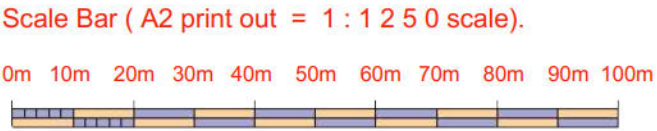
- INFORMATIVE TO APPLICANT:

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.

PROPOSED REPLACEMENT DWELLING: LITTLE ORCHARD, KINGSDOWN, BOX, WILTS.



Location Plan
1 : 1 2 5 0



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PROJECT: REPLACEMENT DWELLING: LITTLE ORCHARD, KINGSDOWN, BOX, WILTS FOR MR P. DE WITTE.

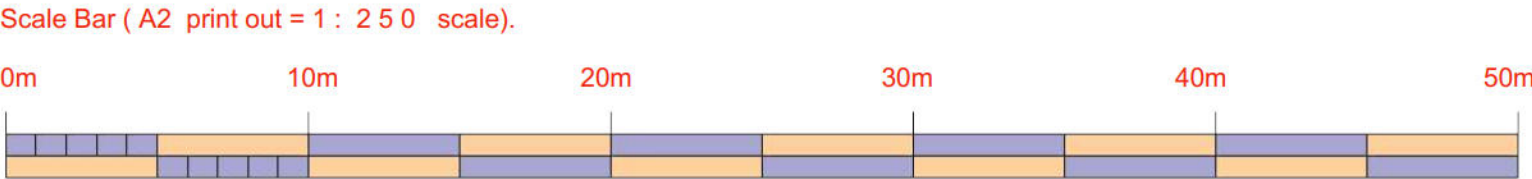
DRAWING No:- 900 / CAM/2018/2 REV C DATE: FEBRUARY 2019

SCALES:- BLOCK PLAN 1:250 LOCATION 1: 1250

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REVISION: DEC 2018 CORRECTED CORRUPTED BLOCK PLAN AREA

Block Plans 1 : 2 5 0



REPLACEMENT DWELLING: LITTLE ORCHARD, KINGSDOWN, BOX, WILTS FOR MR P. DE WITTE



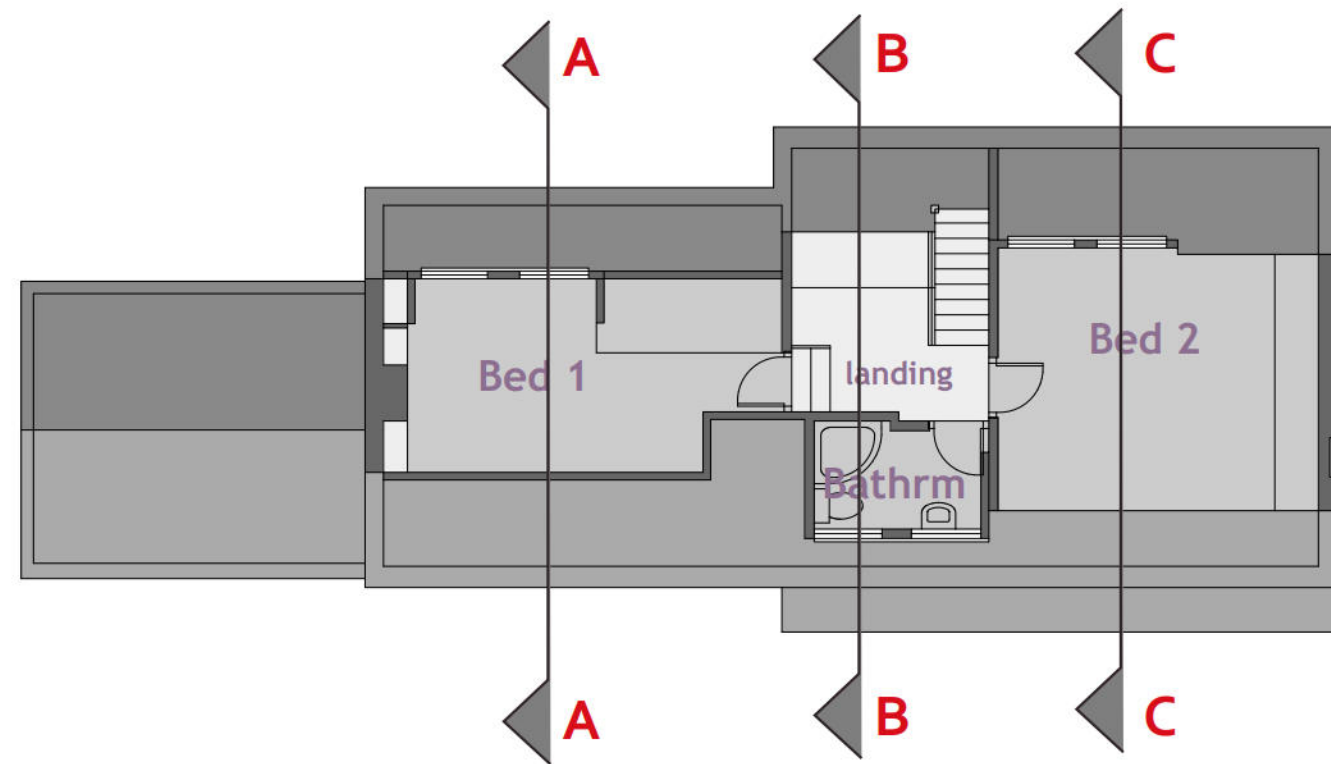
South East Elevation 1:100



N. East Elevation 1:100

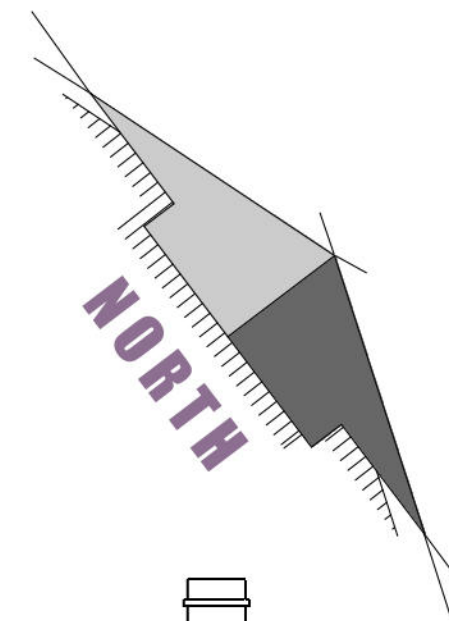


North West Elevation 1:100

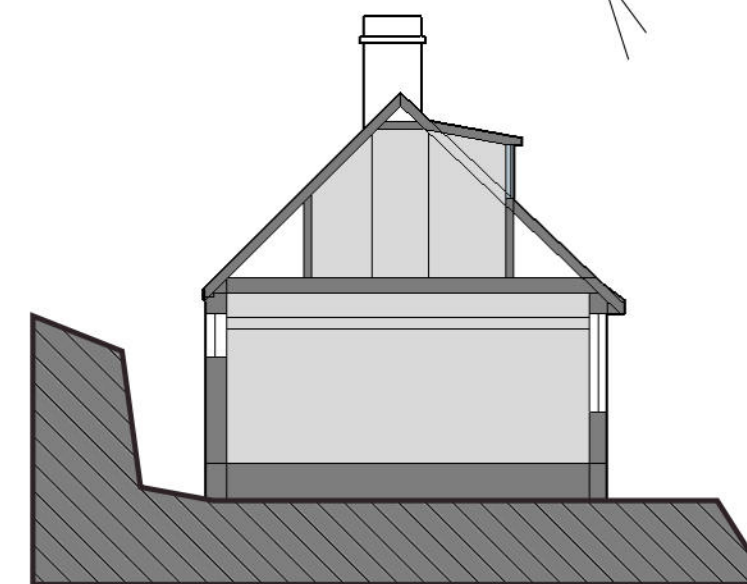


First Floor Plan 1:100

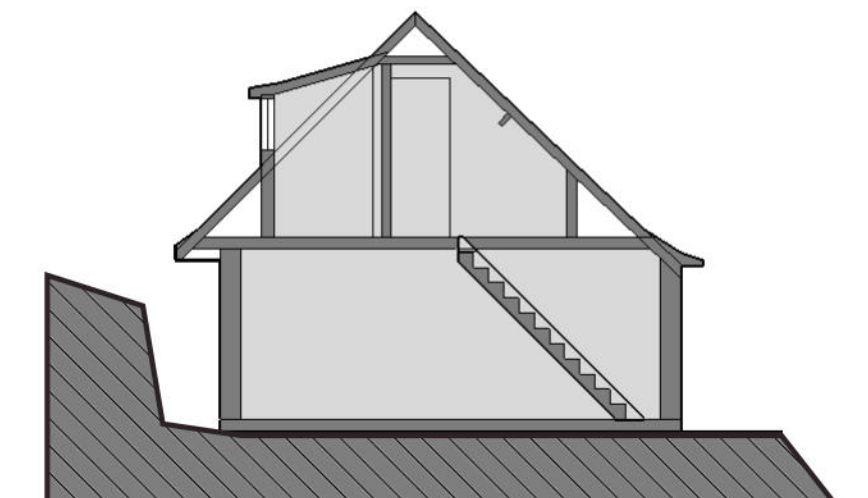
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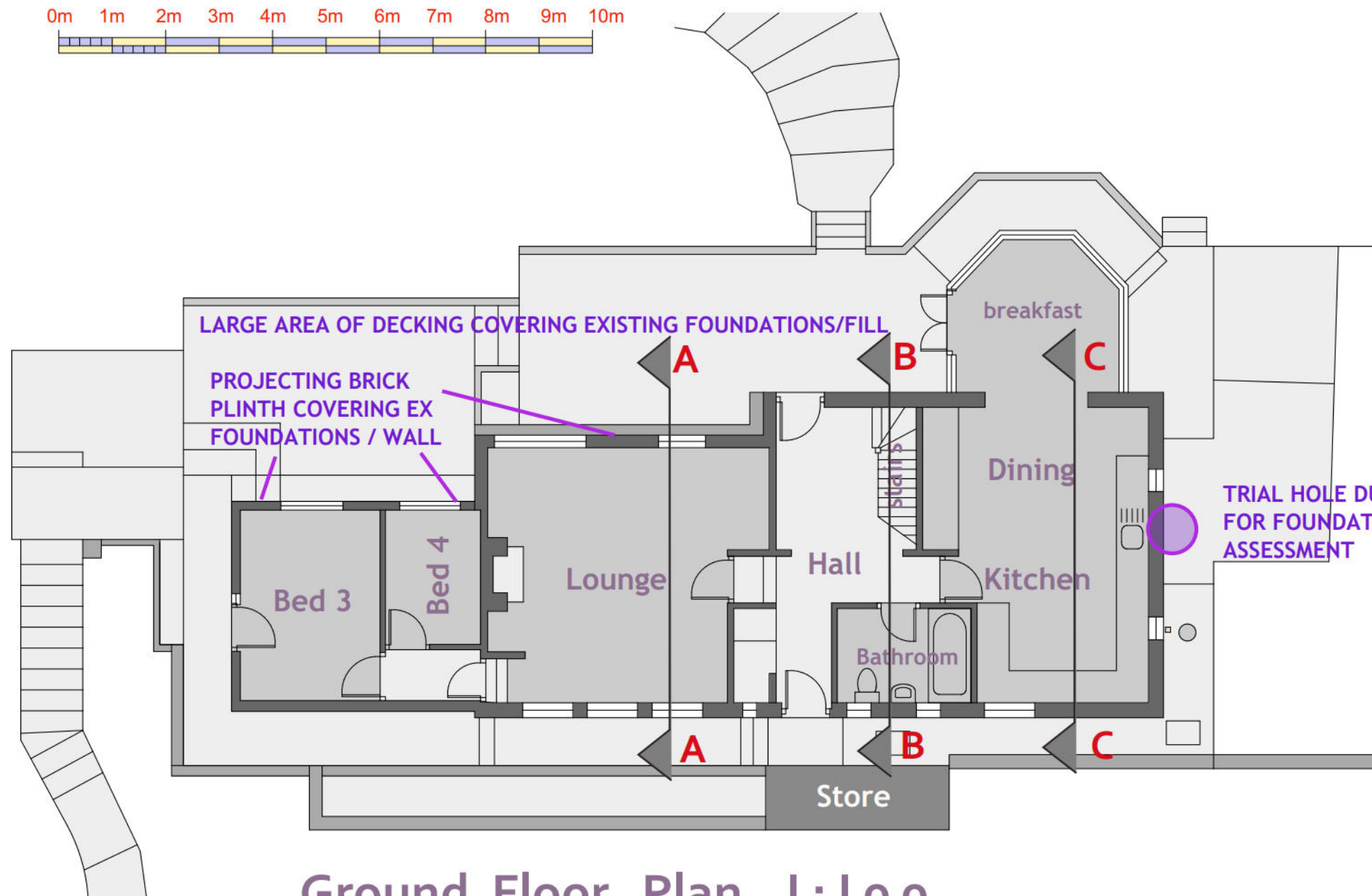
S. West Elevation 1:100



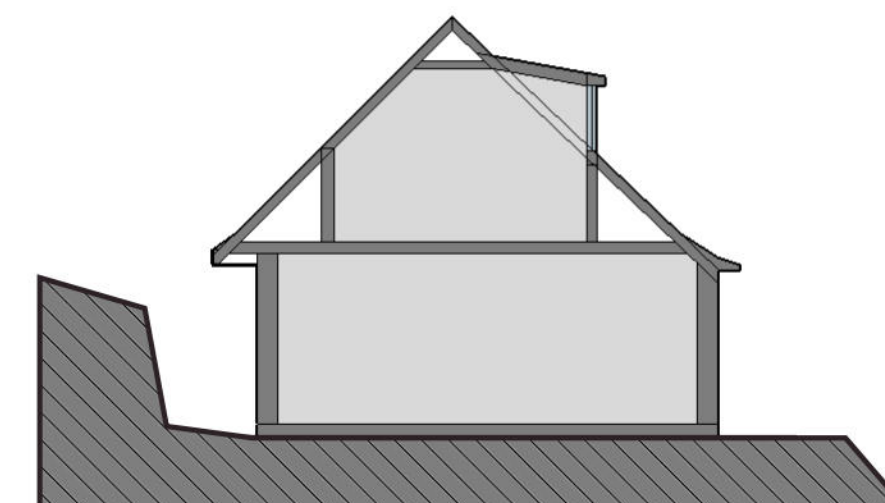
Section A-A 1:100



Section B-B 1:100



Ground Floor Plan 1:100



Section C-C 1:100

EXISTING SURVEY

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PROJECT: REPLACEMENT DWELLING: LITTLE ORCHARD, KINGSDOWN, BOX, WILTS FOR MR P. DE WITTE.

DRAWING No:- 900 / CAM / 2018 / 1 REV DATE: OCTOBER 2018

SCALES:- ELEVATIONS & FLOOR PLANS 1:100

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PROPOSED DEMOLITION WITH REPLACEMENT HOUSE: LITTLE ORCHARD, KINGSDOWN, BOX, WILTS.

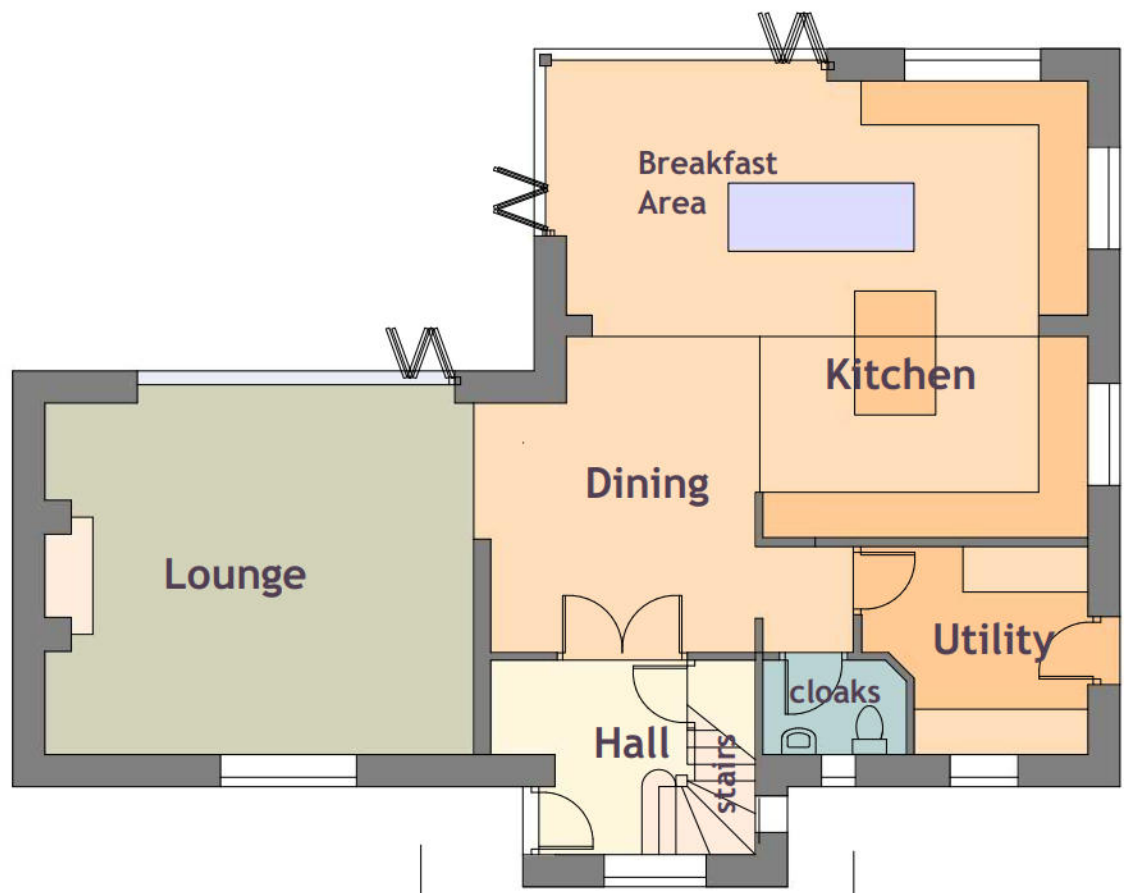
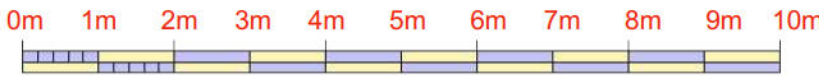


South East Elevation 1:100

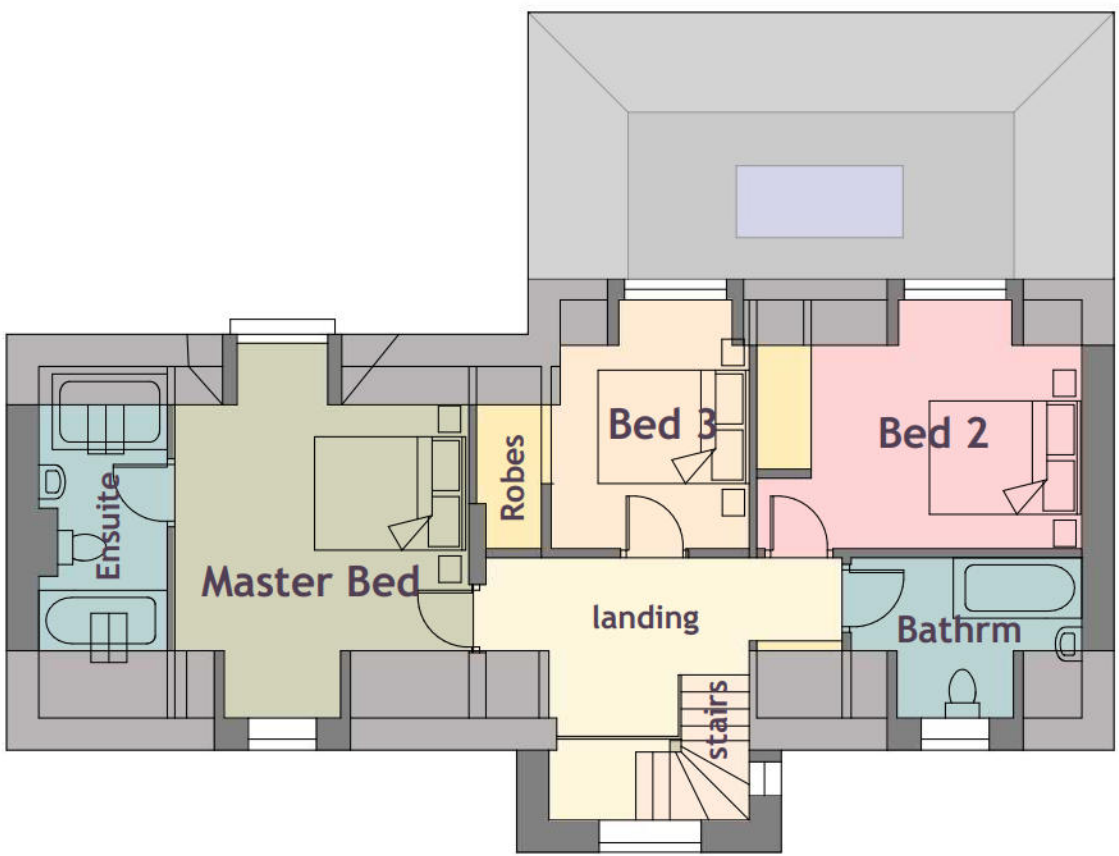
North East Elevation 1:100

North West Elevation 1:100

Scale Bar (A2 print out = 1:100 scale).



Proposed Ground Floor Plan 1:100



Proposed First Floor Plan 1:100



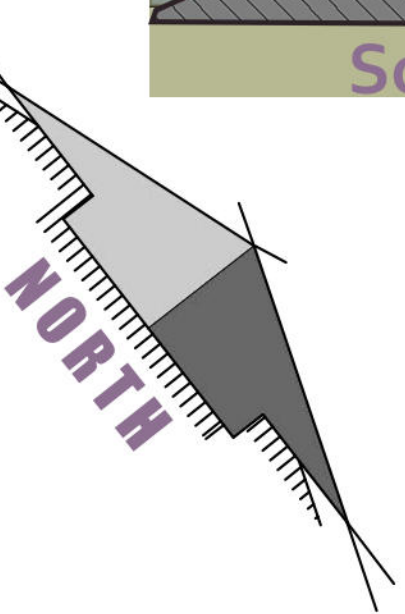
South East Elevation 1:100



3d view rear elevation.



3d view front elevation.



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PROJECT: DEMOLISH AND REPLACE EXISTING DWELLING, LITTLE ORCHARD, KINGSDOWN, BOX, WILTS FOR MR P. DE WITTE.
DRAWING No:- 900 / CAM/2018/2 REV d DATE: JANUARY 2019
SCALES:- ELEVATIONS & FLOOR PLANS 1:100

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REVISION: JAN 2019 BUILDING REDUCED FRONT & SIDE TO ORIGINAL APPROVED SIZE (PORCH & LOUNGE+ EN-SUITE/BED 1 ABOVE).

The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2024/02925
Decision Date: 07 August 2024

Applicant: Ms Sheree De Witte
Little Orchard Lower Kingsdown Road, Kingsdown,
Wiltshire, SN13 8BD

Particulars of Development: Retrospective planning application for the retention of dwelling (built not in accordance with the approved plans on 18/10970/FUL)

At: Little Orchard, Lower Kingsdown Road, Kingsdown,
Corsham, SN13 8BD

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby **REFUSE TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason(s): (3)

- 1 The proposed development, by reason of its location would be contrary to the settlement, delivery and community area strategies and residential development in the open countryside policy and is unacceptable in principle. The proposal fails to accord with Core Policy 1, 2 and 11 of the adopted Wiltshire Core Strategy (Jan 2015), and Saved Policy H4 of the North Wiltshire Local Plan 2011.
- 2 The proposed (retrospective) new dwelling is inappropriate development within the Green Belt which is, by definition, harmful. The new dwelling does not comply with the replacement building criteria of paragraph 154 d) of the National Planning Policy Framework. The proposed (retrospective) new dwelling is materially larger than the one it has replaced, and is therefore, by definition inappropriate development which conflicts with the purpose of the Green Belt. The application fails to demonstrate that

there are any material considerations or very special circumstances that exist to outweigh this harm and overcome the presumption against such development. The proposal is contrary to Section 13, Paragraphs 142, 143, 152, 153, & 154 of the National Planning Policy Framework (Dec 2023)

- 3 The proposed raised terrace/decking area causes an adverse impact to the amenity of adjoining neighbours in terms of privacy due to the overlooking and sense of overlooking from the terrace/decking area. There is a lack of screening to protect the privacy of neighbours. The proposal is contrary to Core Policy 57 vii of the Wiltshire Core Strategy (Jan 2015).

Parvis Khansari - Corporate Director, Place

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).

DELEGATED REPORT

Application Reference: PL/2024/02925
Application Type: Full Planning Permission

Site Address: Little Orchard, Lower Kingsdown Road, Kingsdown
Proposal: Retrospective planning application for the retention of dwelling
(built not in accordance with the approved plans on 18/10970/FUL)
Recommendation: Planning Permission be REFUSED

PROPOSAL

The application is for a retrospective new dwelling at Little Orchard, Lower Kingsdown Road, Kingsdown. This unauthorised dwelling replaced a previous dwelling at the application site. Within previous years, a number of different designs for extensions to the former dwelling, and a replacement dwelling were granted consent. The current application considers a new dwelling, which is a similar design at ground and first floor level to the most recent permission for a replacement dwelling (ref: 18/10970/FUL). However, the unauthorised dwelling has been erected with an additional basement level and decking area, associated ground works, re-positioning of the dwelling and other minor alterations. It is understood that the unauthorised dwelling was practically completed and occupied from 13 April 2022. The raised decking has not been constructed.

Retrospective permission was previously sought for this unauthorised dwelling as a variation to condition of permission ref: 18/10970/FUL. However, it was determined by the Council’s Enforcement Officer after a site visit that the permission was not implemented due to the construction method. The basement level had to be constructed prior to the rest of the dwelling. Consequently, it could not be considered that this permission was implemented, with an unauthorised extension – the whole dwelling is unauthorised in this case. As a consequence, this variation to condition application was withdrawn as it was invalid, and the current application has been submitted in an attempt to regularise the unlawful dwelling.

SITE DESCRIPTION

The application the plot of land which has historically been used as a residential property “Little Orchard”, located on Lower Kingsdown Road in Kingsdown. The previously dwelling in this location has been demolished and replaced with an unauthorised dwelling.

The proposed dwelling is four bedrooms and set over three levels. It has a relatively large residential curtilage which slopes down to the north, with wide views over the countryside. The property is situated within the Cotswold National Landscape (formerly AONB) and Green Belt. There is a public right of way some distance to the north west of the site (ref: BOX85).

PLANNING HISTORY

- PL/2023/07905 - Variation of condition 2 of 18/10970/FUL - To allow for amendments to the approved floor plans and elevations – Withdrawn as found invalid following enforcement investigation
- 18/10970/FUL - Demolish and replace existing dwelling – Approved with Conditions
- 18/02372/FUL - Remove side, rear extensions including front store and replace with new extensions, remove main house roof and rebuild with new design. – Approved with Conditions
- 16/05386/FUL - Two Storey Rear Extension – Approved with Conditions
- N/04/00550/FUL - ERECTION OF FRONT DORMER WINDOW AND SINGLE STOREY REAR EXTENSION (REVISED) – Approved with Conditions
- N/03/01329/FUL - REAR EXTENSION WITH ROOMS IN THE ROOF AND THE ADDITION OF 2 DORMERS TO EXISTING DWELLING

POLICIES

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Wiltshire Core Strategy 2015 (WCS):

CP1 Settlement Strategy
 CP2 Delivery Strategy
 CP11 Corsham Spatial Strategy
 CP50 Biodiversity and Geodiversity
 CP51 Landscape
 CP57 Ensuring High Quality Design and Place Shaping
 CP61 Transport and New Development
 CP64 Demand Management

North Wiltshire Local Plan 2011

Saved Policy H4

National Planning Policy Framework 2023 (NPPF)

ISSUES

The principal considerations in the determination of this application are the principle of development; green belt considerations; design and the impact of the proposed development on the character and appearance of the surrounding area (national landscape); the impact of the development on the residential amenities of neighbouring properties, ecology, access/parking and land stability.

CONSULTATION

Box Parish Council: No objection

Council Highways Engineer: No objection:

Parking still maintained to minimum standards so no objection

PUBLICITY

Six objections received from members of the public. Comments are summarised below:

- Objection to raised decking. Concern for overlooking from decking and top of the garden as a result of groundworks to Kestrels.
- Concern for groundworks implications for drainage and landslides. Garden ground level much higher than it was and increased loading with additional clay, soil and hardcore increasing likelihood of landslides.
- No volumetric calculations provided with the application
- Impact to openness of the green belt
- Visual impact to surrounding natural environment and landscape (AONB). Impact of light spill from the property.
- Dwelling set much further forward in the plot than shown on previously approved plans
- Proposal is much larger than previously consented
- Justification based on the Geotechnical Report which deflects responsibility. However Geotechnical Reports show two viable options: one with basement and another without. These reports underscore that the inclusion of a third floor for living accommodation was not an absolute necessity for the construction.
- The Geotechnical Report dated June 2019 before the build took place contains photos showing a levelled site before 'basement' excavation, and discusses the intention to build a third floor. There is another plan dated December 2018 which shows a basement level and where the building would need to be positioned on the plot to accommodate this. This drawing pre-dates the permission decision for 18/10970/FUL.
- Disputes that the applicant did not intentionally construction a different dwelling to that which planning permission has been granted for. The plan referenced above suggests otherwise. Planning permission should have been sought if this was the intention.
- New access ramp constructed within 1m of the neighbouring property's (Borderlands) foundations with additional hardcore which has been buried beneath additional soil.
- The planning application does not include changes made to the front of the property and new access arrangements, extensive ground works and additional road facing window. The application omits the multiple raised platforms rising up what was the access slope. Concerns with landslip near Borderlands. Concern for future tree planting along this area also due to root water extraction from the clay soil and further compromise to the property's stability. One of the raised platforms allows for direct views into the bedroom of Borderlands. – *Officer comment: Only the information and plans provided as part of the application can be considered. If there are any other unauthorised works this will be subject to planning enforcement. Works along the boundary are have some legal protection under the Party Wall Act which is a legal rather than planning issue.*
- Concern if allowed it will set a precedent
- The building is a massive and ugly period-pastiche new-build. It is over-development in an AONB. Harm to landscape.
- Planting of trees impacting right to light of Borderlands

- Concern in respect of lack of details regarding parking provision. The garage dimensions would be too small for this to be counted as a parking space. There may be inadequate parking provision at the site.

ASSESSMENT

Principle

The application is for a retrospective new residential dwelling within the open countryside. The application site is a plot of land which had a residential dwelling “Little Orchard” in situ until this was recently demolished and a new unauthorised residential dwelling was erected in its place. The application site had planning permission for a replacement dwelling which the applicants initially claimed was implemented and attempted to vary the plans with a S73 application. However, following enforcement investigation considering the method of construction, it was concluded that this permission had not been implemented and the erected building is an wholly unauthorised dwelling. Given the previous residential dwelling has been demolished, the current application is not a replacement dwelling application, rather an application for a new open market dwelling.

Development plan policies guide development to sustainable locations. CP1 “Settlement Strategy” of the Wiltshire Core Strategy sets out where sustainable development will take place across the plan period. CP2 “Delivery Strategy” of the Wiltshire Core Strategy states that other than circumstances as permitted by other policies within the plan, development will not be permitted outside the limits of development. CP11 “Spatial Strategy: Corsham Community Area” sets out the hierarchy of settlements within the area to which some development is anticipated. The application site is situated outside of any development framework boundary, within the open countryside. This is a location where development is strictly controlled unless other policies within the development plan provide justification or material considerations apply.

The application could arguably be considered as an independent new dwelling within the countryside rather than a replacement dwelling given the previous dwelling has already been demolished. However, having regard to the planning history of the site, and the fact that the application site has had an almost continual use as a residential dwelling aside from the period between the demolition of the former dwelling and erection of the unauthorised dwelling; it is considered reasonable to consider the application against Saved Policy H4 in this case.

Saved policy H4 from the North Wiltshire Local Plan 2011 allows for new dwellings in the countryside provided that:

- i) *It is in connection with the essential needs of agriculture or forestry or other rural based enterprise;*
- ii) *It is a replacement for an existing dwelling where:*
 - a. *The residential use has not been abandoned; and*
 - b. *the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and*
 - c. *the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage*

The application dwelling is not related to agriculture or forestry, or other rural based business. The proposal may be considered as a replacement dwelling, which is subject to compliance with the criterion set out above.

In respect of a), the residential use of the former dwelling had not been abandoned. With regard to b), the previous application for a replacement dwelling was accompanied by a building appraisal which concluded the former building was not structurally sound. The existing dwelling was not considered to be adversely unsightly or out of character with its surroundings, however, only one part of criterion b) needed to be complied with to meet the tests of this criterion.

With regard to c), the previous proposal identified the replacement building would be greater in massing, but the extant permissions at the site were considered to be a material consideration in terms of the size and scale of built form considered acceptable at that time. The current proposal comprises a much larger replacement dwelling which is not a similar size or scale to the former dwelling. Whilst the remaining parts of the policy are complied with, the application fails criterion c) and as a result is unacceptable in principle. There are no other policies that support a replacement dwelling within this location in the countryside, outside of any framework boundary, and as a consequence the application is unacceptable in principle.

Green Belt

The application site is situated within the Green Belt. There is no relevant local development plan policy on Green Belt, and consequently the NPPF is the only policy consideration on this matter. Paragraph 142 of the NPPF sets out that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. Green Belt policy is highly restrictive of new development.

Inappropriate development

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Most new buildings would be considered to be inappropriate development within the Green Belt, however some exceptions are set out in Paragraph 154 of the NPPF. Exceptions include:

*d) the replacement of a building, provided the new building is in the same use and not **materially** larger than the one it replaces.*

There is no statutory definition or government guidance which sets out what constitutes a 'materially larger' dwelling. An assessment should primarily compare the size (floor area, volume and height) of the proposed dwelling with that of the existing one. Relevant caselaw (Feather v Cheshire East Borough Council 2010) describes that "The expression 'materially' invites a consideration of size in context". The context is said to include the policies which apply to establishing the greenbelt as well as the distribution of dimensions

There is no specified volumetric increases within the policy and each application is judged on its own merits and site circumstances. The application site has planning history of a permission in 2003 for an extension (N/03/01329/FUL) which allowed a 54% increase in volume to the original building (main

extension not constructed), and this was followed by a permission for a two-storey rear extension (16/05386/FUL) which represented an approximately 47% increase. The permission for alternative extensions was a similar size (18/02372/FUL). The 2003 permission was understood to have been implemented at the time of the consideration of the replacement dwelling application (18/10970/FUL), and the 2016 and 2018 permissions for extensions were extant at this time. The proposed extensions were within the same location and so only one or other could be implemented, but both clearly represented a large increase compared to the “original building”.

An application was subsequently made for a replacement dwelling under application reference 18/10970/FUL as an alternative to extending the property. That application proposed a replacement building which was materially larger than the one it would replace (thereby conflicting with paragraph 154(d) to the NPPF). However, the size increase of the previously consented replacement dwelling resulted in a similar volume increase to the previous permissions for extensions. It is understood that application reference N/03/01392/FUL had been implemented, and the more recent permissions 16/05386/FUL and 18/02372/FUL were still extant at the time of determination of the replacement dwelling application (18/10970/FUL). These permissions were therefore regarded as a legitimate fall back at that time and regarded as a material consideration in favour of the proposal. It was concluded the replacement dwelling would be acceptable as an alternative option. The proposals were considered to have been sensitively designed and were not considered to harm the openness of the green belt.

Notably, the delegated report for 18/10970/FUL stated that “should this application be granted, it is considered that the development at this property is strictly at the limit of what would be acceptable and no further extensions could be permitted at this property”. Removal of permitted development rights conditions were applied to prevent further extensions/additions and outbuildings/garages.

The current situation on the ground is that the previous dwelling at the site has been demolished and an unauthorised dwelling has been erected.

In basic terms, the new building is three storey compared to the two storeys of the original dwelling and the 2018 permission, with that additional floor of accommodation representing a significant quantum of additional built form. Having compared the original building on the site which was demolished, it is clear that the building constructed on site (for which retrospective planning permission is now sought), it is clear that by every measure, the proposal would unambiguously represent a materially larger increase over the demolished building and would be contrary to paragraph 154(d) to the NPPF. The proposed dwelling north west elevation at the rear is approx. 9.8m in height from the basement floor to ridge, and in excess of 15m in width. In comparison, according to the existing elevations submitted under 18/10970/FUL, the same elevation of the previous dwelling measured approx. 5.5m in height from ground floor to ridge, and measured approximately 17.7m in width. This provides a sense of the increased size. Consequently, the building is considered to be inappropriate development in the Green Belt and would conflict with the expressed purposes of the Green Belt.

As is required by paragraph 154(d) to the NPPF, the assessment of the proposal requires a comparison with the original building on the site which has been demolished. Whilst a comparison with the 2018 permission cannot be given any weight since it is established that that permission was not implemented and is therefore not extant, nevertheless, given the scale of the as built dwelling with a whole additional floor being added, even a cursory comparative exercise reveals that the proposals are for a dwelling which is materially larger. As a comparison, the proposed 2018 replacement dwelling's north west

elevation measured approx. 7.1m in height, and 14.7m in width. Accordingly, even if the 2018 permission were to somehow be given weight, the increase in size in scale is so great that it would still fail the requirements of paragraph 154(d) to the NPPF and represent inappropriate development in the Green Belt.

With their submission, the applicant argues that the application site is previously developed land. In this regard, paragraph 154(g) to the NPPF provides for the following exception:

- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
- not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

When the former dwelling was in situ the area in which the dwelling was situated may have been considered previously developed land. However, since this has been demolished and replaced with an unauthorised structure, it is not considered that this exception is relevant in this case. In any event, even if the previous dwelling were considered as a starting point, the replacement dwelling would certainly have a much greater impact on the openness of the Green Belt than the previous development given the significant volumetric increase. Such an increase unambiguously rises to substantial harm, thereby constituting conflict with 154(g), second bullet point. Consequently, this exception does not provide any justification for the proposals. The proposals are contrary to Paragraph 154 of the NPPF.

Very special circumstances

The applicant claims that there are very special circumstances in this case. Paragraph 153 of the NPPF states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The applicant states that "very special circumstances arise from the occupant of the property being disabled and therefore requiring a bedroom accessible via a lift to be installed in the property, which the addition of the basement storey facilitates." The Planning Statement provides the following details in respect of this: In 2018 the owner's daughter became ill and by 2020 the daughter's condition deteriorated such that she was rendered wheelchair bound. A disabled lift was provided from the ground floor to the basement level, including a bedroom and bathroom for the daughter. The applicant states it was not practicable to provide such a lift to the first floor of the dwelling for technical reasons to do with the layout of the build.

As well as the daughter's health issues, the applicant apports partial reasoning for the erection of the basement due to the Geotechnical Report which comments on foundation options for a basement and non-basement option being possible. The applicant states a Structural Engineer advised the applicant to provide a basement. No evidence is provided of this and the report submitted in support of the application refers to piling as a feasible option without a basement. This is not a planning justification for very special circumstances, nor is it justification for the erection of an unauthorised dwelling. Should the

design have been reconsidered planning permission should have been applied for prior to the commencement of works.

The very special circumstances case relates to a bedroom, en-suite and lift for the daughter at basement level. There are instances where very special circumstances can be supported for accommodation for a disabled resident if this is a demonstrated need and there is suitable evidence. However, there is a lack of information to support the very special circumstances in this case. Only vague information has been provided as set out above. No medical information has been provided to confirm whether or not this is a long-term or short-term condition and what the long-term associated needs will be.

Wiltshire Council is conscious that equality legislation is relevant to applications which may impact protected people including those with a disability, and due regard needs to be given to the relevant needs. However, in this case there is a lack of details in terms of medical needs, and the application relates to a wider area which does not appear associated with the daughter's needs.

The very special circumstances case applies only to part of the basement floor. The basement floor also comprises a cinema room, plant room, cloak room and large hallway in addition to the bedroom, en-suite and lift. No very special circumstances case has been made for these areas or uses of the building and this is substantial in size. These uses do not appear to have any relation to medical needs.

It is also stated within the submission that a lift could not be installed to the first floor due to "technical reasons to do with the layout of the build". This is the extent of the explanation for this, and it is not considered an adequate explanation. If it was not possible to accommodate adequate accessibility within the existing footprint of the consented replacement dwelling, a revised planning application should have been made with a very special circumstances case being made to consider the needs of the daughter. Instead, a whole new floor has been unlawfully constructed where a significant part of the floor space comprises additional residential uses with no apparent association to medical needs.

Considering the lack of supporting evidence, and lack of justification it is not considered that there are very special circumstances that outweigh harm to the Green Belt. The proposal is contrary to Paragraphs 153 and 154 of the NPPF.

Openness

The unauthorised dwelling is inappropriate development and as a consequence harmful to the openness of the Green Belt.

To accommodate the unauthorised dwelling, the site has been reprofiled which constitutes engineering operations. Paragraph 155 of the NPPF states that engineering operations are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. It is not considered that the groundworks in isolation would harm the openness of the Green Belt given these are relatively minor.

Design/Impact on the character and appearance of the area (including the Cotswold National Landscape)

Core Policy 57 looks to ensure that a high standard of design is required in all new developments and that proposals should take into account the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and the wider character of the area. The property is situated within the Cotswold National Landscape (formerly Cotswold AONB), which Policy CP51 of the Wiltshire Core Strategy applies great weight to conserving and enhancing landscapes and scenic beauty.

The former dwelling on site comprised a bungalow which was predominantly finished in render, set beneath a tiled roof. The previously consented replacement dwelling (18/10970/FUL) which had a similar appearance at ground and first floor, comprised a modestly higher roof, which would be finished in natural Cotswold stone, set beneath a natural slate roof, with cream wood foil pvc windows and composite doors. It is understood the proposal would not have required significant groundworks.

The previously consented replacement dwelling would have resulted in a two-storey building which was traditional in appearance with the use of natural Cotswold stone. There is varying design within the area with properties situated at different levels and not one uniform design/materials palette. The proposal was considered to be an improved design of the existing bungalow, and was not considered to compromise the character or appearance of the AONB (now Cotswold National Landscape). Permitted development rights were removed for further outbuildings/extensions would be removed in the interests of safeguarding the character and appearance of the area.

The current application for the retrospective unauthorised dwelling has replicated the design of the replacement dwelling consent at ground and first floor levels (ref: 18/10970/FUL) but has undertaken significant cut and fill on the site, and constructed a new basement level. The appearance from the front of the building remains largely the same (minor changes), however when viewed at the rear this is now a three storey dwelling compared to the previously consented two storey dwelling. The design of the building from the rear appears bulky and the proportions with fenestration design appears imbalanced. The use of natural stone materials is supported in this location. Whilst there are some reservations in respect of the design, it is not considered that it is so poor that the proposal should be refused on this ground.

The visual impact of this building as a three storey dwelling has a more prominent visual impact and may be more prominent within the wider Cotswold National Landscape. There is little assessment of the impact on the Cotswold National Landscape in the application submission. The proposed materials of natural stone and slate materials remains appropriate in principle, and these are materials recommended to be used within the National Landscape. The additional built form above that previously approved comprises an additional floor at basement level. The elevated position means this dwelling is visible within the wider landscape and it is the rear elevation which has the most potential to cause an impact. However, the natural stone materials used are high quality and will weather over time to become less vibrant. The dwelling sits in place of a previous residential dwelling, and seen within the context of a row of dwellings, where it is bordered on both sides by residential dwellings. The character of the site remains similar, aside from a bulkier dwelling. There are no additional boundary treatments proposed that would be harmful to the wider landscape. Whilst it may be more visually prominent on the rear elevation, in landscape terms it is not considered the proposal would cause harm to the Cotswold National Landscape given the site context and appropriate materials. The cut and fill on the site is not considered to be significant enough that would cause harm to the landscape.

In terms of impact on light spill, there would be three sets of additional doors at basement level compared to the previously approved replacement dwelling. The proposal sits on a site that previously had a dwelling. Whilst there is increased glazing, it is not considered that the cumulative level of glazing is so great that it would have a harmful effect on the Cotswold National Landscape.

Effect on Amenity of Neighbours

The previously consented replacement dwelling application was considered acceptable in amenity terms. However, the differences between that consent and the current application is that the dwelling is situated further to the rear within the plot, the additional storey at basement level and a large balcony/terrace area.

There are neighbouring properties to either side of the dwelling and a number of objections have been received in respect to impact on privacy and overlooking, particularly in relation to the balcony/terrace. The unauthorised dwelling has been erected but the elevated balcony/terrace has not as of the last site visit.

Considering firstly the impact on Kestrels (formerly Lawton), the dwelling situated next door to the north. There is some distance between the two buildings and there is intervening foliage. There are no windows at first floor in the side elevation. This neighbour has raised concern in respect of the balcony/terrace. As this wraps along the entirety of the rear elevation, and has a view towards Kestrels with no screening on the balcony, this may result in some overlooking or perceived overlooking to the garden of Kestrels. Furthermore, if foliage is subsequently removed there will be a greater impact. It is considered there is potential for overlooking as a result of the balcony.

In considering Borderlands to the south, this property is closer to the application dwelling and there is currently no intervening foliage so this is a more sensitive relationship. Borderlands does have a balcony at first floor level, but this has a flank wall on the end which goes some way to protect overlooking into Little Orchard. The application dwelling has no windows on the south east elevation. The proposed raised decking area is of a significant size, and the main seating area is on the southern side which would overlook Borderlands' garden. There is no proposal to provide any screening towards Borderlands. It is considered that there would be some overlooking to the garden of Borderlands and a greater sense of overlooking as a result of the raised decking area. Whilst Borderlands has a balcony, this is much smaller and has a flank wall at the end which provides some privacy. It is considered that the proposed raised terrace would impact the amenity of Borderlands, contrary to CP57 of the Wiltshire Core Strategy.

It is not considered that there would be any harm in terms of loss of daylight or sunlight as a result of the proposed works, due to the positioning of the application dwelling and neighbouring properties, and comparative heights of buildings. The residents of Borderlands have raised concern in respect of loss of light due to planting of trees. The planting of trees would not require planning permission. However, it is unlikely trees would be of a size that causes a harmful impact on light and amenity.

Ecology

There was no objection from the Ecology Officer subject to informatives on application reference 18/02372/FUL. The previous Ecology Survey and Assessment concluded that the previous building was

not being used by bats. This was the only concern previously raised and an informative was added that works should not take place that will harm nesting birds, and biodiversity enhancements were welcomed. The application was submitted prior to April 2024 before Biodiversity Net Gain requirements were introduced so this is not required as part of this application. There are no ecological concerns in respect of the application in accordance with CP50 of the WCS.

Access/Parking

There are no proposed changes to the existing access arrangement. The proposals would comply with the Wiltshire Council parking standards. The Council's Highways Engineer has no objection to the proposals.

Concerns have been raised by neighbours in terms of whether the parking dimensions meet the Wiltshire standards. The comments raised are valid in that the plan may not show 3 dedicated spaces that measure 2.4 m by 4.8 m and garage space may be less than that quoted from Wiltshire's LTP. However, the historic parking pre-dates the publication of the LTP. Consequently, it would be difficult to object to and subsequently defend at appeal. In this case, the Highway Engineer is comfortable that the parking of cars can be achieved free of the public highway, and that the existing highway network will not be over-burdened by the possibility of a third car being parked at the proposal site. The proposal is considered to be acceptable in terms of CP61 and CP64 of the WCS.

Land Stability

Paragraph 180 of the NPPF states that planning decisions should contribute to and enhance the natural environment by a number of means, including preventing new and existing development from contributing to, being put at risk from, or being adversely affected by, unacceptable levels of land instability. Concern has been raised by neighbours in respect of land stability at the application site due to the cut and fill carried out in respect of the new dwelling. The previously consented replacement dwelling was going to comprise a two storey dwelling, whereas a greater volume of earth has been excavated to accommodate the basement level. Details have not been provided in terms of where any excess soil has been disposed of off site or redistributed on site. The application is accompanied by a Geotechnical Slope Stability Assessment which provides different options for foundations, and provides a professional opinion that this is achievable. Subsequently, subject to this having been carried out by a suitably qualified contractor, it is not considered that there is a significant risk to the property and neighbouring properties that would warrant refusal of the application. The Party Wall Act may also be referred to in respect of works along boundaries between properties.

CONCLUSION

The principle of a single dwelling at Little Orchard is considered unacceptable due to the size and scale of the replacement dwelling. The size of the proposed retrospective dwelling would be materially larger than that which it replaces, and is inappropriate development in the Green Belt which causes harm to the openness of the Green Belt. It is not considered there is sufficient justification for very special circumstances. It is contrary to Paragraph 154 of the NPPF. The bulkiness of the dwelling at the rear is a negative in design terms, however the materials are appropriate within this context and the design is not so poor as to warrant a refusal in respect of design or landscape terms. The proposed raised terrace/decking area is considered unacceptable in amenity terms contrary to CP57 of the WCS. There

are no concerns in respect of access and parking, and ecology. Land stability has been considered and supporting evidence states that the dwelling can be achieved with appropriate foundations.

RECOMMENDATION: That Planning Permission is REFUSED for the following reasons:

1. The proposed development, by reason of its location would be contrary to the settlement, delivery and community area strategies and residential development in the open countryside policy and is unacceptable in principle. The proposal fails to accord with Core Policy 1, 2 and 11 of the adopted Wiltshire Core Strategy (Jan 2015), and Saved Policy H4 of the North Wiltshire Local Plan 2011.
2. The proposed (retrospective) new dwelling is inappropriate development within the Green Belt which is, by definition, harmful. The new dwelling does not comply with the replacement building criteria of paragraph 154 d) of the National Planning Policy Framework. The proposed (retrospective) new dwelling is materially larger than the one it has replaced, and is therefore, by definition inappropriate development which conflicts with the purpose of the Green Belt. The application fails to demonstrate that there are any material considerations or very special circumstances that exist to outweigh this harm and overcome the presumption against such development. The proposal is contrary to Section 13, Paragraphs 142, 143, 152, 153, & 154 of the National Planning Policy Framework (Dec 2023)
3. The proposed raised terrace/decking area causes an adverse impact to the amenity of adjoining neighbours in terms of privacy due to the overlooking and sense of overlooking from the terrace/decking area. There is a lack of screening to protect the privacy of neighbours. The proposal is contrary to Core Policy 57 vii of the Wiltshire Core Strategy (Jan 2015).

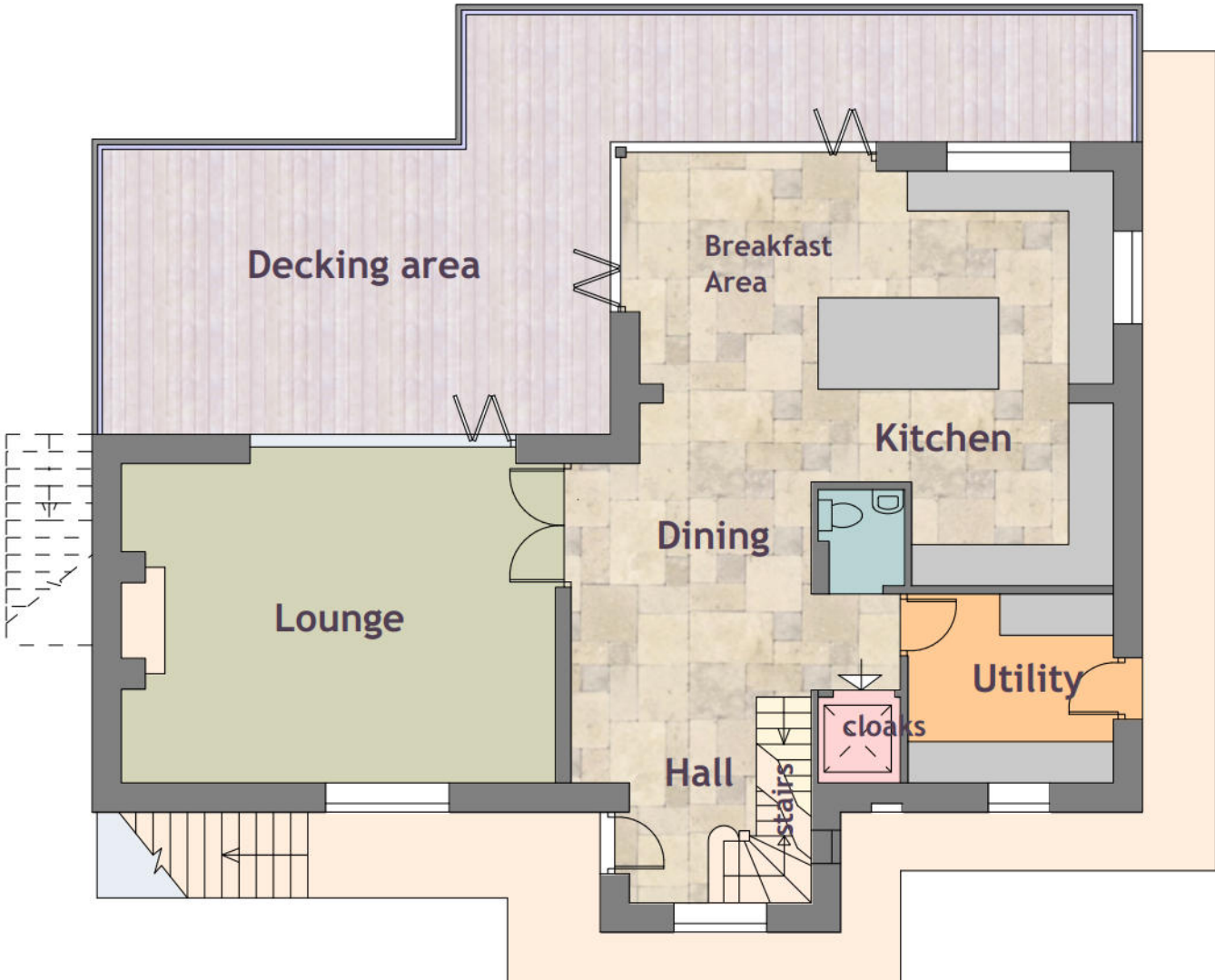
PROPOSED ALTERATIONS TO APPROVED HOUSE TO INCLUDE BASEMENT: LITTLE ORCHARD, KINGSDOWN, BOX, WILTS.



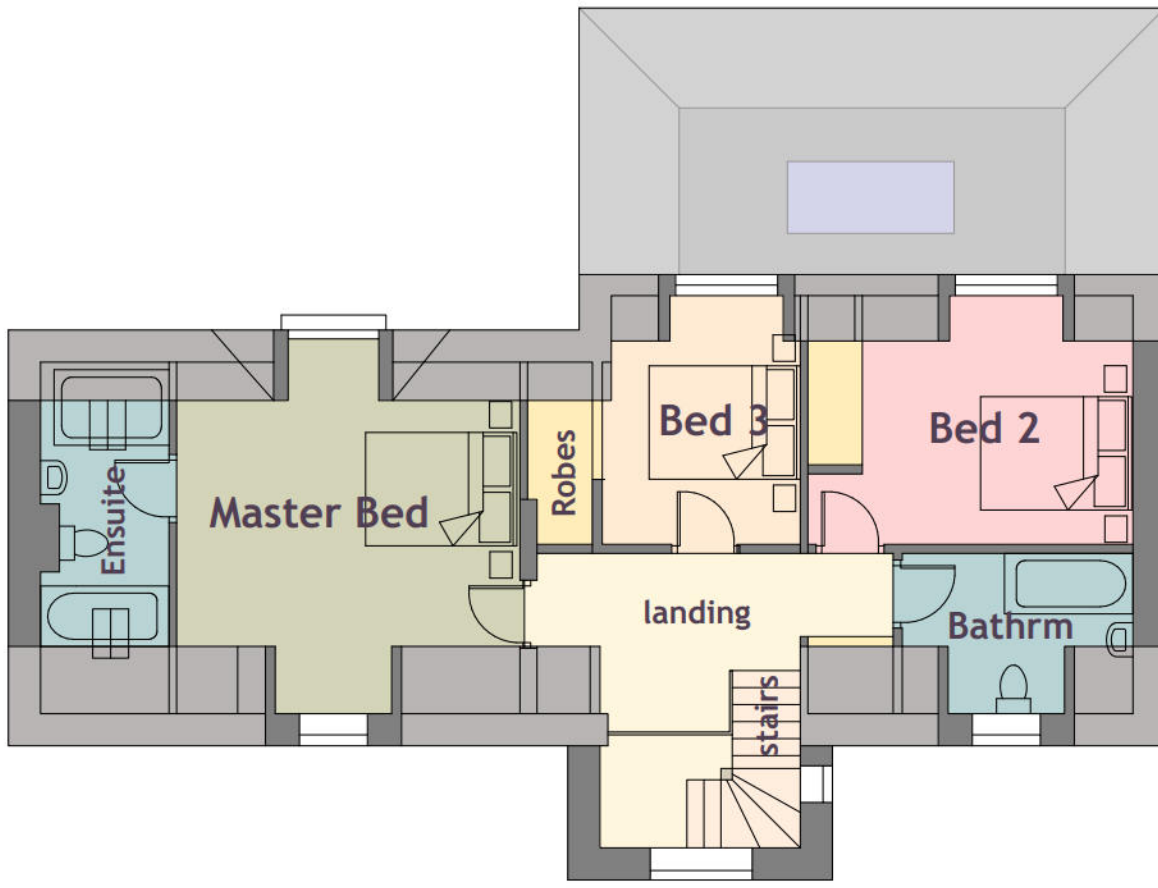
South East Elevation 1:100

North East Elevation 1:100

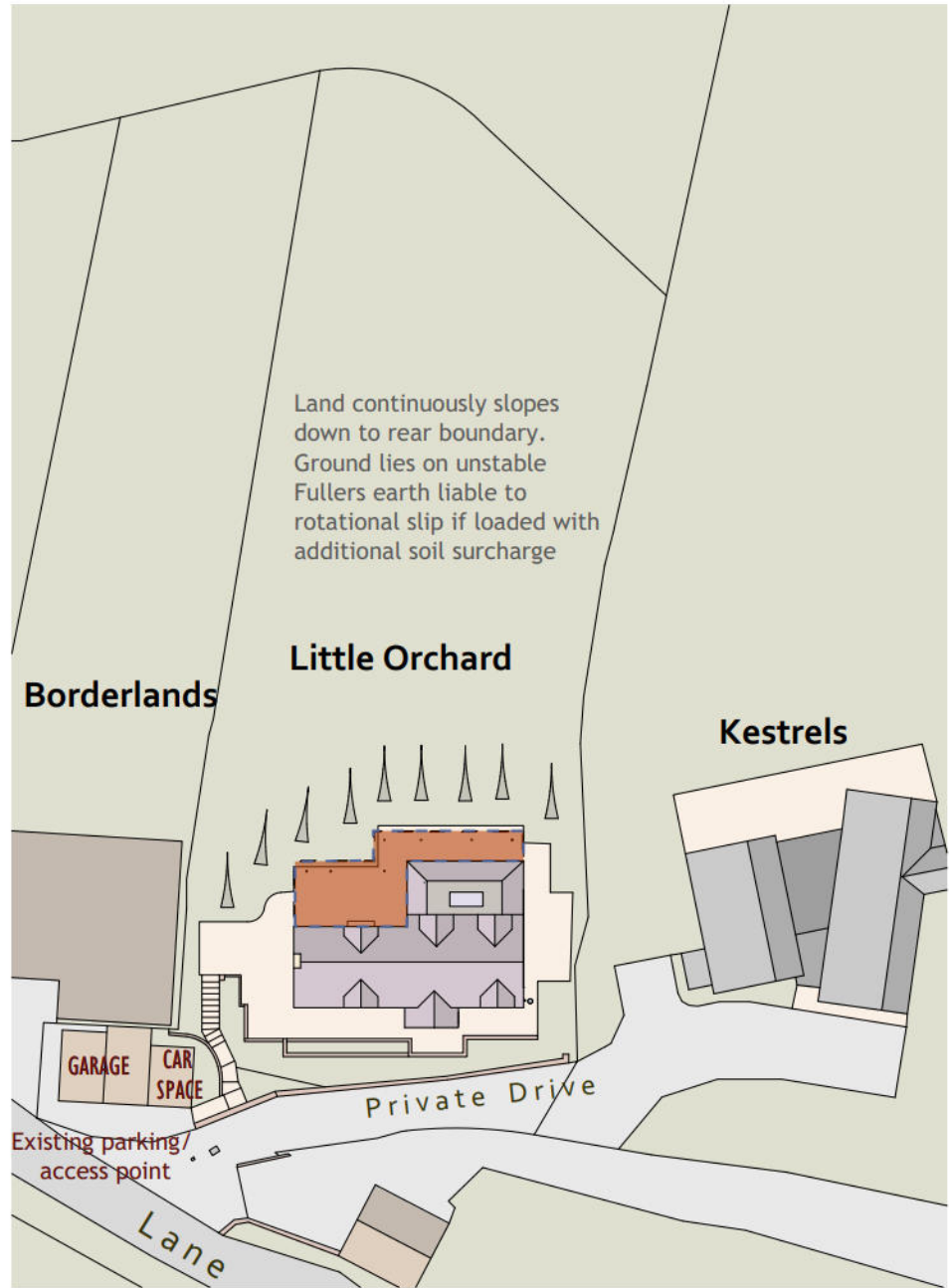
North West Elevation 1:100



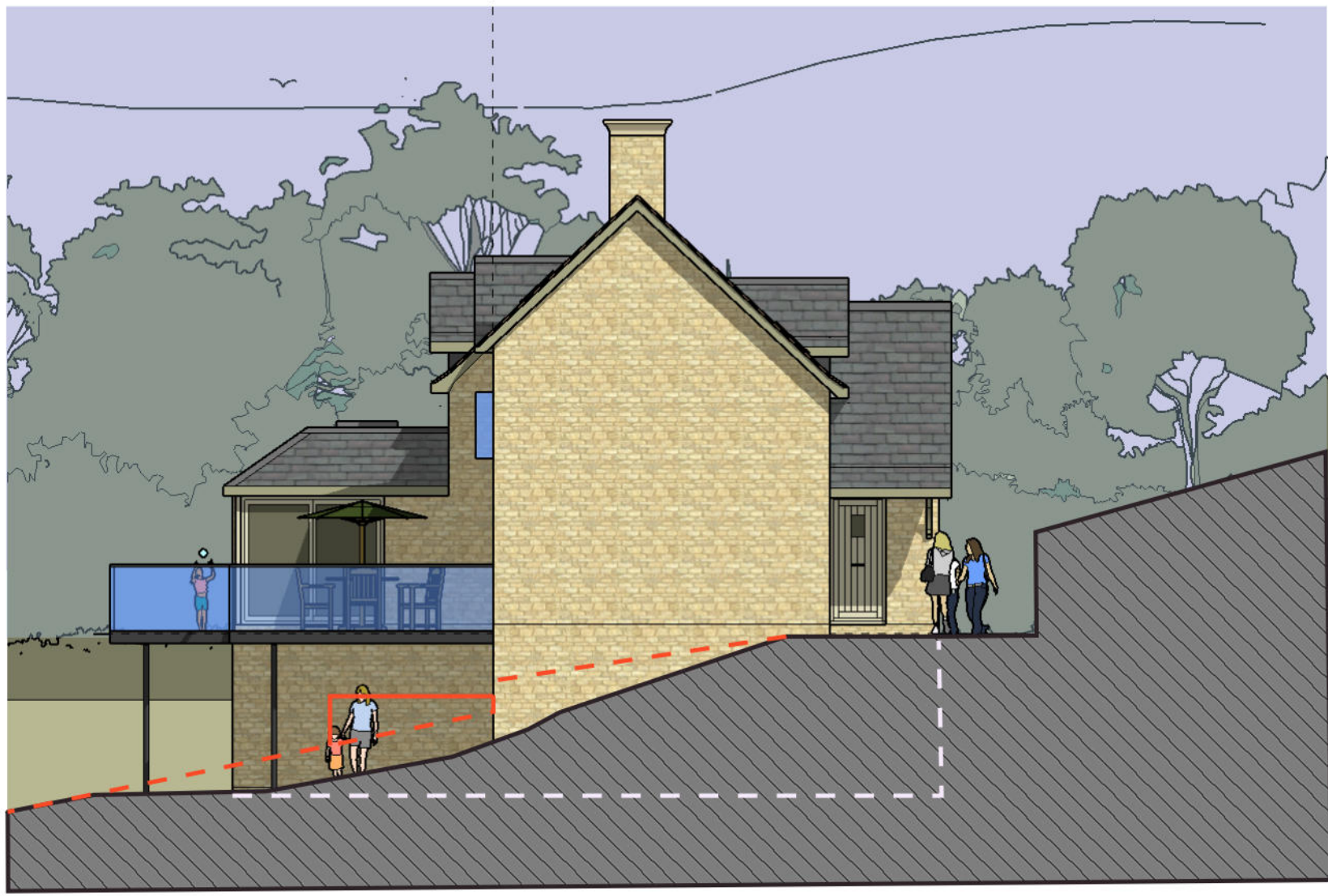
Ground Floor Plan 1:100



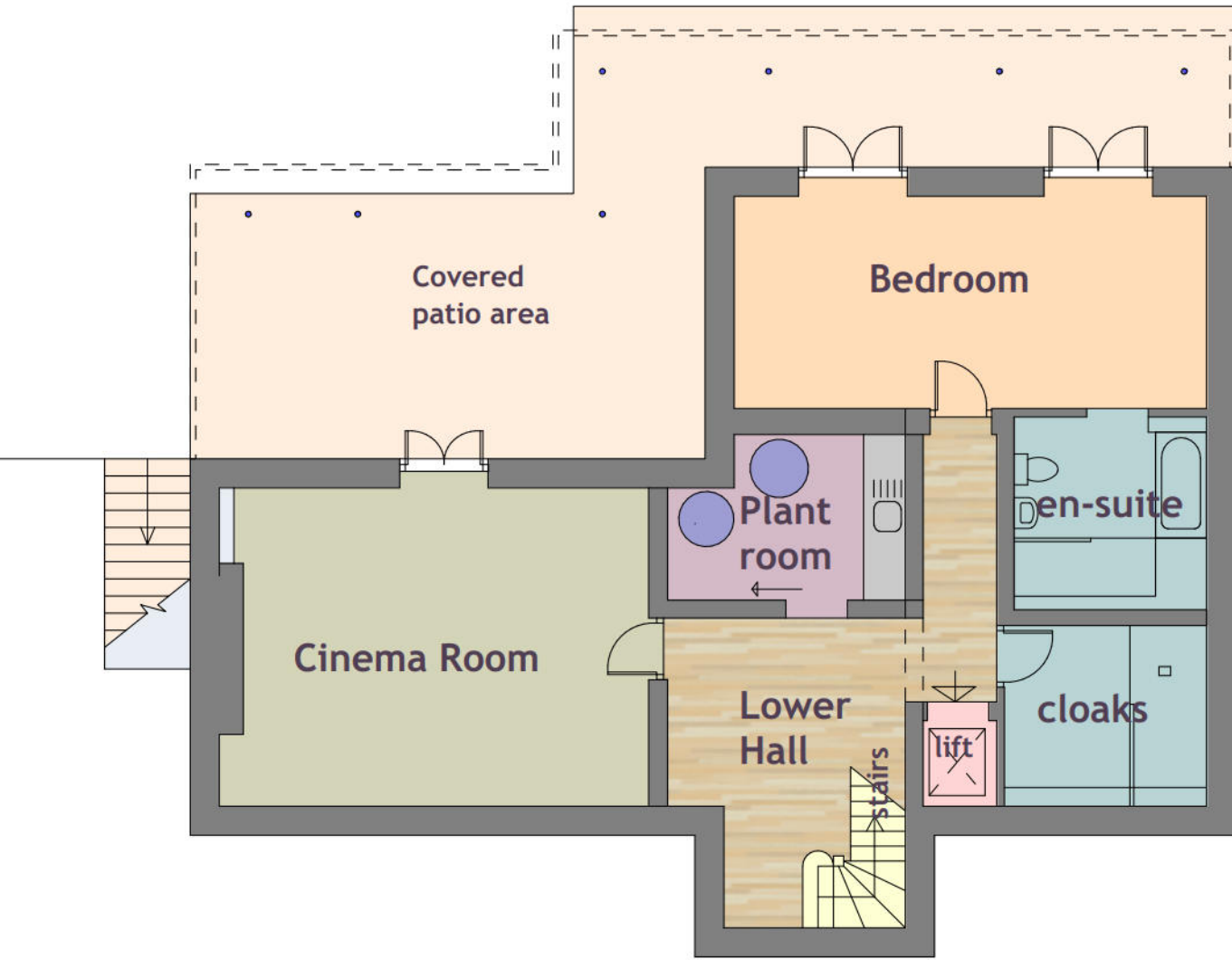
First Floor Plan 1:100



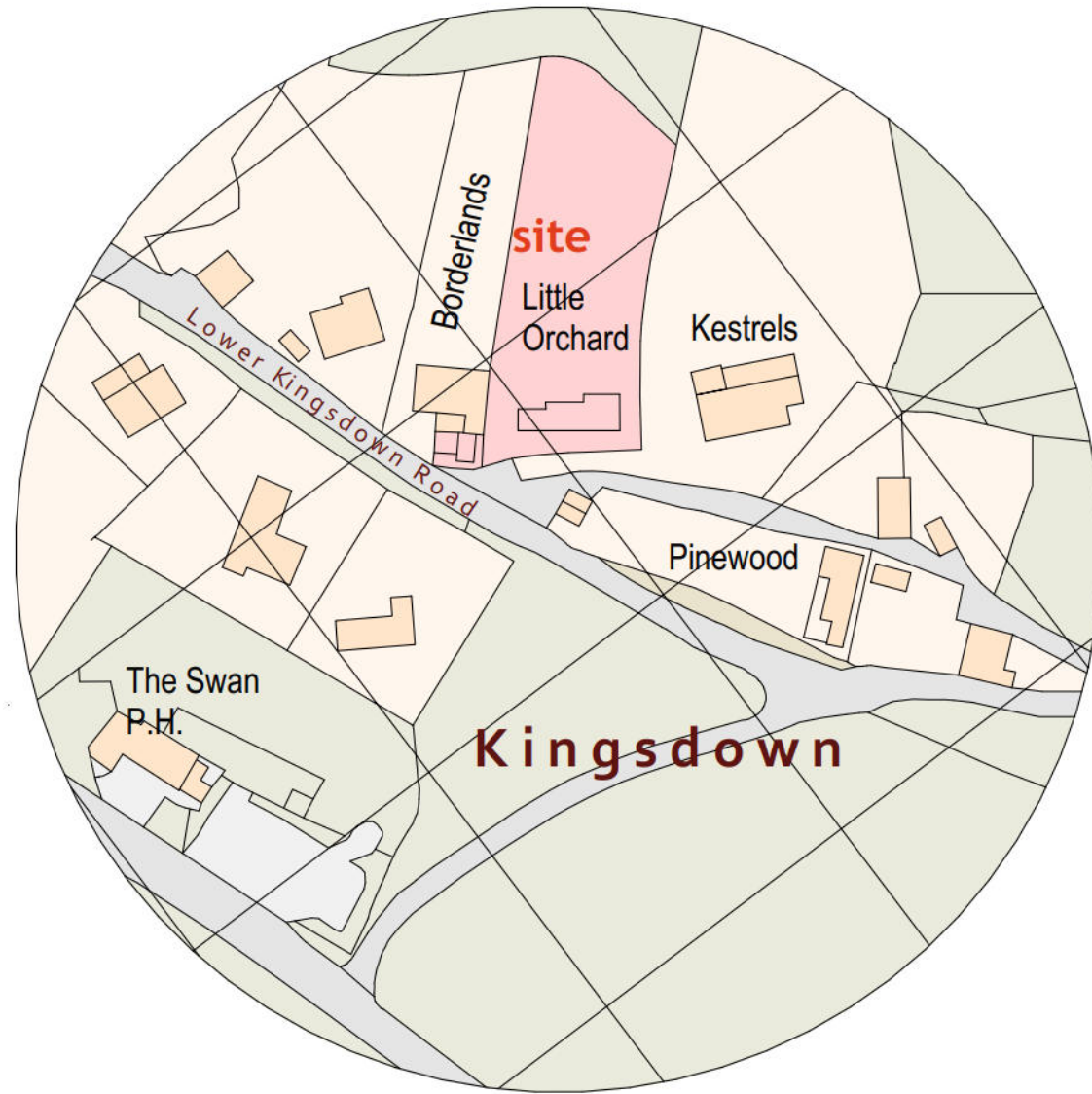
Block Plan 1:500



South East Elevation 1:100



Basement Floor Plan 1:100



Location Plan 1:1250



Former bungalow demolished to make way for new build (side elevation).

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PROJECT: ALTERATIONS TO NEW DWELLING, LITTLE ORCHARD, KINGSDOWN, BOX, WILTS FOR MR P. DE WITTE.

DRAWING No:- 900 / CAM/2018/2 REV C DATE: SEPT. 2023

SCALES:- ELEVATIONS & FLOOR PLANS 1:100

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Proposed Redevelopment
Little Orchard
Lower Kingsdown Road
Kingsdown
Corsham
Bath
SN13 8BD

GEOTECHNICAL REPORT

REPORT NO. 9287, June 2019

GEOLOGICAL • GEOTECHNICAL • ENVIRONMENTAL • ENGINEERING

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Geotechnical Report
Proposed Redevelopment
Little Orchard
Lower Kingsdown Road
Kingsdown
Corsham
Bath
SN13 8BD

Client: Mr & Mrs Pim de Witte

Intégrale Report No. 9287, June 2019

		Signature/Date
Project Co-ordinator & Report Preparation:	Tom Foll	
Mentor Consultant, Advice & Report Approved by:	Gareth Thomas	
Final Check by:	Millie Lewis	

CONFIDENTIALITY STATEMENT

This report is addressed to and may be relied upon by the following:

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Intégrale Limited has prepared this report solely for the use of the client named above. Should any other parties wish to use or rely upon the contents of this report, written approval must be sought from Intégrale Limited. An assignment fee may then be charged.

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- A. Site Location
- B. Site Description / Photographs
- C. Intégrale Preliminary Slope Stability Report
- D. Borehole Logs
- E. Results of Geotechnical Laboratory Testing
- F. Groundwater Monitoring
- G. Proposed Development

DRAFT

EXECUTIVE SUMMARY **9287 – Little Orchard, Corsham**

Mr. & Mrs. Pim de Witte have recently had their house (Little Orchard) demolished and they are proposing to have a new property constructed on a similar plan area including the possibility of a basement. Intégrale Ltd. have completed a Preliminary Slope Stability Report and prepared a Geotechnical Report including Slope Stability Assessment.

The 0.2Ha site slopes from c.135m AOD at the SE boundary to c.115m AOD at the NW boundary with a level plateau (SE) in the location of the former dwelling. The site is bound by residential dwellings and private gardens. Historically, the site has undergone little development and before the existing property was constructed mid-20th century, old maps show the site as predominantly rough open ground.

Geology maps indicate the site is underlain by Ancient Landslip, mainly derived from the Fullers Earth. Underlying the landslipped material is mapped in-situ Fullers Earth. A fault crosses the site from east to west and downthrowing to the north.

Intégrale have completed a number of ground investigations and slope stability assessments for sites close to Little Orchard. These investigations have taken great care in determining the variations in depth to the basal slip surface. These investigations have proven landslipped material comprising yellowish brown soft to firm and firm, silty sandy Clay to depths of 5-7m deep over firm to stiff/stiff/very stiff grey Clay, in-situ Fullers Earth.

Cable percussive boreholes proved landslipped material comprising soft locally firm cream/yellow silty sandy gravelly Clay or firm becoming firm to stiff and stiff brown, grey brown, yellow brown and blue grey silty Clay or dense Boulders of limestone to 8.0 to 9.5m depth over stiff and very stiff silty Clay of the Fullers Earth. Groundwater was not proven and was not encountered during subsequent monitoring visits.

The main findings from our Preliminary Slope Stability Assessment are as follows:

1. The Local Residual Effective Shear Strength, for the Little Orchard building plot, is likely to be about 16°.
2. The most critical failure modes are relatively restricted circular or noncircular ‘slumps’ daylighting either at the foot of the current retaining wall, or at the base of whichever reduced elevation basement slab level is chosen. Those slumps are unlikely to extend upslope more than about 15m, and 5m may be more realistic.
3. If no basement is to be included in the scheme, the new foundations will need to extend through the Landslip, and into the undisturbed strata beneath. Consequently, some form of piled foundation will be appropriate. From past experience, bored piling will be preferred to driven piles. Bored piles should be taken to an adequate depth below the basal landslip surface. Depending on the overall scheme of piling adopted, the piles could extend almost twice the depth of the Landslip thickness. 10-15m piles could be appropriate, unless supplementary raking piles are included in the scheme.
4. For a scheme without a basement, an HRF of about 40 kN/m², a new retaining structure, may well be appropriate.
5. If a basement is to be included within the scheme, then a contiguous bored pile wall may be the most technically and cost-effective method to adopt. That wall can accommodate a 2-3m deep basement and may need to be designed for an HRF in the range 150 – 200kN/m².

1.0 INTRODUCTION

Mr. & Mrs. Pim de Witte have recently had their house (Little Orchard) demolished and they are proposing to have a new property constructed on a similar plan area. The clients' contractor for the new build is Mark Gunner of Oakhills Construction Limited. Their consulting engineers are David Burns Associates.

Intégrale Limited are commissioned to undertake a ground investigation and complete a geotechnical report including Slope Stability Assessment. The investigation scope was determined by Intégrale Limited, in liaison with Mark Gunner.

This interpretative report summarises desk studies, describes the scope of fieldworks, laboratory investigations and monitoring, discusses the ground and groundwater conditions encountered, discusses the Slope Stability Assessment and gives advice on foundations and other geotechnical aspects.

This is not a contaminated land report.

2.0 THE SITE

2.1 Location and Description

As shown in Appendix A, the site is located 6.5km northeast of Bath City Centre. It has a central Ordnance Survey Grid Reference of E381015 N167155 and postcode SN13 8BD.

Notes describing the site were prepared during the site visit and are included as Appendix B, together with typical photographs. The main features and pertinent aspects on the site and immediately adjacent land are summarised below, and annotated on Figure 1:

Current Use	Residential dwelling (demolished in February 2019).
Site Area & Plan Shape	0.2 Hectares & approximately rectangular.
Maximum Dimensions	c.65m NW-SE x 25m NE-SW
Ground Slopes & Topography	Sloping from c.135m AOD SE to c.115m AOD NW. A level plateau in the location of the former dwelling (SE) is about 20m by 10m in plan. A steep access ramp has been formed in the S corner to gain access from Lower Kingsdown Road onto the plateau. A new earth bank has been constructed out and downslope from the levelled plot on which Little Orchard previously sat. The architect's working drawings currently indicate no other significant changes to the rear garden downslope.
Buildings & Condition	No buildings present at time of investigation. Mark Lovell, a structural engineer, visited the property in early February, before it was demolished. He spoke to the writer and confirmed that there had been significant cracking within both the superstructure as well as the surrounding terraces and steps.
Surfacings & Condition	The level plateau has been protected against deterioration with a granular layer of material. The rest (80-90%) comprises soft landscaping i.e. overgrown grass and flowerbeds.
Vegetation & Trees	Bushes and semi mature and mature trees present in NW towards boundary with plants and shrubs in garden centrally and locally along boundaries in SE.
Water Courses	--
Site Boundary Features	Bound upslope, to the south-east, by the access road, the levelled plot being about 2.5 m lower. In between are low masonry stone and blockwork retaining walls. The new lower formation level has locally, been excavated, below the footing of the retaining wall. Due south of the site is a split-level contemporary house, whilst to the north-east another new-build house is under construction. The recently demolished house on that adjacent site was known as Lawton, and its' boundary with Little Orchard includes a leylandii conifer hedge.
Contamination Issues	None anticipated.
Geotechnical Issues	Slope stability to be considered as site is located on ancient landslip.
Other Features	--

2.2 Published Geology

2.2.1 British Geological Survey Mapping

BGS geological maps indicate the following strata beneath and adjacent to the site:

Map / Scale	Sheet 265 (Bath) at 1:50,000 scale.
BGS On-Line Viewer	Accessed 2 nd May 2019.
Artificial Ground	None mapped.
Superficial Deposits	Located on Ancient Landslip, mainly derived from the Fullers' Earth. Landslipped Fullers Earth comprises predominantly clays and mudstones with subordinate limestone. Directly upslope on the hillside, is 'cambered' Great Oolite Limestone.
Solid Geology	Fuller's Earth Formation of the Jurassic Period.
Geological Features	A fault crosses the site from east to west downthrowing to the north.

The BGS Lexicon describes the strata mentioned above as:

"Silicate-mudstone, grey, bedded, variably calcareous, grading to lime-mudstone, fossiliferous, with units of thinly interbedded, more or less silici-muddy limestone, and well-bedded sandy limestone and calcareous sandstone...."

2.2.2 BGS Previous Investigation Records

There are no relevant previous investigation records available on the BGS website under the Open Government Licence.

2.2.3 Previous Investigations by Intégrale

Intégrale has completed ground investigations and slope stability analyses on many sites close to Little Orchard over a period of 30 years. These investigations have taken great care in determining the variations in the depth to the basal slip surface. The closest investigations include:

- A. Tanglewood 25m south (2001)
- B. Hornbeams 50m south-west (2018)
- C. Glen Echo 75m north- east (1989 and 2014)
- D. The Stables 100-125m north-east (2000)
- E. The Firs 125m north-east (1998)

An investigation and slope stability assessment were completed at Tanglewood, c. 25m south, in 2001. Investigations included mechanically dug trial pits and window sample boreholes. That site straddles the boundary between the foundered Great Oolite Limestone and landslipped Fullers' Earth. The BGS geology map shows that site being at the south-west end of the Corsham Fault, and this may have enhanced groundwater flow worsening stability. These investigations were also used in a later assessment at Hornbeams, a neighbouring bungalow (c. 50 m SW of Little Orchard) in 2018.

An interpretive geological section suggests 5-6m of yellowish brown, soft to firm/firm, silty sandy Clay with some limestone gravel and cobbles, forming the ancient Fullers' Earth Landslip. The underlying Insitu Fullers' Earth was firm to stiff/stiff/very stiff, dark grey, silty Clay. Groundwater seepage was encountered at c.2-3m depth. Laboratory classification tests revealed the clay soils to be of High Plasticity. Sulphate concentrations were not raised, and special measures were not required to protect buried concrete.

An investigation and slope stability assessment were completed at Glen Echo, c 75 m north-east in 1991. Investigations again included mechanically dug trial pits and 'Marlow Mole' auger and rotary boreholes, in a similar geological location to the site described above. Directly downslope of landslipped blocks of limestone,

the brown-grey, Fullers' Earth Landslip was proven to be 6-7m deep, with the Insitu strata beneath being stiff/very stiff grey Clay with thin beds of limestone. The deepest borehole was taken to c.16m depth.

Investigations and slope stability analyses were undertaken at The Firs and Kingsdown Livery Stables between 2000–2002, typically 100–150m north-east of Little Orchard. Investigations at 6, The Firs, utilised window sample boreholes. The boreholes in the upslope area were terminated between 2–3.5m on limestone bedrock. A greater thickness of c.5m of Landslipped Fullers' Earth was anticipated in the lower area.

In 2001, Intégrale completed slope analyses for the Livery Stables, following examination of the trial pits, because there was a long history of ground movements (worsened in the winter of 2000/2001) and part of the stables were demolished following severe structural distress. We oversaw a programme of slope stability drainage installation to reduce the risk of future damaging slippage.

2.2.4 Previous Investigations by Others

A ground investigation and geotechnical assessment were completed for the neighbouring property Lawton, in mid-2017. Intégrale were provided with a copy of that report by Oakhills Construction. 4 dynamic sample boreholes were advanced to c. 5.5m depth, and 2 mechanically dug trial pits to c. 4m.

The investigation proved between 0.5–3m of Made Ground (typically brown sandy clay overlying sandy, clayey gravel), overlying soft becoming firm/stiff, yellow-grey-brown sandy silty Clay of the Fullers Earth. The investigation does not appear to demarcate the depth to the basal slip surface, due to the ancient instability.

The geotechnical advisers concluded that the site is unstable, and that special stability works are required. However, they said that conventional foundations may be suitable, founding into the Fullers Earth Clay beneath the Made Ground.

Since that investigation does not draw a distinction between previously landslipped strata, and underlying insitu ground, it is necessary to make a judgement of whether it has proven undisturbed strata at or above 5.5m depth. Based on the strata descriptions provided, and the results of SPT testing, Intégrale tentatively suggest that the basal slip surface could be at typically 4-5m depth.

2.3 Outline History

Historical maps obtained from online sources indicate the following pertinent information:

The Tythe map of 1840 shows the site as predominantly rough open ground, with a few small cottages off to the east, and somewhat more distant to the west. That did not change on the 1900, 1921 and 1923 map editions. It seems likely that the previous house, believed to have dated to the 1940s or 1950s, may well have been the first development on the site.

Downslope, about 100–125m from Little Orchard is a bulge of land at and beyond the field boundary. This is the toe of an old mudslide and it seems likely that the site of the house was within the influence of that mudslide; the topography of the mudslide toe appears quite fresh and therefore it may be (a reactivation of movement) of historic age rather than being 'ancient'.

2.4 Groundsure Radon Risk Information

The UKRadon.org webpage indicates that the site may lie within a Radon Affected Area, as some parts of the 1km grid square the site falls within are in bands of elevated radon potential. The maximum radon potential is 10-30 %. Protection measures may be required and should be confirmed.

Where it is concluded that no radon gas protection methods are needed, the local authority may have more conservative requirements, based on the indicative maps, and this aspect should be confirmed with their Building Control department.

3.0 GROUND INVESTIGATION

In view of the anticipated ground conditions, current site layout and proposed redevelopment, the following scope of investigation was completed.

3.1 Soils Borings

Cable percussion boreholes were sunk using conventional percussion boring equipment, on 7th & 8th May 2019. The borehole locations, chosen by Intégrale are shown on Figure 1 and were referenced as BH 1 – 2. Boreholes were sunk to between 12.11m and 12.18m depth. The general procedures adopted during soils borings, together with the detailed borehole records are included in Appendix D.

3.2 Groundwater Standpipe Installations and Monitoring

Standpipes were installed in Boreholes to 12m depth, and details are given on the borehole records. Monitoring has been undertaken on 1 No. occasion and the results are included in Appendix F, together with the general procedures adopted for installing standpipes.

3.3 Geotechnical Laboratory Testing

A schedule of complementary soils testing was prepared by Intégrale and the tests were completed in accordance with BS 1377 (1990) by South West Geotechnical Limited. The results are provided in Appendix E and the following shows the testing strategy:

Location	Depth (m)	Stratum	Testing	Criteria for test selection
BH1	1.70		Natural Moisture Content, Atterberg Limits	Strata classification and characteristics
BH1	3.00-3.45		Natural Moisture Content	Strata classification and characteristics
BH1	6.95		Natural Moisture Content, Atterberg Limits	Strata classification and characteristics
BH1	9.00-9.45		Natural Moisture Content, Atterberg Limits	Strata classification and characteristics
BH1	10.70		Natural Moisture Content	Strata classification and characteristics
BH2	1.70		Natural Moisture Content	Strata classification and characteristics
BH2	3.00-3.45		Natural Moisture Content	Strata classification and characteristics
BH2	4.70		Natural Moisture Content, Atterberg Limits	Strata classification and characteristics
BH2	6.70		Natural Moisture Content	Strata classification and characteristics
BH2	10.95		Natural Moisture Content, Atterberg Limits	Strata classification and characteristics
BH1	2.70		Reduced BRE	Concrete classification
BH2	10.10		Reduced BRE	Concrete classification

3.4 Referencing

Locations of the exploratory positions were set out using taped offsets from existing features.

4.0 GROUND & GROUNDWATER CONDITIONS

4.1 Summary of Strata Encountered

The strata encountered in the two boreholes are broadly similar as shown on the tentative geological cross-section in Figure 2. They can be summarised as follows:

<u>Depth (m)</u>	<u>Description</u>
GL to 0.5 (BH1)	MADE GROUND/REWORKED SUBSOIL: (Comprising soft brown silty Clay with gravel of oolitic limestone and rare brick fragments)
GL to 0.3 (BH2)	MACADAM over limestone HARDCORE.
0.3 to 0.9 (BH2)	Soft brown silty CLAY with gravel of oolitic limestone and cobbles of fibrous calcite.
0.5/0.9 to 8.0/9.5	LANDSLIP STRATUM: (comprising soft locally firm cream, yellow/cream brown, yellow silty sandy gravelly CLAY with gravel of oolitic limestone. Rare shell fragments). OR LANDSLIP STRATUM: (comprising firm becoming firm to stiff and stiff brown, grey brown, yellow brown, pale/blue grey slightly sandy silty CLAY with rare gravel of mudstone and limestone. Locally some organic debris and occasional crystals of gypsum). OR LANDSLIP STRATUM: (comprising dense cream and yellow brown BOULDERS of oolitic limestone in a silty sandy clay matrix).
8.0/9.5 to 12.0/12.1	Stiff or Very stiff greyish yellow brown and pale cream slightly sandy slightly gravelly silty CLAY with gravel of limestone. Occasional crystals of gypsum. (WEATHERED FULLERS EARTH FORMATION) OR Very stiff blue grey slightly silty slightly sandy CLAY with calcareous deposit. Occasional shell fragments. (WEATHERED FULLERS EARTH FORMATION)

4.2 Strata Properties

4.2.1 Made Ground

Made Ground was proven in both of the exploratory positions and can be categorised as:

Made Ground Type/Location	Hardcore	Reworked Subsoil
Min/Max. thickness (m)	0.2	0.45
Main Constituents	Pink sandy Gravel of limestone.	Brown silty Clay.
Properties	Granular, loose	Cohesive, soft.
Contamination	--	--

The subsoil encountered in BH1 has likely been reworked during demolition (and removal of foundations) of the former residential dwelling. The formation is currently protected from deterioration with gravel material comprising a mix of limestone, brick, concrete with ceramic pottery and glass fragments.

4.2.2 Landslip Stratum

For the purposes of this report the uppermost horizons of the natural ground have been defined as Landslipped Stratum where they are generally soft and firm locally stiff. The properties can be summarised as:

Stratum	Cream/Yellow CLAY	Brown/Grey/Blue Grey CLAY	Cream/Yellow BOULDERS
Min / Max Thickness (m)	0.3/2.5	0.5/2.8	1.4/1.6
Soil Strength /Properties	Soft locally firm Cohesive SPT N=4-15	Firm becoming stiff Cohesive SPT N=13-27	Dense Granular SPT N=>50
Occurrence	BH1 & BH2	BH1 & BH2	BH1 & BH2
Sulphate /pH	SO4 0.14g/l 7.9pH	SO4 2.2g/l 7.7pH	--
Contamination	--	--	--

4.2.3 Weathered Fullers Earth Formation

For the purposes of this report the weathered Fullers Earth Formation has been defined as where SPT 'N' values are greater than 30. The properties of the Weathered Fullers Earth Formation can be summarised as:

Stratum	Blue grey/pale grey CLAY	Yellow brown and brown grey CLAY
Min / Max Thickness (m)	1.2/2.2	0.3/2.1
Soil Strength/ Properties	Very stiff Cohesive SPT N=37-48	Very Stiff Cohesive SPT N=32-38
Occurrence	BH1 & BH2	BH1 & BH2
Sulphate /pH	SO4 2.2g/l 7.7pH	--
Contamination	--	--

4.3 Groundwater

Groundwater was not proven in any of the exploratory positions.

5.0 PRELIMINARY SLOPE STABILITY ASSESSMENT

5.1 General

It is appropriate to consider both 'Global' and 'Local' Stability. From the previous Intégrale investigations we have boreholes and trial pit information nearby from both the Glen Echo and Tanglewood/Hornbeams sites. Here the anticipated superficial geology and ground conditions are very similar to Little Orchard.

Tentative up and down slope Geological Cross Sections have been prepared for each of those two sites. On each of them we have indicated the most likely comparable, offset location of the proposed Little Orchard Building Plot. It can be seen that the anticipated ground conditions are very similar. We have also returned to the Little Orchard site and with simple surveying techniques (taped lengths and slope inclinations using an inclinometer) we have established a site-specific section for more detailed analysis. As well as interrogating likely Factor of Safety (FoS), for a variety of slip geometries, we have computed the likely required Horizontal Restoring Forces (HRF) for 'no basement' and basement depths of 2m, 3m, 4m and 5m.

Appendix C of this report is the Preliminary Slope Stability Report including the sections Intégrale have analysed, the typical sliding modes we have considered (these having been based on similar slope failures we have seen on other nearby Bath hillslopes and other previous projects), and also included are the tabulated results of FoS computed for the analyses completed.

5.2 Effective Shear Strength Parameters

From previous Intégrale projects, the published technical literature (e.g. Cripps and Taylor, 1981, Engineering Properties of British Mudrocks, QJEG) and other documented case histories, we would expect the 'local residual effective shear strength' along existing slip surfaces to generally be in the range 12.5 – 17.5°. We have initially considered 12.5°, 15° and 17.5°, before fine tuning the value in our back analysis. We have assumed residual cohesion as zero (as is normal practice).

By inspection, it has been tentatively concluded that the 'local residual effective shear strength' for the Little Orchard building plot, is likely to be about 16°.

5.3 Modes of Failure

For the Glen Echo section, three circular failures are considered, encompassing the site (c.15m in extent), and extending downslope between 25 – 40m, referenced Slips A, B and C, respectively. A more extensive 75m long noncircular slip, referenced Slip D, extending both upslope and downslope, has also been analysed.

For the Hornbeams/Tanglewood section, two other similar, shallow circular failures have been considered and referenced Slip BB and Slip DD.

5.4 Global Stability

Stability computer runs, utilising the software developed and offered under licence by OASYS Ltd, and known as SLOPE, have been interrogated for the three values of residual internal friction described above, without groundwater ('Dry') and with groundwater at 2m depth, and for each of the slip modes, described. The tabulated Factors of Safety Against Instability are appended to this report.

For both the Glen Echo and Hornbeams sections, it was tentatively concluded that local residual effective shear strength of between 15° and 17.5°, is likely to apply. A value of c.16° has been adopted for the Little Orchard building plot, for this preliminary slope stability assessment.

Four supplementary slip geometries have been investigated, extending upslope from the building plot. Slip E extends 30m upslope, and 20m downslope of the building plot, with the basal slip at (between 4-8m, averaging) 6m depth. A similar, but less extensive Slip F, is 30m remote upslope, but daylight at the foot of the retaining wall supporting the upslope plot boundary, (between 2-4m, averaging) typically to 3m depth. Slips G and H are

shallow circular failures, about 2-4m deep, also daylighting at the foot of that retaining wall, and extending 30m and 15m upslope of it, respectively. By inspection, Slip H is the most critical, with computed FoS of about unity, particularly when water pressures are introduced. It was noted that there is evidence of a tension crack in the hard surface of the track, directly upslope of the site. That tends to support the hypothesis that Slip H is the most critical potential failure.

5.5 Horizontal Restoring Force

We extended the above analyses to judge what HRF would be required to predict a Factor of Safety Against Instability of 1.3. This is a 'generic' value indicative of stability to be achieved for design purposes, in cohesive materials. A higher value of 1.5 is usually adopted for granular materials.

The minimum HRF required would be about 40kN/m², if the existing plot surface were to be the development level.

However, it is possible that the client may decide to pursue a scheme involving a basement. Consequently, we have considered a range of reduced elevations between 1m and 5m below current site level. For a 1m, 2m, 3m, 4m and 5m reduced level, we have computed HRF's of c.7kN/m², 125kN/m², 200kN/m², 275kN/m² and 375kN/m², respectively.

Based on past experience, Intégrale infer that a basement deeper than about c. 3m, may well not be cost effective.

5.6 General Discussion

The main findings from our Preliminary Slope Stability Assessment are as follows:

6. The Local Residual Effective Shear Strength, for the Little Orchard building plot, is likely to be about 16°.
7. The most critical failure modes are relatively restricted circular or noncircular 'slumps' daylighting either at the foot of the current retaining wall, or at the base of whichever reduced elevation basement slab level is chosen. Those slumps are unlikely to extend upslope more than about 15m, and 5m may be more realistic.
8. If no basement is to be included in the scheme, the new foundations will need to extend through the Landslip, and into the undisturbed strata beneath. Consequently, some form of piled foundation will be appropriate. From past experience, bored piling will be preferred to driven piles. Bored piles should be taken an adequate depth below the basal landslip surface. Depending on the overall scheme of piling adopted, the piles could extend almost twice the depth of the Landslip thickness. 10-15m piles could be appropriate, unless supplementary raking piles are included in the scheme.
9. For a scheme without a basement, an HRF of about 40 kN/m², a new retaining structure, may well be appropriate.
10. If a basement is to be included within the scheme, then a contiguous bored pile wall may be the most technically and cost-effective method to adopt. That wall can accommodate a 2-3m deep basement and may need to be designed for an HRF in the range 150 – 200kN/m².

6.0 GEOTECHNICAL CONSIDERATIONS

6.1 Scheme Details & Structural Loadings

The proposed development will be constructed at the current (reduced) ground level, about 3m lower than the adjacent road (up to the southeast) level. Details can be seen on the project architects scheme drawings 900/CAM/2018/1-10, included in Appendix G. The development is likely to comprise a 2-storey, chalet style dwelling of load bearing masonry construction. It is assumed that foundation line loads could be between 75-125kN/m run. Combined 'dead' and 'live' loading on the ground floor slabs and likely to be less than 10kN/m².

The development will also include remodelled access, car parking (at road level), and conventional gardens.

An additional basement level, below the current ground level, may well be included in the design.

6.2 Site Preparation and Earthworks

Localised topsoil, typically 200-300mm thick, and any localised areas of particularly poor quality Made Ground, should be removed from beneath proposed building and hardstanding areas. Excavations to at least 2-3m depth are likely to be feasible with conventional soils excavating machinery. Pneumatic tools may be required to break out existing foundations, masonry obstructions, or brashy limestone boulders.

Much of the spoil resulting from excavations in the existing soils may well be unsuitable for use as structural fill, although perhaps 25% of such spoil could be suitable for reuse if treated with care and not multi-handled. Due to slope stability considerations excavation spoil should not be stockpiled in locations where it could have an adverse effect.

Whilst some excavations to 2-3m depth may well remain dry, other shallow excavations could encounter slight or moderate infiltration/perched groundwater seepages. Such excavations can be kept dry by intermittent pumping from a convenient sump.

Temporary excavations in the existing landslipped strata will not stand unsupported and all excavations will require sheeting and shoring, if personnel are to enter. Groundworkers will need to prepare a detailed methodology for ensuring adequate trench side support; engineering calculations may be appropriate.

Formations in the more clayey soils will be susceptible to deterioration due to site traffic and weather and should be protected immediately on exposure with 200mm of granular material, or 100mm of lean mix concrete. All desiccated and root invaded (particularly) clayey soils should be excavated and made good with well compacted granular material.

6.3 Foundations and Ground Floor Slabs

6.3.1 Typical Ground Conditions

Beneath a veneer of Made Ground, the investigation has proven a variable thickness mantle (8.0-9.5m) of soft becoming firm (or firm to stiff), pale yellowish brown/grey, Landslipped Fullers Earth Clay, which directly overlies predominantly grey, stiff or very stiff Fullers Earth; this underlying 'in-situ' stratum was proven to at least 12m depth. The monitored groundwater table to date is below the depth of the landslipped strata.

6.3.2 Shallow Foundations

Shallow foundations seated within landslipped strata can sometimes be appropriate, usually in the form of a 'raft'. If there is confidence that supplementary slope stability works (e.g. drainage) will ensure that ground movement does not occur, a 'stiff' raft will ensure that a 'variable' formation does not result in inappropriate differential movement.

Despite the advice given above, it is worth noting that the Geotechnical Assessment for Lawton, the neighbouring property, gave the following advice:

“...engineering solutions available to stabilise the slope include, the provision of retaining measures, soil nailing, regrading etc...”

“conventional foundations may be suitable...founding within the competent firm to stiff clay...with an allowable bearing resistance of approx. 100kN/m²...”

“...as a result of the slope below the proposed structure, the foundations may require deepening to ensure additional loading does not adversely influence the slope.”

“... A suspended floor slab would be recommended in accordance with NHBC guidance.”

Shallow foundations are only appropriate if the new building is within a larger area, where other mitigation works can preclude ground movement. That is not the case here. The road alongside is in ‘other’ ownership. If a water main in the road fractured/leaked, the ground on which the raft sits could fail.

Intégrale can give further advice on request but understand that the client wishes to proceed with a piled foundation.

All foundations must be in line with the recommendations and guidance given in NHBC Chapter 4.2 ‘Building near Trees’.

6.3.3 Ground Improvement

Ground improvement by the application of vibro replacement (stone columns) is unlikely to be appropriate in the deep landslipped strata proven at this site. Vibro would need to penetrate deeply into the in-situ Fullers Earth beneath. Intégrale can give further background explanation on request.

6.3.4 Piles

In view of the above, consideration has been given to the adoption of piled foundations.

A wide range of bored piles could be suitable in the ground conditions proven, but driven piles will not be suitable at this site.

Traditional rotary or percussion bored cast insitu concrete piles, continuous flight auger (cfa) bored piles, or rotary drilled high capacity mini bored piles could be taken down through the Made Ground and Landslipped Fullers Earth and designed as ‘rock sockets’ into the in-situ Fullers Earth beneath.

It seems likely that basement wall construction could involve either ‘Contiguous’ or ‘Secant’ piling techniques. Again, Intégrale can give further advice on request.

Bored piling contractors should be provided with a copy of this report and asked to demonstrate the suitability of their preferred pile type in the ground conditions proven, for whichever is the preferred scheme (i.e. basement or no basement). Intégrale would welcome the opportunity of reviewing those proposals, commenting on the specialist contractors preferred scheme of piling and pile types.

6.3.5 Ground Floor Slabs

Ground floor slabs should preferably be designed as suspended. Intégrale can provide further information on why ground bearing slabs, will not be ideal.

In view of the significant thickness of 'poor' landslipped ground, a piled ground floor slab is to be preferred.

If a relatively deep basement is chosen, there could be ground 'heave' at basement slab level. This will either require a suspended basement slab (with a void underneath) or inclusion of 'Clayboard' or a similar compressible material.

6.3.6 Formations and Inspections

Possible reduced ground levels are likely to result in clay heave, as mentioned above. This will require the inclusion of a suitable compressible material, (e.g. clayboard or similar approved) on all critical substructure faces. Intégrale can give further guidance on request.

All ground or basement slab and / or substructure formations should be checked and approved by a suitably qualified and experienced engineer or geotechnical specialist.

6.4 Pavement Design

The equivalent CBR strength of anticipated pavement formations has been judged on the basis of past experience in similar materials. The following (tentative) design values are given for guidance:

Stratum	Design CBR	Typical Depth (m) BEGL
Made Ground (clayey)	2%	0.5-1.0
Made Ground (granular)	4%	0.5-1.0
Landslip (clayey)	2%	0.5-1.5

It would be prudent to allow a contingency for treating 'soft-spots' equivalent to 25% of the proposed hardstanding area to a depth of typically 500mm. All soft spots should be excavated and replaced with suitable well compacted granular material.

Where there could be rapid variations in formation strength, consideration should be given to a sandwiched geogrid construction which will help even out those variations to within acceptable limits. Intégrale can give further guidance on request.

6.5 Earth Pressures and Retaining Walls

Foundations for retaining walls can be based on the allowable design bearing pressures given in section 6.3.2. Earth pressures may be calculated assuming the following effective shear strength parameters:

Stratum	Effective Cohesion C' (kN/m ²)	Effective Angle of Friction ϕ' (degrees)	Bulk Density (Mg/m ³)
Landslipped Fullers Earth	0	16°	1.85
In Situ Fullers Earth	0	°25	1.95

6.6 Protection of Buried Concrete

In line with BRE Special Digest 1:2005 'Concrete in Aggressive Ground' 2 No. samples (1 No. from landslipped strata and 1 No. from insitu) were tested for water soluble sulphate, total acid soluble sulphate, total sulphur and pH. The results are reported in Appendix E.

The desk study and ground investigation indicate the site can be categorised as being:

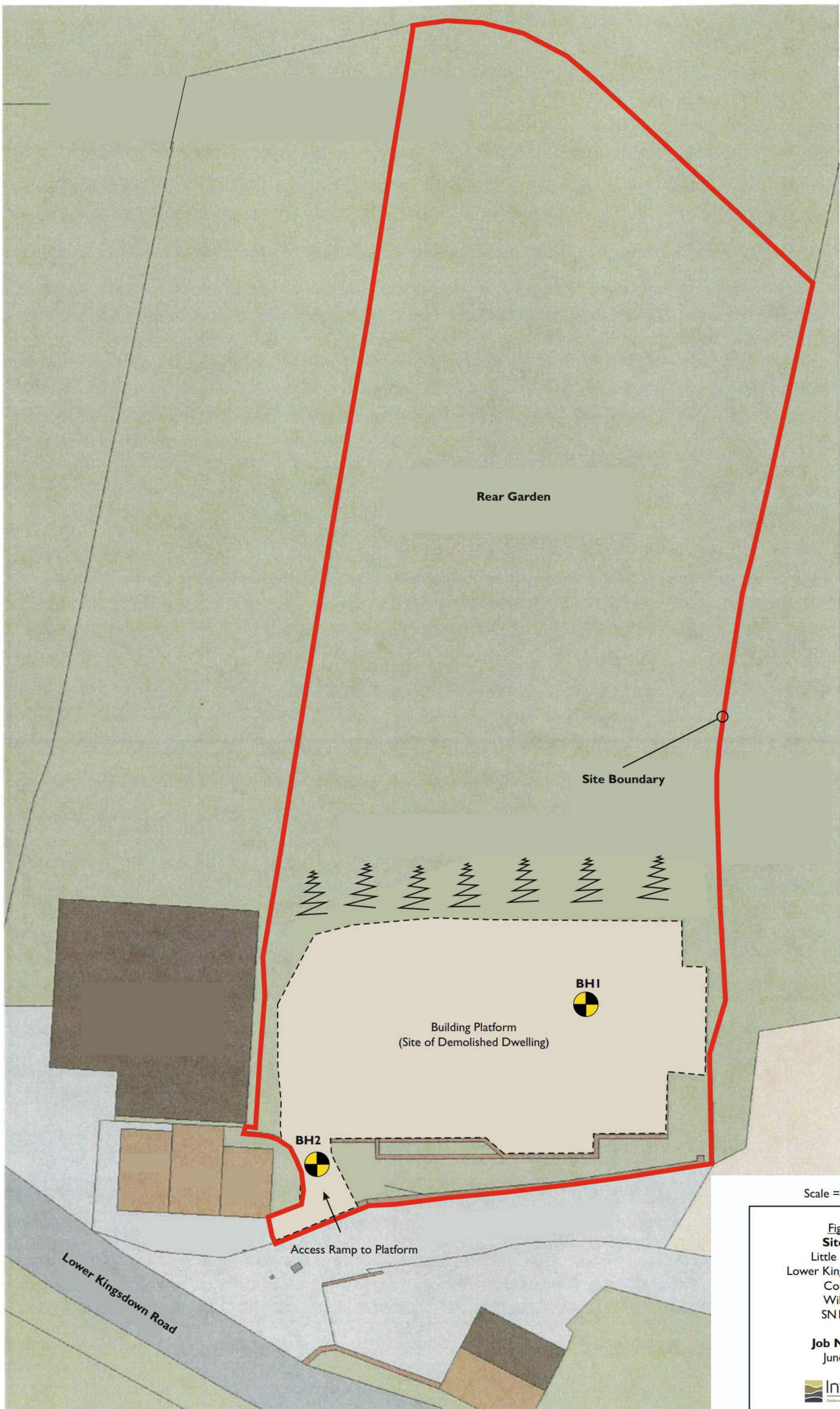
Natural ground likely to contain pyrites

Static groundwater conditions, as the ground is either permanently dry or relatively impermeable

Strictly in accordance with the guidance, the number of tests completed is insufficient to categorise this type of site and the design team should consider whether further analysis should be completed.

The results show a highest water soluble sulphate of 2180mg/l. The lowest value for pH was 7.7. The results for total acid soluble sulphate 0.13% to 3.4% and total sulphur 0.056% to 1.2% indicate pyrite which may oxidise is present.

This suggests a Design Sulphate Class of DS-4 and an ACEC Class of AC-4 may need to be adopted for concrete in contact with the Fullers Earth formation (using the limitation due to water extracts tests). Since the Total Potential Sulphate values conservatively assume oxidation of the sulphide minerals will take place, BRE Special Digest 1 states that "Concrete in pyritic ground which is initially low in soluble sulphate (as here) does not have to be designed to withstand a high potential sulphate class, unless it is exposed to ground which has been disturbed to the extent that contained pyrite might oxidise and the resultant sulphate ions reach the concrete...". Disturbed ground is defined as not including piling operations, i.e. simply cutting through the ground without opening it up beyond the cut face. A Design Sulphate Class based solely on soluble sulphate could therefore be suitable for piled foundations, in this case DS-3. If the contractor wishes to adopt a lower degree of buried concrete protection, he should demonstrate it to the engineers' satisfaction.



Site Boundary

Building Platform
(Site of Demolished Dwelling)

BH2

BH1

Access Ramp to Platform

Lower Kingsdown Road

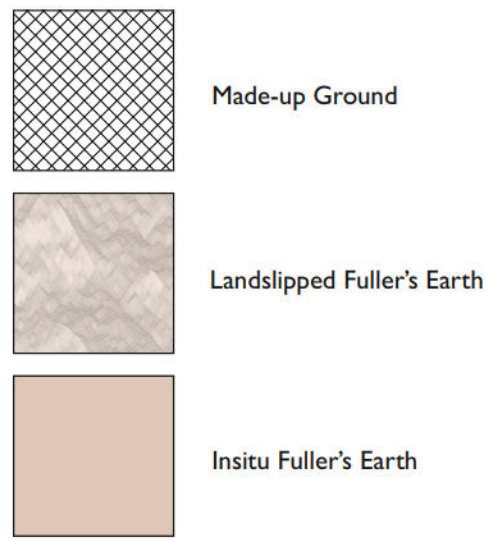
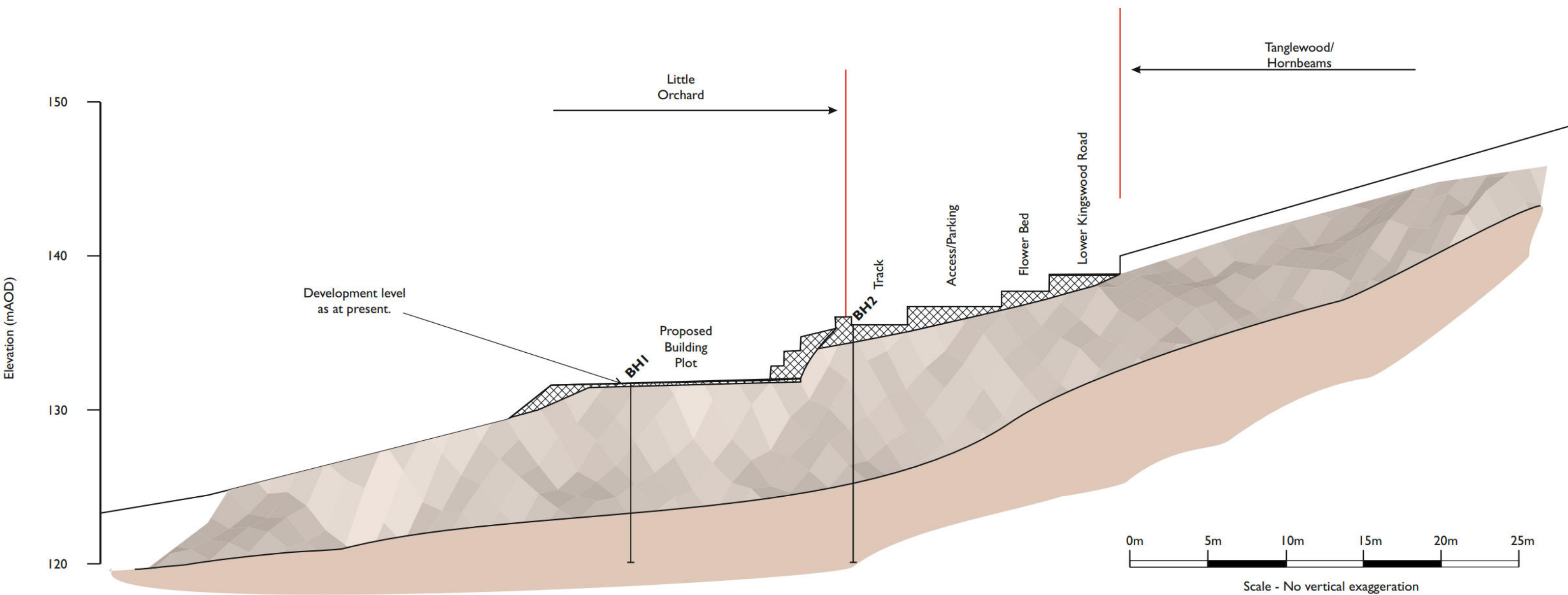
Scale = As Shown

Figure 1
Site Plan
Little Orchard,
Lower Kingsdown Road,
Corsham,
Wiltshire,
SN13 8BD

Job No: 9287
June 2019

Intégrale
Understanding Ground Conditions

Note: Do not scale to drawing.



Scale = 1:250 V + H (approx.) @ A3

Figure 2
Tentative Geological Cross-Section
 Little Orchard,
 Lower Kingsdown Road,
 Corsham,
 Wiltshire,
 SN13 8BD

Job No: 9287
 June 2019

Intégrale
 Understanding Ground Conditions

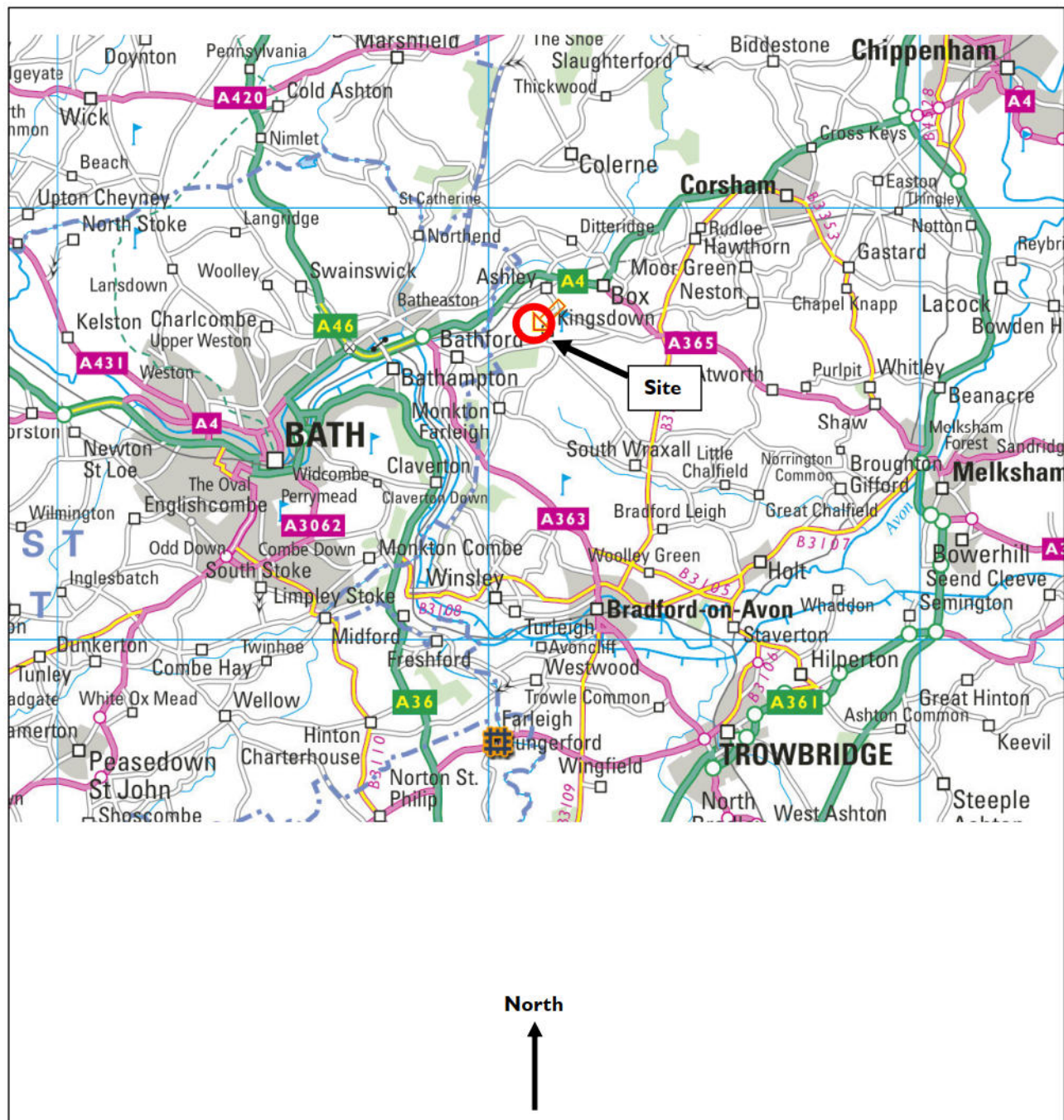
Appendix A

Site Location

Project: Little Orchard, Lower Kingsdown Road, Corsham, SN13 8BD

Job No: 9287

Site Location Plan



GEOLOGICAL • GEOTECHNICAL • ENVIRONMENTAL • ENGINEERING

Appendix B

Site Description/Photographs

REFERENCES	
Project No.	9287.
Site Address	Little Orchard, Lower Kingsdown Road, Corsham, Bath, SN13 8BD.
Grid Reference	E381015 NI67155.
Date of Visit	01 st March 2019.
Names of site owners/ developers/ engineers met with on site	Mr & Mrs Pim de Witte – Owners. Mark Gunner (Oakhills Construction) – Developer.
Prepared by	TF.
SITE – GENERAL	
Plan of site	See Figure 1.
Site size (area) : % building, % hardstanding, % soft landscaping, % open space, etc.	80-90% Soft landscaping/garden 10-20% development platform.
Current use (occupants and operations)	Residential.
Site Area	0.2Ha.
Maximum Dimensions	c.65m NW-SE x 25m NE-SW
Boundaries	Hedges and fences.
Any access limitations	Steep ramp down to development platform.
Any specific working hours for SI	08:00-17:00 and code needed for padlocked heras fencing.
Any specific Health and Safety hazards	Sloping ground.
Water supply on site?	Yes, external tap.
SITE – BUILDINGS	
Age of building(s)	Former building demolished at time of walkover.
Building appearance	Unknown.
State of buildings	Anecdotal evidence suggests the former building exhibited significant signs of structural distress.
Tanks	--
Other evidence of industrial activity	None.
Asbestos / deleterious materials	None noted.
Electrical equipment / Transformers	None.
SITE – EXTERNAL	
Hard surfacings	No hard surfacings.
Landscaped areas/ soft landscaping:	Garden appears overgrown.
Invasive species noted	None noted.
Can investigation be in landscaped areas.	Yes.
Site topography	Sloping from SE to NW with level development platform in SE.
Evidence of filling or raising, earthworks.	Located on ancient landslip. Development platform extended by developer.
Trees	--
Rock/ soil exposures	Yellow clay.

SURROUNDING LAND USES	
General site context	Residential/Rural.
Land use – north (give distances)	Residential dwelling and private garden.
Land use – south (give distances)	Residential dwelling.
Land use – east (give distances)	Residential dwelling
Land use – west (give distances)	Residential dwelling and private garden.
Nearby (<500m) sources of pollution	None noted.
Nearby river / surface water features	None noted.
Local ground profiles and signs of instability.	Significant ancient landslips in local area.
Evidence of structural distress on nearby buildings.	Known structural issues in local area.
Other features of note adjacent to site.	--



Plate 1 – Ramp down to site.



Plate 2 – The development platform.



Plate 3 - The development platform.



Appendix C

Intégrale Preliminary Slope Stability Report

Mark Gunner
Oakhills Construction Ltd
1, Long Street,
Tetbury,
Gloucestershire,
GL8 8AA

GGT/Q1902-15

18th April 2019

Dear Mark,

**PRELIMINARY GEOTECHNICAL SLOPE STABILITY ASSESSMENT,
LITTLE ORCHARD, LOWER KINGSDOWN, CORSHAM, SN13 8 BD.**

Following your recent instructions, we are pleased to report as follows:

1.0 INTRODUCTION

Mr and Mrs Pim de Witte purchased Little Orchard in early 2018. They have recently had the dormer bungalow demolished and they are now proposing to have a new property constructed over a similar plan area. Oakhills Construction Ltd are their contractors for the new-build. Charles Manning is the project architect.

Intégrale Ltd are commissioned to complete a Preliminary Geotechnical Slope Stability Assessment, to be followed by a suitable scope of intrusive ground investigation. The strategy being adopted was outlined in notes prepared following a site visit on 1 March.

This initial report describes the main features of the site and the published geology, summarises other nearby ground investigations and outlines a strategy for dealing with the potential site instability aspects. It anticipates the depth to the basal slip surface of ancient Landslip and it reports on an initial parametric slope stability study, before concluding on the likely current Factor of Safety against instability (FoS). It also indicates the FoS required for long-term stability following construction of the new house, and discusses appropriate foundations and retaining works for two alternative schemes, namely either including a basement, or not including a basement.

2.0 THE SITE

The property is about 6.5 km east, north-east of Bath City Centre; it has a National Ordnance Survey grid reference of .

The site is approximately 65 m long, down from the east to west, and typically 25 m wide. The former house was demolished in February 2019, and the levelled plot where it was located the south-east end, is about 20 m by 10 m in plan.

It is bounded upslope to the south-east by the access road, the levelled plot being about 2.5 m lower. In between are low masonry stone and blockwork retaining walls. Temporary access down onto the proposed building plot, is via a ramp constructed at the southern corner. The new lower formation level as locally, been excavated, below the footing of the retaining wall. Due south of the site, is a split-level contemporary house, whilst to the north-east another new-build house is under construction. The recently demolished house on that adjacent site was known as Lawton, and its' boundary with Little Orchard includes a leylandii conifer hedge.

A new earth bank has been constructed- out and downslope from the levelled plot on which Little Orchard previously sat. The architect's working drawings currently indicate no other significant changes to the rear garden downslope.

Further details can be seen on the site photographs appended.

Mark Lovell, a structural engineer, visited the property in early February, before it was demolished. He spoke to the writer and confirmed that there had been significant cracking within both the superstructure as well as the surrounding terraces and steps; he believed the structural distress to be due mainly to the dormer bungalow having been located on unstable Fullers' Earth Landslip, on inadequate foundations. Service trenches nearby may also have been located inappropriately, which may have worsened the stability.

3.0 PUBLISHED GEOLOGY

According to the most recent BGS geology map (Sheet 265, Bath) this site is located on Ancient Landslip, apparently derived predominantly from the Fullers' Earth Formation. This is predominantly a sequence of over-consolidated clays and mudstones with subordinate limestone bands. Directly upslope on the hillside, is 'cambered' Great Oolite Limestone.

Previously landslipped Fullers' Earth strata in this district are notorious. Structures built on conventional, unreinforced shallow footings can exhibit significant structural distress and modern day re-activations of slope instability do occur. Many new houses are now being supported on deep piled foundations, taken down through the Basal Slip Surface of the ancient Landslip and designed to accommodate lateral earth pressure. It is important to accurately assess the site specific depth of landslip, and the lateral loading due to unstable strata upslope.

4.0 OUTLINE HISTORY

The Tythe map of 1840 shows the site as predominantly rough open ground, with a few small cottages off to the east, and somewhat more distant to the west. That did not change on the 1900, 1921 and 1923 map editions. It seems likely that the previous house, believed to have dated to the 1940s or 1950s, may well have been the first development on the site.

Downslope, about 100 – 125 m from Little Orchard is a bulge of land at and beyond the field boundary. This is the toe of an old mudslide and it seems likely that the site of the house was within the influence of that mudsliding; the topography of the mudslide toe appears quite fresh and therefore it may be (a reactivation of movement) of historic age rather than being 'ancient'.

5.0 NEARBY GROUND INVESTIGATIONS

5.1 By Integrale

An investigation and slope stability assessment were completed at Tanglewood, c. 25 m south, in 2001. Investigations included mechanically dug trial pits and window sample boreholes. That site straddles the boundary between the foundered Great Oolite Limestone and landslipped Fullers' Earth. The BGS geology map shows that site being at the south-west end of the Corsham Fault, and this may have enhanced groundwater flow worsening stability. These investigations were also used in a later assessment at Hornbeams, a neighbouring bungalow (c. 50 m SW of Little Orchard) in 2018.

An interpretive geological section suggests 5-6m of yellowish brown, soft to firm/firm, silty sandy Clay with some limestone gravel and cobbles, forming the ancient Fullers' Earth Landslip. The underlying Insitu Fullers' Earth was firm to stiff/stiff/very stiff, dark grey, silty Clay. Groundwater seepage was encountered at c.2-3m depth. Laboratory classification tests revealed the clay soils to be of High Plasticity. Sulphate concentrations were not raised and special measures were not required to protect buried concrete.

An investigation and slope stability assessment was completed at Glen Echo, c. 75 m north-east in 1991. Investigations again included mechanically dug trial pits and 'Marlow Mole' auger and rotary boreholes, in a similar geological location to the site described above. Directly downslope of landslipped blocks of limestone, the brown-grey, Fullers' Earth Landslip was proven to be 6-7m deep, with the Insitu strata beneath being stiff/very stiff grey Clay with thin beds of limestone. The deepest borehole was taken to c.16m depth.

Investigations and slope stability analyses were undertaken at The Firs and Kingsdown Livery Stables between 2000 – 2002, typically 100 – 150 m north-east of Little Orchard. Investigations at 6, The Firs, utilised window sample boreholes. The boreholes in the upslope area were terminated between 2 – 3.5 m on limestone bedrock. A greater thickness of c.5m of Landslipped Fullers' Earth was anticipated in the lower area.

In 2001, Integrale completed slope analyses for the Livery Stables, following examination of the trial pits, because there was a long history of ground movements (worsened in the winter of 2000/2001) and part of the stables were demolished following severe structural distress. We oversaw a program of slope stability drainage installation to reduce the risk of future damaging slippage.

5.2 By Others

A ground investigation and geotechnical assessment were completed for the neighbouring property Lawton, in mid 2017. Integrale were provided with a copy of that report by Oakhills Construction. 4 dynamic sample boreholes were advanced to c. 5.5 m depth, and 2 mechanically dug trial pits to c. 4m.

The investigation proved between 0.5 – 3 m of Made Ground (typically brown sandy clay overlying sandy, clayey gravel), overlying soft becoming firm/stiff, yellow-grey-brown sandy silty Clay of the Fullers' Earth. The investigation does not appear to demarcate the depth to the basal slip surface, due to the ancient instability.

The geotechnical advisers concluded that the site is unstable and that special stability works are required. However, they said that conventional foundations may be suitable, founding into the FE Clay beneath the Made Ground.

Since that investigation does not draw a distinction between previously landslipped strata, and underlying insitu ground, it is necessary to make a judgement of whether it has proven undisturbed strata at or above 5.5 m depth. Based on the strata descriptions provided, and the results of SPT testing, Integrale tentatively suggest that the basal slip surface could be at typically 4-5m depth.

5.3 Likely Depth to Basal Slip Surface at Little Orchard

In line with the above, it seems quite likely that the basal slip surface could be at a depth of 5m to 7m, beneath the proposed building plot. That is based on the inferred geological sections established at Tanglewood, and at Glen Echo. That is an adequate judgement on which to initiate preliminary slope stability analysis.

6.0 PRELIMINARY SLOPE STABILITY ASSESSMENT

6.1 General

It is appropriate to consider both 'Global' and 'Local' Stability. From the previous Integrale investigations we have boreholes and trial pit information nearby from both the Glen Echo and Tanglewood/Hornbeams sites. Here the anticipated superficial geology and ground conditions are likely to be very similar to Little Orchard.

Tentative up and down slope Geological Cross Sections have been prepared for each of those two sites. On each of them we have indicated the most likely comparable, offset location of the proposed Little Orchard Building Plot. It can be seen that the anticipated ground conditions are very similar. We have also returned to the Little Orchard site and with simple surveying techniques (taped lengths and slope inclinations using an inclinometer) we have established a site specific section for more detailed analysis. As well as interrogating likely

FoS, for a variety of slip geometries, we have computed the likely required Horizontal Restoring Forces (HRF) for 'no basement' and basement depths of 2 m, 3 m, 4 m and 5 m.

Appended to this report are the sections we have analysed, the typical sliding modes we have considered (these having been based on similar slope failures we have seen on other nearby Bath hillslopes and other previous projects), and also included are the tabulated results of FoS computed for the analyses completed.

6.2 Effective Shear Strength Parameters

From previous Integrale projects, the published technical literature (e.g. Cripps and Taylor, 1981, Engineering Properties of British Mudrocks, QJEG) and other documented case histories, we would expect the 'local residual effective shear strength' along existing slip surfaces to generally be in the range 12.5 – 17.5°. We have initially considered 12.5°, 15° and 17.5°, before fine tuning the value in our back analysis. We have assumed residual cohesion as zero (as is normal practice).

By inspection, it has been tentatively concluded that the 'local residual effective shear strength' for the Little Orchard building plot, is likely to be about 16°.

6.3 Modes of Failure

For the Glen Echo section, three circular failures are considered, encompassing the site (c. 15 m in extent), and extending downslope between 25 – 40 m, referenced Slips A, B and C, respectively. A more extensive 75 m long noncircular slip, referenced Slip D, extending both upslope and downslope, has also been analysed.

For the Hornbeams/Tanglewood site, two other similar, shallow circular failures have been considered and referenced Slip BB and Slip DD.

6.4 Global Stability

Stability computer runs, utilising the software developed and offered under licence by OASYS Ltd, and known as SLOPE, have been interrogated for the three values of residual internal friction described above, without groundwater ('Dry') and with groundwater at 2 m depth, and for each of the slip modes, described. The tabulated Factors of Safety Against Instability are appended to this report.

For both the Glen Echo and Hornbeams sections, it was tentatively concluded that local residual effective shear strength of between 15° and 17.5°, is likely to apply. A value of c. 16° has been adopted for the Little Orchard building plot, for this preliminary slope stability assessment.

Four supplementary slip geometries have been investigated, extending upslope from the building plot. Slip E extends 30 m upslope, and 20 m downslope of the building plot, with the basal slip at (between 4-8m, averaging) 6 m depth. A similar, but less extensive Slip F, is 30 m remote upslope, but daylights at the foot of the retaining wall supporting the upslope plot boundary, (between 2-4m, averaging) typically to 3 m depth. Slips G and H are shallow circular failures, about 2-4m deep, also daylighting at the foot of that retaining wall, and extending 30 m and 15 m upslope of it, respectively. By inspection, Slip H is the most critical, with computed FoS of about unity, particularly when water pressures are introduced. It was noted that there is evidence of a tension crack in the hard surface of the track, directly upslope of the site. That tends to support the hypothesis that Slip H is the most critical potential failure.

6.5 Horizontal Restoring Force

We extended the above analyses to judge what HRF would be required to predict a Factor of Safety Against Instability of 1.3. This is a 'generic' value indicative of stability to be achieved for design purposes, in cohesive materials. A higher value of 1.5 is usually adopted for granular materials.

The minimum HRF required would be about 40 kN/m², if the existing plot surface were to be the development level.

However, it is possible that the client may decide to pursue a scheme involving a basement. Consequently, we have considered a range of reduced elevations between 1 m and 5 m below current site level. For a 1 m, 2m,

3m, 4m and 5m reduced level, we have computed HRF's of c. 75 kN/m², 125 kN/m², 200 kN/m², 275 kN/m² and 375 kN/m², respectively.

Based on past experience, Intégrale infer that a basement deeper than about c. 3 m, may well not be cost-effective.

7.0 GENERAL DISCUSSION.

It seems likely that the depth to the Basal Slip Surface, below the Little Orchard building plot could be 5-7m. The Fullers' Earth Landslip materials are likely to include soft to firm, yellow and brown highly plastic Clay, with varying proportions of limestone gravel and cobbles (with occasional limestone boulders). It may be that Window Sampling boreholes could 'hang-up' on limestone obstructions within the Landslip, and that drilling technique has no facility for boring deeper into harder materials. Consequently, Intégrale believe that conventional Percussion Boring, with a Shell and Auger rig, is to be the preferred drilling technique. (We have spoken to an experienced driller who says he can manoeuvre is rig up and down the steep temporary ramp, to gain access onto the levelled site). This method of boring has the facility of heavy duty chiselling to breakthrough some obstructions, and to assist deeper boring into weathered, more rocky strata. It will also be significantly less expensive than conventional rotary core drilling.

The main findings from our Preliminary Slope Stability Assessment are as follows:

1. The Local Residual Effective Shear Strength, for the Little Orchard building plot, is likely to be about 16°.
2. The most critical failure modes are relatively restricted circular or noncircular 'slumps' daylighting either at the foot of the current retaining wall, or at the base of whichever reduced elevation basement slab level is chosen. Those slumps are unlikely to extend upslope more than about 15 m, and 5 m may be more realistic.
3. If no basement is to be included in the scheme, the new foundations will need to extend through the Landslip, and into the undisturbed strata beneath. Consequently, some form of piled foundation will be appropriate. From past experience, bored piling will be preferred to driven. Bored piles should be taken an adequate depth below the basal landslip surface. Depending on the overall scheme of piling adopted, the piles could extend almost twice the depth of the Landslip thickness. 10-15m piles could be appropriate, unless supplementary raking piles are included in the scheme.

It will be appropriate to sink investigation borings at a minimum of two locations, to a depth of 10 – 15 m.

For a scheme without a basement, and HRF of about 40 kN/m² a new retaining structure, may well be appropriate.

4. If a basement is to be included within the scheme, then a contiguous bored pile wall may be the most technically and cost-effective method to adopt. That wall can accommodate a 2-3m deep basement, and may need to be designed for an HRF in the range 150 – 200 kN/m².

The intrusive ground investigation is due to commence in a few weeks time. At this stage it would be appropriate to issue a copy of this report to an experienced bored piling contractor to estimate the size of bored piles required, together with the appropriate reinforcement. That will enable realistic costings to be prepared for both the 'no basement' and 'basement' options so that appropriate decisions can be reached.

END OF LETTER REPORT

We hope that the above and the attached are suitable for your present purposes. I will be writing to you separately to provide a detailed breakdown of the drilling, testing and technical supervision/reporting costs for the intrusive investigation. Please do not hesitate to give me a call if you have any queries.

Yours sincerely

Gareth Thomas
Managing Director.

Enclosures: Sections for Slope Analysis
Tabulated Results of Slope Analyses.

Geotechnical • Engineering • Geoenvironmental • Consultancy
Understanding Ground Conditions

9287 Little Orchard, Lower Kingsdown Road

Re: Summary of Preliminary Slope Stability Analyses

18th April 2019

GLOBAL STABILITY

Little Orchard & Glen Echo Section

	12.5°		15°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m	Dry	GW at 2m
Slip A	0.90	0.60	1.09	0.75	1.30	0.90
Slip B	1.05	0.75	1.25	0.95	1.50	1.10
Slip C	1.25	1.05	1.50	1.25	1.75	1.50
Slip D	0.90	0.55	1.10	0.65	1.30	0.75

Little Orchard & Hornbeam Section

	12.5°		15°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m	Dry	GW at 2m
Slip BB	0.95	0.80	1.15	0.95	1.35	1.10
Slip DD	0.90	0.65	1.10	0.80	1.30	0.95

LOCAL STABILITY

Case A – As Present

	12.5°		15°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m	Dry	GW at 2m
Slip E	0.9	0.65	1.15	0.75	1.35	0.9
Slip F	0.8	0.65	0.95	0.8	1.15	0.95
Slip G	0.8	0.7	0.95	0.85	1.2	0.98
Slip H	0.9	0.85	1.05	1.0	1.2	1.15

	16°	
	Dry	GW at 2m
5m Upslope	0.55	0.55
10m Upslope	0.9	0.9
15m Upslope	1.2	1.15
HRF $\geq$ 1.3 kN/m ²	35-40	35-40

Results shown in tables above are Factors of Safety Against Instability (FoS)

Case B – With a 5m Basement

	12.5°		15°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m	Dry	GW at 2m
Slip E	0.75	0.45	0.9	0.55	1.05	0.65
Slip F	0.8	0.65	0.95	0.8	1.15	0.95
Slip G	0.8	0.7	0.95	0.85	1.1	0.95
Slip H	0.9	0.85	1.05	1.0	1.2	1.15
Horizontal Restoring Force Required for $FoS \geq 1.3$ kN/m ²	1,050	1,400	700	1,000	350	700

	16°	
	Dry	GW at 2m
5m Upslope	0.4	0.25
10m Upslope	0.45	0.3
15m Upslope	0.75	0.5
HRF ≥ 1.3 kN/m ²	350	400

	16°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m
5m Upslope	1.5	1.7	1.5	1.65
10m Upslope	1.15	1.15	1.15	1.15
15m Upslope	1.45	1.2	1.5	1.25
HRF ≥ 1.15 kN/m ²	320	375	300	360

Results shown in tables above are Factors of Safety Against Instability (FoS)

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Case B – With a 4-4.5m Basement

	16.5°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m
5m Upslope	0.45	0.35	0.5	0.4
10m Upslope	0.65	0.5	0.7	0.5
15m Upslope	0.85	0.6	0.9	0.65
HRF ≥ 1.15 kN/m ²	215	285	200	265

Case B – With a 3-3.5m Basement

	16°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m
5m Upslope	0.6	0.5	0.65	0.55
10m Upslope	0.75	0.6	0.8	0.65
15m Upslope	1.02	0.7	1.1	0.8
HRF ≥ 1.15 kN/m ²	145	200	125	175

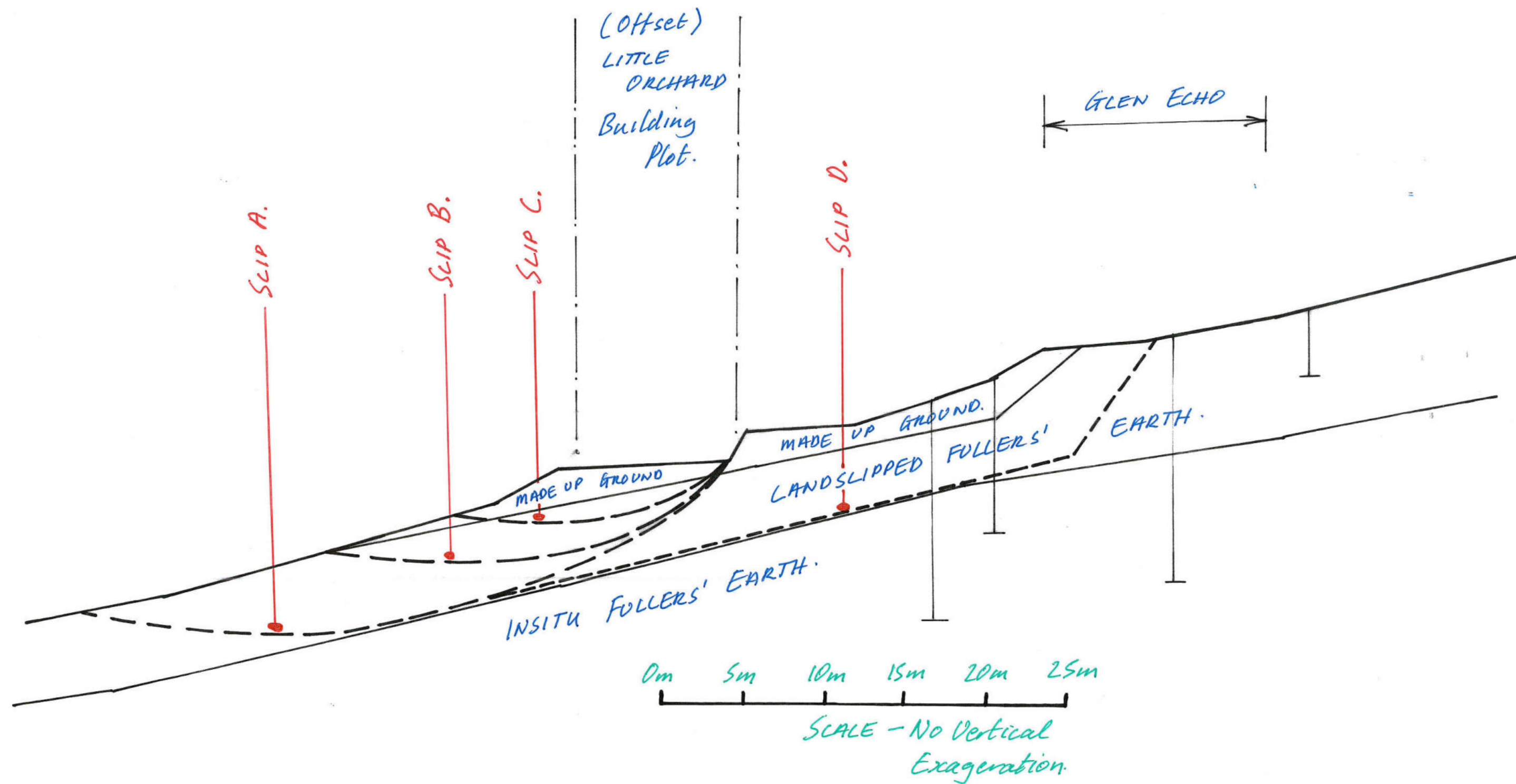
Case B – With a 2-2.5m Basement

	16°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m
5m Upslope	0.75	0.6	0.8	0.7
10m Upslope	0.85	0.65	0.9	0.75
15m Upslope	1.15	0.85	1.25	0.95
HRF ≥ 1.15 kN/m ²	90	125	75	110

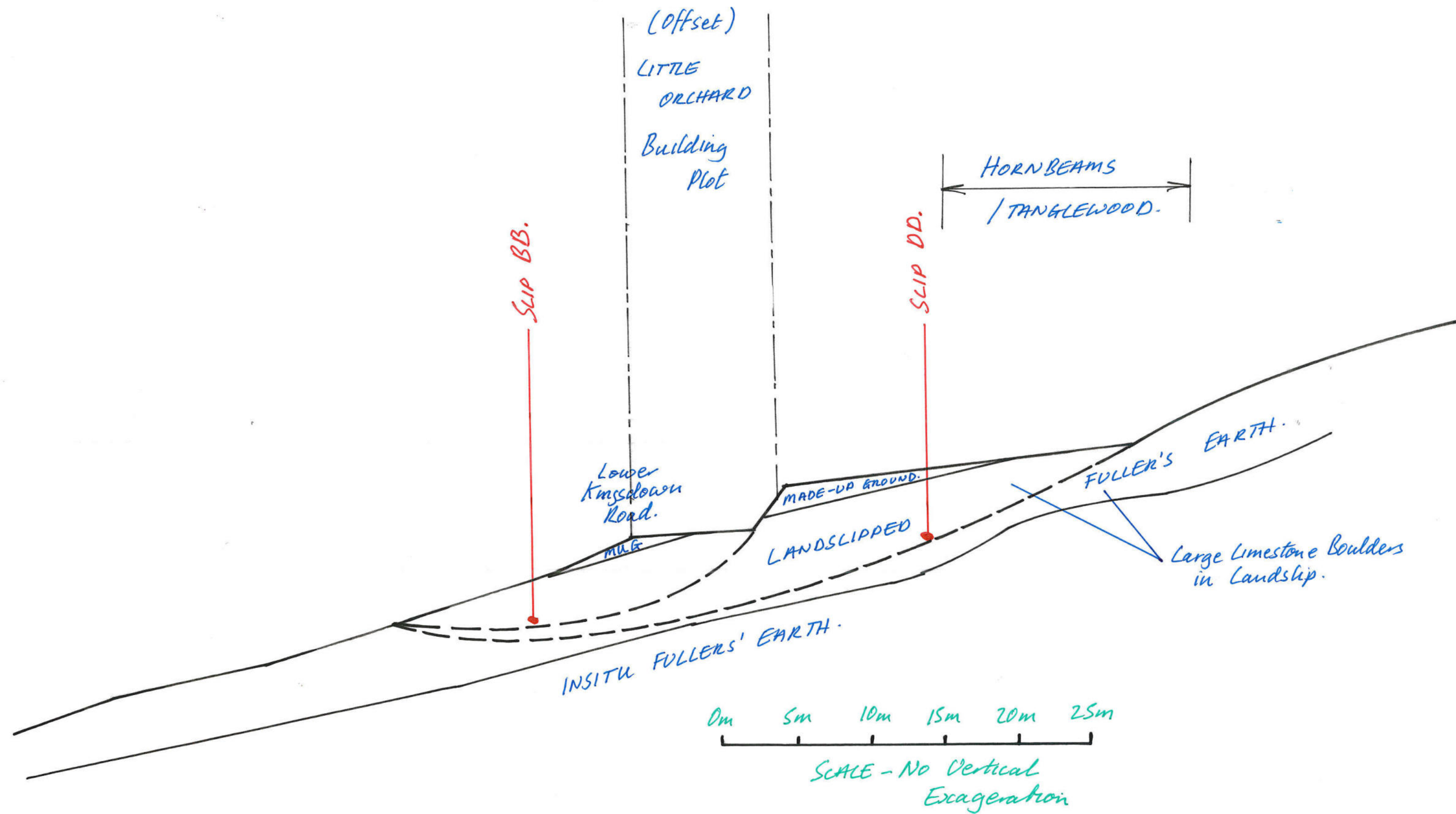
Case B – With a 1-1.5m Basement

	16°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m
5m Upslope	0.85	0.75	0.9	0.8
10m Upslope	1.01	0.9	1.1	1.01
15m Upslope	1.15	0.95	1.25	1.05
HRF ≥ 1.15 kN/m ²	50	75	40	50

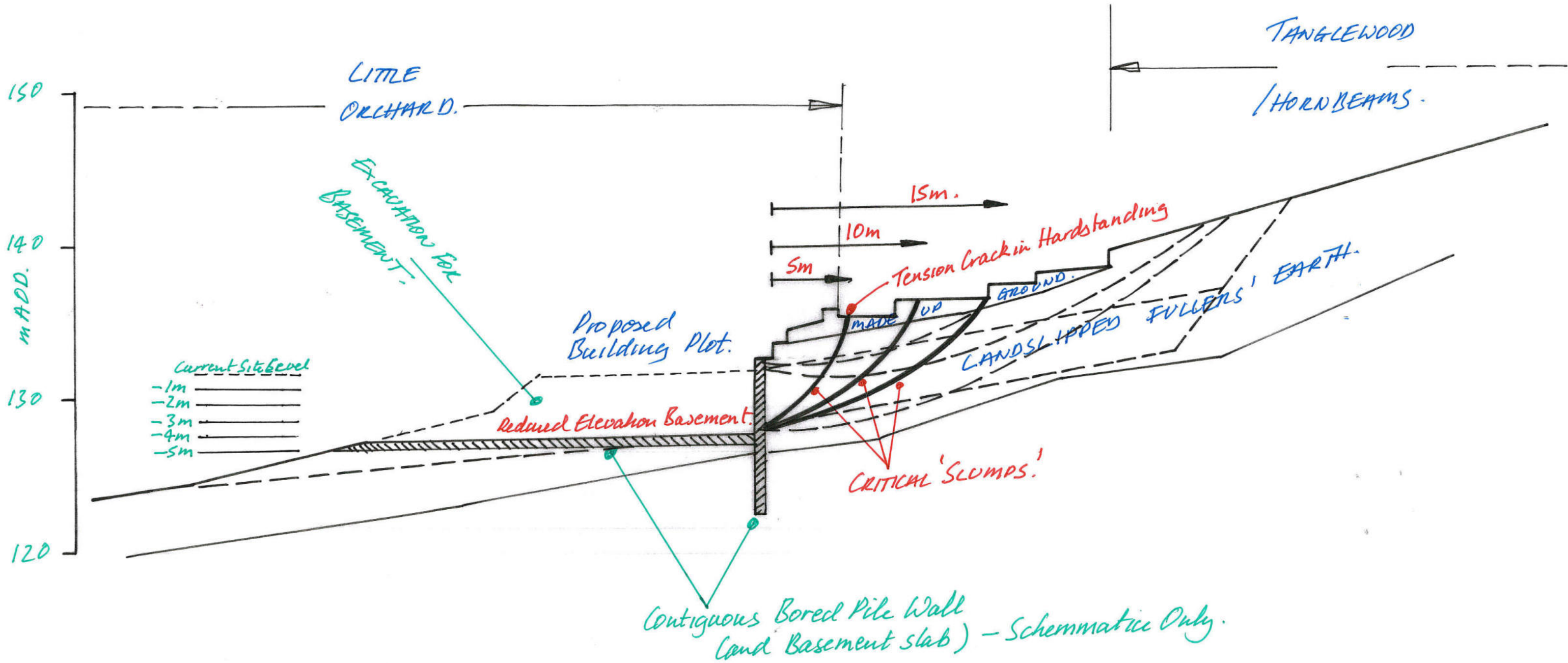
Results shown in tables above are Factors of Safety Against Instability (FoS)



1 to 250 (@ A3 size)



1 to 250 (@ A3 size).



Scale: 1 to 250 (@ A3 size).

Appendix D

Borehole Logs

STANDARD METHODOLOGY FOR CABLE PERCUSSION (Shell & Auger) BOREHOLES

Cable percussion boreholes were sunk using conventional percussion boring techniques. The type of drilling rig and diameter of equipment are identified on each of the borehole records included as a separate appendix. The locations are given in Figure 1 and selected using information on the proposed redevelopment, existing buried services and structures, ongoing site use, reinstatement requirements and time constraints.

Standard Penetration Tests (SPT's) were completed at regular intervals and where appropriate the test depths have been staggered between boreholes to achieve the maximum information.

In the standard test, an open tube 'spoon' sampler is driven six successive increments of 75mm. The blow counts required by a standard 63.5kg hammer dropping through a fixed 0.75m distance (controlled by a trip hammer mechanism) is recorded. In general, the first two 75mm increments are assumed to be within disturbed material at the base of the borehole and these results are often ignored or considered carefully. The four remaining 75mm increments blow counts are summated and recorded as 'N' values. This standard test was first adopted for use in relatively homogeneous sandy materials and has been widely extended to other materials. Care should be adopted when interpreting the 'N' values, particularly in materials where there is a transition from more weathered soils at shallow depth into less weathered material, or where localised gravel or cobbles are present. It is important to consider each 75mm incremental blow count, rather than just the single 'N' value. Consequently, a full record of the penetration blow counts are included within the borehole records.

Where it was not possible to complete the standard tests due to the hardness of material, a minimum of 50 blows was adopted and an interpretation of the likely estimated 'N' value has been included in the borehole records.

Open drive (U100mm) undisturbed samples were recovered in appropriate cohesive strata. The number of blows taken to recover the sample and the % recovery is recorded.

Small disturbed and/or bulk disturbed samples were recovered in between SPT spoon and U100mm samples ' to provide a virtually continuous record of the strata penetrated. Where water samples were recovered by the drilling crew using a bailer, this is shown on the borehole logs.

Small quantities of water are often added to lubricate the casing and assist progress, particularly in granular strata. Steel casings are used to prevent collapse of the borehole walls and details of the casing depths are given on the borehole records.

Where obstructions or weathered bedrock is encountered, progress is continued by use of a heavy duty California bit chisel.

Records were kept of the depth and strength of groundwater seepages. On encountering seepage, drilling was suspended for 20 minutes and the standing water level then recorded.

Drilling was directed part-time by an experienced geologist who kept in touch with the drill crew by mobile phone and agreed the termination of each borehole.

On completion the boreholes were either backfilled with their spoil, and if requested the surface reinstated, or a standpipe installation fitted.

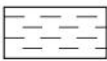
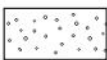
The borehole records have been prepared using Gint software, taking into account both site descriptions and subsequent laboratory testing.

EXPLORATORY HOLE EXPLANATION SHEET

SAMPLES AND TESTS

AMAL	Amalgamated sample	J	Jar sample	HVP	Hand-held shear vane test
B	Bulk disturbed sample	LB	Large bulk disturbed sample	HSV	Hand-held shear vane test
BLK	Block sample	M	Mazier type sample	MEX	Mexicone penetrometer test
C	Core sample	SPTLS	Standard penetration sample	PID	Photoionization detector (gas)
CBR	CBR mould sample	TW	Thin-walled push in sample		
D	Small disturbed sample	U	Undisturbed sample - open drive		
ES	Environmental sample	UT	Thin wall open drive tube sampler		
EW	Environmental water sample	W	Water sample		
G	Gas sample				

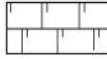
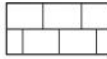
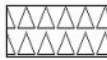
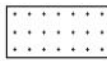
SOILS

	Topsoil
	Concrete
	Made Ground (Fill)
	Peat
	Clay
	Silt
	Sand
	Gravel
	Cobbles
	Boulders

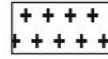
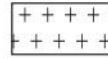
Note: composite soil types will be signified by combined soil types e.g.

	Silty Sand
--	------------

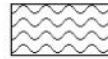
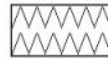
SEDIMENTARY

	Chalk
	Limestone
	Conglomerate
	Breccia
	Sandstone
	Siltstone
	Mudstone
	Shale
	Coal
	Pyroclastic (Volcanic Ash)
	Gypsum, Rocksalt, etc.
	Void/Broken Ground

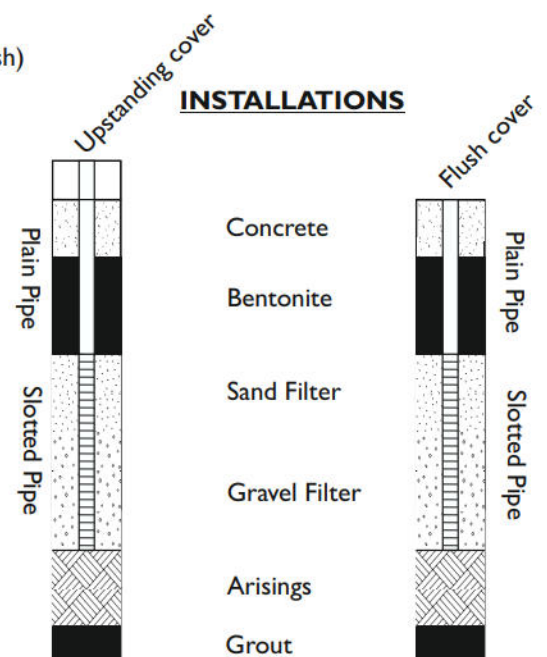
IGNEOUS

	Coarse Grained Igneous
	Medium Grained Igneous
	Fine Grained Igneous

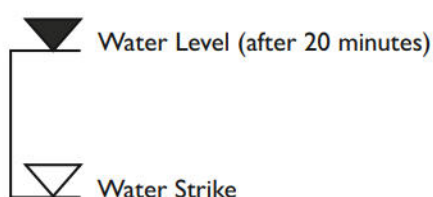
METAMORPHIC

	Coarse Grained Metamorphic
	Medium Grained Metamorphic
	Fine Grained Metamorphic

INSTALLATIONS



WATER SYMBOLS



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Registered Office: The Granary, Chewton Fields, Ston Easton, Somerset, BA3 4BX, United Kingdom
Company Registration No. 2855366 England VAT Reg. No. 609 7402 37



Borehole Log

Borehole No.

BH1

Sheet 1 of 2

Project Name: Little Orchard, Corsham

Project No.
9287

Co-ords: -

Hole Type
CP

Location: Lower Kingsdown Road, Corsham, Wiltshire, SN13 8BD

Level:

Scale
1:33

Client: Mr & Mrs Pim de Witte

Dates: 07/05/2019 - 07/05/2019

Logged By
TF

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.05			0.05			MADE GROUND: (Comprising 'loose' brown and grey slightly clayey and slightly sandy angular to subangular fine to coarse Gravel of limestone, brick and concrete. Sand is fine to medium. Rare fragments of ceramic pottery and glass.)	
		0.50	D		0.50			MADE GROUND: (Comprising soft brown slightly sandy slightly gravelly silty Clay. Sand is fine to medium. Gravel is subangular to subrounded fine to medium of oolitic limestone and rare fragments of brick.)	
		1.00		SPT (1,1/1,1,1,1) N = 4				Soft cream becoming creamy brown locally orange slightly sandy silty CLAY with rare gravel. Sand is fine. Gravel is subrounded fine of oolitic limestone.) (LANDSLIP)	1
		1.00 - 1.45	D						
		1.70	D						
		2.00		SPT (1,2/3,3,3,4) N = 13				Below 2.0m, becoming firm, damp and sandy to very sandy.	2
		2.00 - 2.45	D						
		2.70	D						
		3.00		SPT (1,1/2,4,6,8) N = 20	3.00			Stiff brown, grey brown and yellow brown slightly sandy silty CLAY. Sand is fine. (LANDSLIP)	3
		3.00 - 3.45	D						
		3.70	D		3.70			Soft cream and yellow brown silty sandy gravelly CLAY. Sand is fine to medium. Gravel is angular to subrounded fine of oolitic limestone. Rare fragments of shells. (LANDSLIP)	4
		4.00		SPT (7,7/9,7,50 for 50mm) N = 90	4.00			Dense cream and yellow brown BOULDERS of oolitic limestone in a silty sandy clay matrix. Sand is fine to medium. (LANDSLIP)	
		4.00 - 4.45	D						
		4.70	D						
		5.00		SPT (7,18/15,10,7,8) N = 40					5
		5.00 - 5.45	D						
		5.50 - 5.95	U	Ublow=130	5.40			Firm yellow brown and pale grey silty sandy gravelly CLAY. Sand is fine. Gravel is angular fine to coarse of limestone. (LANDSLIP)	
		6.00		SPT (2,4/5,4,5,6) N = 20	6.00			Firm locally firm to stiff greyish yellow brown and pale creamy brown slightly sandy slightly gravelly silty CLAY. Sand is fine. Gravel is angular to subrounded fine to coarse of limestone. Occasional crystals of gypsum. (LANDSLIP)	6
		6.00 - 6.45	D						
		6.50 - 6.95	D	Ublow=50					

Continued on next sheet

Remarks

No groundwater encountered.

Monitoring well installed at 12.0m depth. Response zone between 1m and 12m.

Chiselling from 4.4 to 4.5m (15mins) and 12.0 to 12.1m (1hr).



Borehole Log

Borehole No.

BH1

Sheet 2 of 2

Project Name: Little Orchard, Corsham

Project No.
9287

Co-ords: -

Hole Type
CP

Location: Lower Kingsdown Road, Corsham, Wiltshire, SN13 8BD

Level:

Scale
1:33

Client: Mr & Mrs Pim de Witte

Dates: 07/05/2019 - 07/05/2019

Logged By
TF

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		6.95 7.00	U	SPT (4,4/2,3,6,16) N = 27				Below 7.0m, becoming locally blue grey and gravelly/brashy (less consolidated).	7
		7.00 - 7.45	D						
		7.50 - 7.95	U	Ublow=150					
		8.00		SPT (6,8/10,8,10,16) N = 44	8.00			Very stiff greyish yellow brown and pale creamy brown slightly sandy slightly gravelly silty CLAY. Sand is fine. Gravel is angular to subrounded fine to coarse of limestone. Occasional crystals of gypsum. (WEATHERED FULLERS EARTH FORMATION)	8
		8.00 - 8.45	D						
		8.50 - 8.95	U	Ublow=110					
		9.00		SPT (6,6/10,12,16,20) N = 48	8.80			Very stiff blue grey slightly silty slightly sandy CLAY with a calcareous deposit. Sand is fine. Occasional shell fragments. (WEATHERED FULLERS EARTH FORMATION)	9
		9.00 - 9.45	D						
		9.70	D						
		10.00		SPT (12,13/10,6,10,12) N = 38	10.00			Stiff becoming firm to stiff yellow brown locally blue grey slightly gravelly silty sandy CLAY with a calcareous deposit. Sand is fine to medium. Gravel is angular to subangular fine to coarse of limestone. (WEATHERED FULLERS EARTH FORMATION)	10
		10.00 - 10.45	D						
		10.70	D						
		11.00		SPT (6,5/5,5,8,14) N = 32					11
		11.00 - 11.45	D						
		11.70	D						
		12.00		CPT (25 for 5mm/50 for 5mm) N = Refused	12.11			At 12.1m, borehole refused on suspected limestone bedrock.	12
		12.10		CPT (25 for 5mm/50 for 5mm) N = Refused				End of borehole at 12.11 m	
									13

Remarks

No groundwater encountered.

Monitoring well installed at 12.0m depth. Response zone between 1m and 12m.

Chiselling from 4.4 to 4.5m (15mins) and 12.0 to 12.1m (1hr).



Intégrale

Understanding Ground Conditions

Borehole Log

Borehole No.

BH2

Sheet 1 of 2

Project Name: Little Orchard, Corsham

Project No.
9287

Co-ords: -

Hole Type
CP

Location: Lower Kingsdown Road, Corsham, Wiltshire, SN13 8BD

Level:

Scale
1:33

Client: Mr & Mrs Pim de Witte

Dates: 08/05/2019 - 08/05/2019

Logged By
TF

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.10			MACADAM.	
					0.30			MADE GROUND: (Comprising 'loose' pink sandy angular to subangular fine to coarse Gravel of limestone. Sand is fine to coarse.)	
		0.50	D					Soft brown slightly silty slightly gravelly sandy CLAY with low cobble content. Sand is fine to medium. Gravel is subrounded fine to medium of oolitic limestone. Cobbles are subangular of fibrous calcite.	
					0.90			(LANDSLIP)	
		1.20		SPT (3,2/1,1,2,2) N = 6				Soft yellow slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is subrounded fine to coarse off oolitic limestone.	1
		1.20 - 1.65	D					(LANDSLIP)	
		1.70	D						
		2.00		SPT (1,1/1,2,1,2) N = 6					2
		2.00 - 2.45	D		2.20				
		2.70	D					Soft to firm becoming firm with depth dark brown becoming brownish blue grey slightly sandy silty CLAY with rare gravel. Sand is fine. Gravel is subangular fine to medium of mudstone lithorelicts. Occasional organic debris/strands of grass.	
		3.00		SPT (1,1/1,2,2,3) N = 8				(LANDSLIP)	3
		3.00 - 3.45	D						
		3.70	D						
		4.00		SPT (1,2/2,3,4,4) N = 13				Firm becoming stiff yellow brown and grey mottled slightly sandy locally sandy silty CLAY. Sand is fine to medium. Occasional organic debris/strands of grass and crystals of gypsum.	4
		4.00 - 4.45	D					(LANDSLIP)	
		4.70	D					Below 4.0m, rare gravel. Gravel is subangular to subrounded fine to medium gravel of mudstone and oolitic limestone.	
		5.00		SPT (2,3/4,6,7,10) N = 27				Below 4.5m, becoming predominantly brownish grey with yellow brown mottling.	5
		5.00 - 5.45	D						
		5.70	D					Below 5.5m, becoming softer and gravelly (less consolidated).	
		6.00		SPT (3,3/4,4,3,4) N = 15					6
		6.00 - 6.45	D		6.10			Firm becoming soft yellow and yellow brown slightly silty slightly gravelly sandy becoming very sandy CLAY. Sand is fine to medium. Gravel is subangular fine to medium of oolitic limestone.	

Continued on next sheet

Remarks

No groundwater encountered.

Monitoring well installed at 12.0m depth. Response zone between 6m and 12m.

Chiselling from 4.5 to 8.6m (15mins) and 12.0 to 12.1m (1hr).



Borehole Log

Borehole No.

BH2

Sheet 2 of 2

Project Name: Little Orchard, Corsham

Project No.
9287

Co-ords: -

Hole Type
CP

Location: Lower Kingsdown Road, Corsham, Wiltshire, SN13 8BD

Level:

Scale
1:33

Client: Mr & Mrs Pim de Witte

Dates: 08/05/2019 - 08/05/2019

Logged By
TF

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		6.70	D					(LANDSLIP)	
		7.00 - 7.45	U	Ublow=40	7.00			Firm to stiff brown grey locally yellow brown slightly sandy silty CLAY with rare gravel. Sand is fine. Gravel is subangular fine of mudstone. Locally frequent crystals of gypsum.	7
		7.50		SPT (6,6/6,14,13,6) N = 39	7.50			Firm cream, yellow brown and pale grey silty sandy locally very sandy gravelly CLAY. Sand is fine to medium. Gravel is subangular to subrounded fine to medium of oolitic limestone. Occasional crystals of gypsum.	
		7.50 - 7.95	D		7.90			(LANDSLIP) Dense cream and yellow brown BOULDERS of oolitic limestone in a silty sandy clay matrix. Sand is fine to medium.	8
		8.10	D					(LANDSLIP)	
		8.50	D					(LANDSLIP)	
		8.50		SPT (25 for 10mm/50 for 50mm) N = 300				(LANDSLIP)	
		9.10	D					(LANDSLIP)	
		9.50		SPT (6,8/7,10,12,8) N = 37	9.50			Very stiff greyish yellow brown, cream and pale grey slightly sandy slightly gravelly sandy CLAY. Sand is fine to medium. Gravel is subangular fine to coarse limestone. Rare fragments of shells. Occasional crystals of gypsum.	
		9.50 - 9.95	D					(WEATHERED FULLERS EARTH FORMATION)	10
		10.10	D					(WEATHERED FULLERS EARTH FORMATION)	
		10.50 - 10.95	U	Ublow=60				Below 10.5m, becoming blueish grey brown mottled yellow brown.	
		10.95	D					Below 10.5m, becoming blueish grey brown mottled yellow brown.	
		11.00		SPT (7,10/7,10,15,25) N = 47				Below 11.3m, locally brashy and sandy.	11
		11.00 - 11.45	D					Below 11.3m, locally brashy and sandy.	
		11.50 - 11.80	U	Ublow=150				Very stiff brown grey and yellow brown slightly sandy slightly gravelly silty CLAY with a calcareous deposit. Sand is fine to medium. Gravel is subangular fine to medium of limestone.	12
		12.00		SPT (25,-/50 for 50mm) N = 300	12.00			(WEATHERED FULLERS EARTH FORMATION) Suspected LIMESTONE bedrock recovered as fine to medium Sand and angular to subangular fine Gravel of limestone.	
		12.00 - 12.10	D		12.18			(WEATHERED FULLERS EARTH FORMATION) Suspected LIMESTONE bedrock recovered as fine to medium Sand and angular to subangular fine Gravel of limestone.	
		12.10		CPT (25 for 40mm/50 for 40mm) N = 375				End of borehole at 12.18 m	13

Remarks

No groundwater encountered.

Monitoring well installed at 12.0m depth. Response zone between 6m and 12m.

Chiselling from 4.5 to 8.6m (15mins) and 12.0 to 12.1m (1hr).

Appendix E

Results of Geotechnical Laboratory Testing

STANDARD METHODOLOGY FOR GEOTECHNICAL SAMPLING

Soil samples are recovered from trial pits or borehole samples using a stainless steel trowel and immediately placed into airtight plastic tubs or bags, as appropriate for the testing. If required the soil samples may be wrapped in cling film, particularly in suspected desiccated soils. Samples are labelled with the site name, investigation location and depth and placed into either cool boxes or large bulk bags for transit from site. An analytical schedule is drawn up in line with the actual ground conditions proven, proposed site use and likely design parameters.

Samples are sent to a specialist testing laboratory. Testing is completed in line with BS1377 as far as possible and details of the test method and UKAS accreditation are provided by the laboratory on the results sheets in a separate appendix.



Test Report

South West Geotechnical Ltd
Unit 3 Brooklands,
Howden Road,
Tiverton,
Devon
EX16 5HW

Job No:	11430	Date Received:	29/05/19
Job Name:	Little Orchard, Corsham	Date Sent:	06/06/19
Client Name:	Integrale	Transmittal Number:	T4665
Client Job No:	9287	Senders Initials:	DT
Client Address	Suite 7, Westway Farm Business Park, Wick Road, Bishop Sutton, Bristol, BS39 5XP	Report Revision No.	1
		Sampled by SWG lab staff?	NO

[illegible]

Sampling not performed by South West Geotechnical laboratory staff. Results apply to the samples as received.

Approved Signatories:

Dan Ayre (Quality Manager)

David Trowbridge (Laboratory Manager)

The results contained within this report only relate to the samples tested. This certificate shall not be reproduced except in full, without prior written approval of the laboratory.



8260

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ISO/IEC
17025:2017

Summary of Classification Test Results

Unit 3 Brooklands,
Howden Road,
Tiverton,
Devon
EX16 5HW

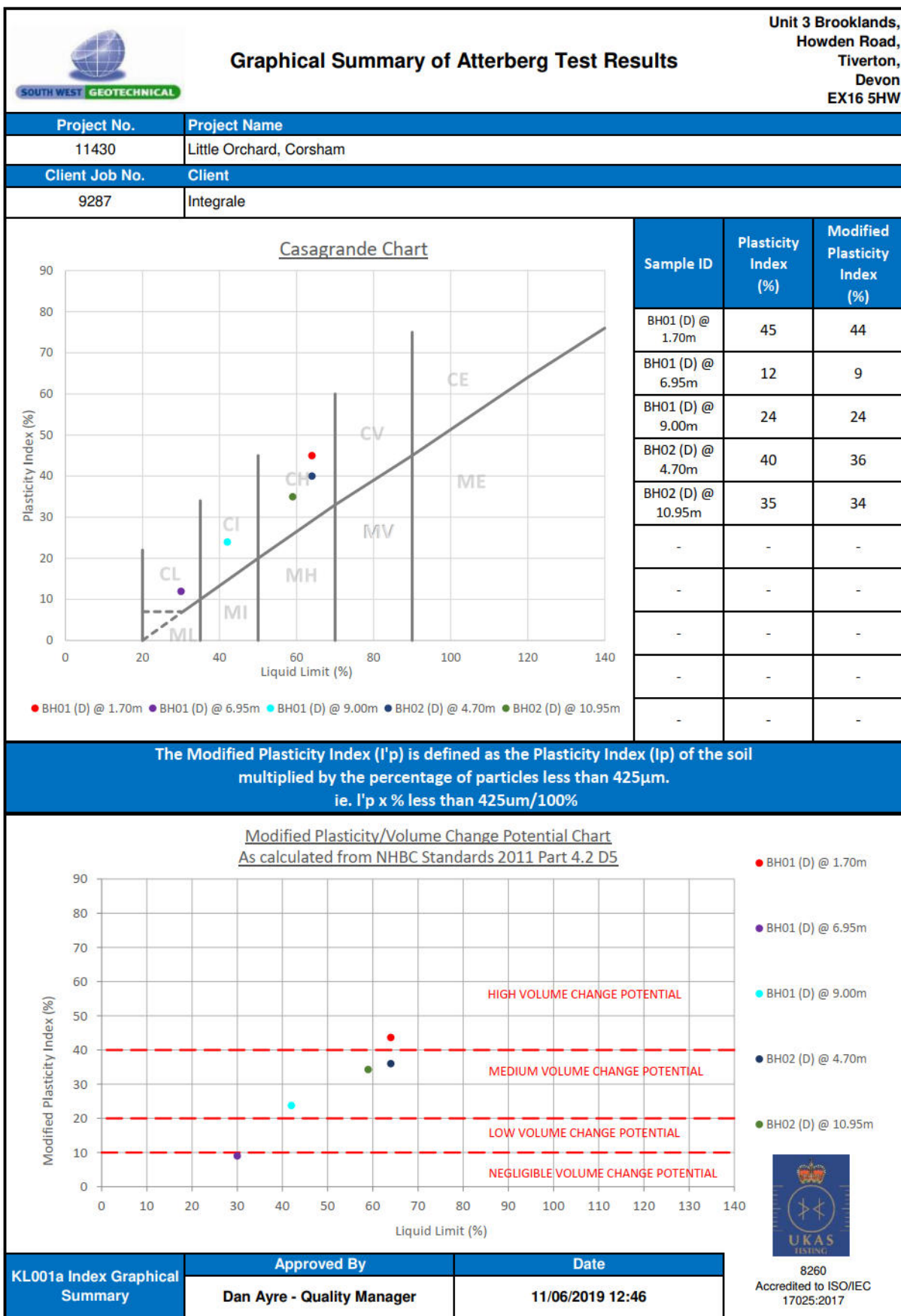


8260
Accredited to
ISO/IEC
17025:2017

Project No.		Project Name										
11430		Little Orchard, Corsham										
Client Job No.		Client										
9287		Integrale										
Hole No.	Sample				Soil Description	mc	Passing 425µm	LL	PL	PI	Particle density	Remarks
	Type	Top	Base	Ref		Cl.3.2			Cl5.3	Cl5.4		
						%	%	%	%	%	Mg/m3	
BH01	D	1.70		D3	Brown slightly sandy slightly gravelly silty CLAY	30	97 - Sieved	64	19	45	-	
BH01	D	3.00	3.45	SP6	Grey slightly sandy slightly gravelly silty CLAY with shell fragments	31	-	-	-	-	-	
BH01	D	6.95		D14	Light grey slightly sandy slightly gravelly silty CLAY	13	75 - Sieved	30	18	12	-	
BH01	D	9.00	9.45	SP19	Light grey slightly sandy silty CLAY	17	99 - Sieved	42	18	24	-	
BH01	D	10.70		D22	Greyish brown slightly sandy slightly gravelly silty CLAY	21	-	-	-	-	-	
BH02	D	1.70		D3	Yellowish brown slightly sandy slightly gravelly silty CLAY	22	-	-	-	-	-	
BH02	D	3.00	3.45	SP6	Dark grey and brownish grey slightly sandy silty CLAY	32	-	-	-	-	-	
BH02	D	4.70		D9	Brownish grey slightly sandy slightly gravelly silty CLAY with gypsum	34	90 - Sieved	64	24	40	-	
BH02	D	6.70		D13	Brown slightly gravelly sandy silty CLAY	17	-	-	-	-	-	
BH02	D	10.95		D22	Brown slightly sandy slightly gravelly silty CLAY	21	98 - Sieved	59	24	35	-	
Preparation Clauses: Particle Density (BS1377:Part 1: 1990: CL7.4.4) Atterberg Limits (BS1377:Part 1: 1990: CL7.4.3) Moisture Content (BS1377: Part 1: 1990: CL7.3.3 & 7.4.2)												
Key Atterberg Limits BS1377-2:1990 4pt cone (CL.4.3) unless : 1pt - single point test (CL.4.4) 4.2.3 - Natural 4.2.4 - Sieved Moisture Content (mc) % Particle density BS1377-2:1990 sp - small pyknometer CL.8.3 gj - gas jar CL.8.2						Date		Approved By		Page No.		1
						11/06/2019		Dan Ayre - Quality Manager		KL001R Index Summary		



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Accredited to
ISO/IEC
17025:2017



**Tom Foll**

Integrale Limited
Unit 7
Westway Farm Business Park
Wick Road
Bishop Sutton
Somerset
BS39 5XP

e: tomfoll@integrale.uk.com

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t: 01923 225404
f: 01923 237404
e: reception@i2analytical.com

Analytical Report Number : 19-43002

Project / Site name:	Little Orchard, Corsham	Samples received on:	28/05/2019
Your job number:	9287	Samples instructed on:	28/05/2019
Your order number:	9287-0912	Analysis completed by:	03/06/2019
Report Issue Number:	1	Report issued on:	03/06/2019
Samples Analysed:	2 soil samples		

Signed:

Zina Abdul Razzak
Senior Quality Specialist
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41 -711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :	soils	- 4 weeks from reporting
	leachates	- 2 weeks from reporting
	waters	- 2 weeks from reporting
	asbestos	- 6 months from reporting

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Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement. Application of uncertainty of measurement would provide a range within which the true result lies. An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 19-43002

Project / Site name: Little Orchard, Corsham

Your Order No: 9287-0912

Lab Sample Number				1231244	1231245			
Sample Reference				BH1	BH2			
Sample Number				None Supplied	None Supplied			
Depth (m)				2.70	10.10			
Date Sampled				07/05/2019	08/05/2019			
Time Taken				None Supplied	None Supplied			
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Stone Content	%	0.1	NONE	< 0.1	< 0.1			
Moisture Content	%	N/A	NONE	19	16			
Total mass of sample received	kg	0.001	NONE	0.84	0.63			

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	7.9	7.7			
Total Sulphate as SO ₄	%	0.005	MCERTS	0.130	3.40			
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.14	2.2			
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	141	2180			
Total Sulphur	%	0.005	MCERTS	0.056	1.20			



Analytical Report Number : 19-43002

Project / Site name: Little Orchard, Corsham

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
1231244	BH1	None Supplied	2.70	Light brown clay with gravel.
1231245	BH2	None Supplied	10.10	Light brown clay with gravel.

Analytical Report Number : 19-43002

Project / Site name: Little Orchard, Corsham

Water matrix abbreviations: Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Water (PrW)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Moisture Content	Moisture content, determined gravimetrically.	In-house method based on BS1377 Part 2, 1990, Chemical and Electrochemical Tests	L019-UK/PL	W	NONE
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement.	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests	L099-PL	D	MCERTS
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
Sulphate, water soluble, in soil (16hr extraction)	Determination of water soluble sulphate by ICP-OES. Results reported directly (leachate equivalent) and corrected for extraction ratio (soil equivalent).	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests, 2:1 water:soil extraction, analysis by ICP-OES.	L038-PL	D	MCERTS
Total Sulphate in soil as %	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES.	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests ^{***}	L038-PL	D	MCERTS
Total Sulphur in soil as %	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES.	In-house method based on BS1377 Part 3, 1990, and MEWAM 2006 Methods for the Determination of Metals in Soil	L038-PL	D	MCERTS

For method numbers ending in 'UK' analysis have been carried out in our laboratory in the United Kingdom.

For method numbers ending in 'PL' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30°C.

Appendix F

Groundwater Monitoring

STANDARD METHODOLOGIES FOR STANDPIPE INSTALLATIONS, SAMPLING and MONITORING FOR GAS AND GROUNDWATER

Standpipe Installations in Trial Pits

Simple 30-50mm diameter plastic standpipes are installed in trial pits during backfilling. These consist of slotted pipe throughout the buried length to within 0.5m of the ground surface, with unslotted pipe above. These are capped off with removable stop-ends above ground level. They provide a useful guide to soil gas conditions within the backfilled trial pit, however some soil gas will be lost by dispersal within the loose backfill at the surface of the pit. They are commonly used for monitoring standing groundwater levels which would develop within excavations, however careful consideration has to be given to the possible infiltration of rainfall and throughflow into the sump created by the excavated pit.

Standpipe Installations in Boreholes

Simple standpipes to measure the hydrostatic head of groundwater are formed in boreholes using 50mm diameter pipe. The details of individual installations are provided on borehole records. Typically the lower length is formed in slotted pipe, with the upper 1m unslotted. The annulus between the riser pipe and the borehole wall is filled with clean granular material. Details of any bentonite seals or grouting are given on the borehole records. A removable gas tap is fitted where gas monitoring is required and standpipes typically have a metal access cover concreted in at ground level.

Standpipe piezometers are formed by using a Casagrande type piezometer tip at the base of the pipe, set in a granular response zone of sand or pea gravel. The response zone is isolated from the strata above and below by placing 500mm thick bentonite seals. The remaining annulus above the bentonite seal is filled with a cement bentonite grout or similar.

Groundwater Monitoring & Sampling

Details of return monitoring visits are included in this appendix. Groundwater standing levels are measured by inserting an electrically operated dip meter into the standpipe and recording the level to 2 decimal places, relative to existing ground level. Where groundwater levels are critical to calculation of hydraulic gradients or flow directions, the measurement is taken to 3 decimal places and to a marked point on the standpipe cover. That point is then surveyed and levelled to provide accurate calculations.

Groundwater samples are recovered using either Waterra valves and sample tubing or by manually lifting water from the standpipe using a bailer. For contamination analyses, the boreholes are initially purged by removing up to 3 borehole volumes of water, allowing the rest level to redevelop and taking a sufficient sample into custom containers. If groundwater does not recover sufficiently, the purged water may be used as the sample.

Gas Monitoring

Monitoring is usually completed in standpipes prior to groundwater measurements, using portable instruments. Details are given on the monitoring tables, and typically using a PhoCheck Tiger photoionisation detector to measure volatile organic compounds in ppm and a GA5000 Gas meter to measure oxygen, carbon dioxide and methane, both by % Lower Explosive Limit and % Volume. Atmospheric pressure and temperature are also recorded. Measurements are taken immediately on opening the gas valve and the highest to lowest levels recorded. If levels fluctuate, then this is recorded, with the maximum reading and a more typical or rest level given.



Tel: 01275 333036
www.integrale.uk.com

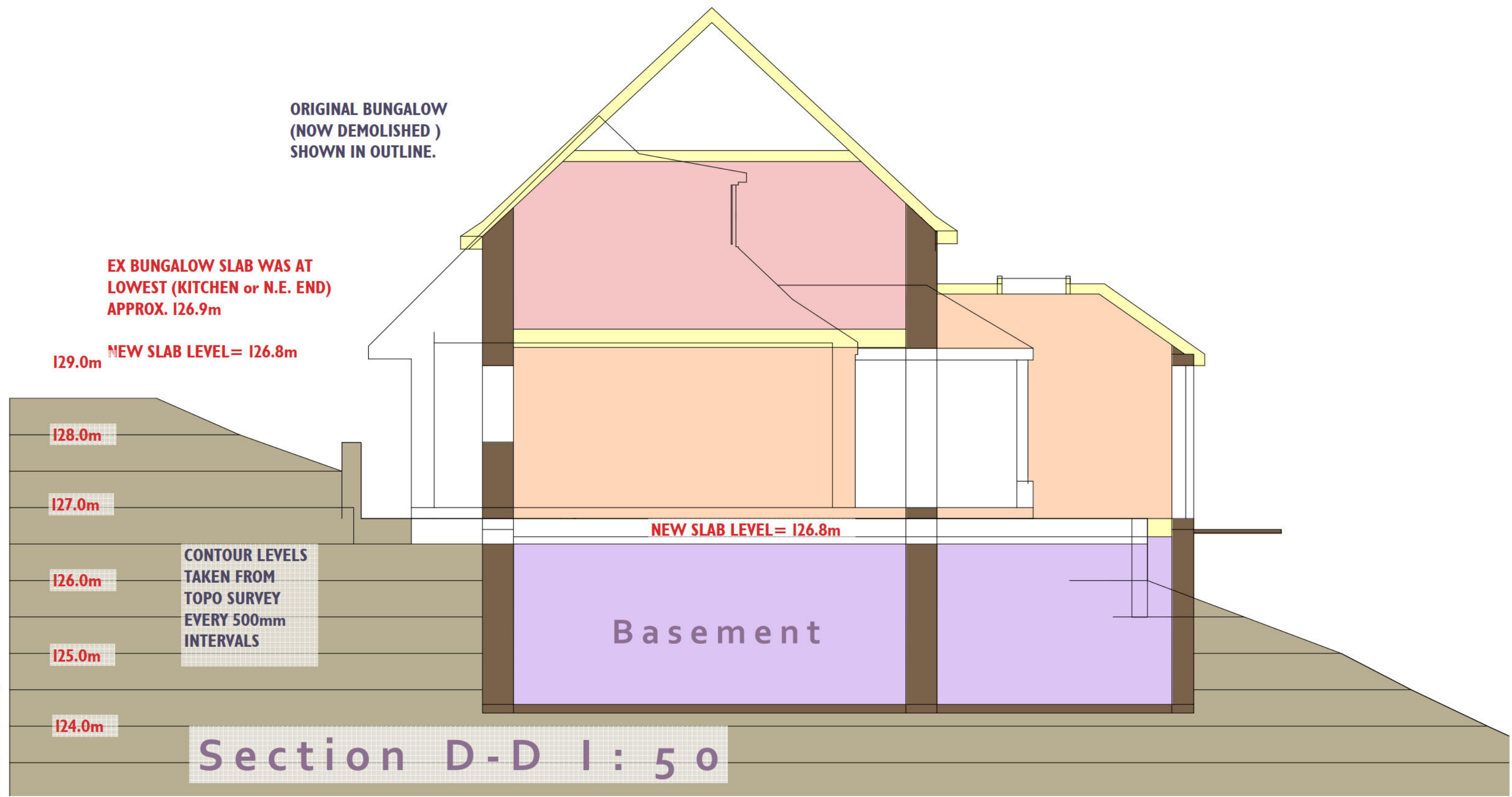
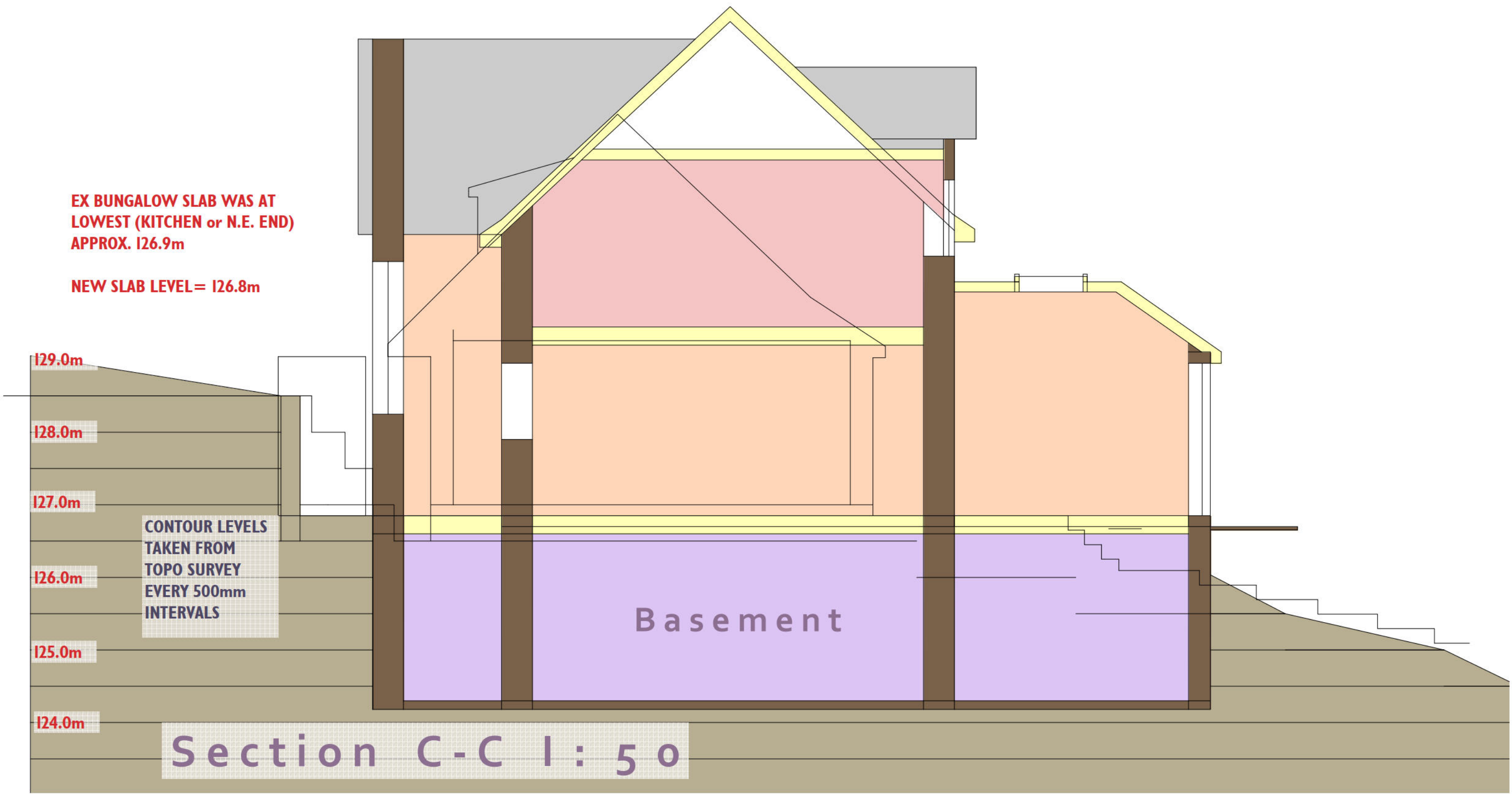
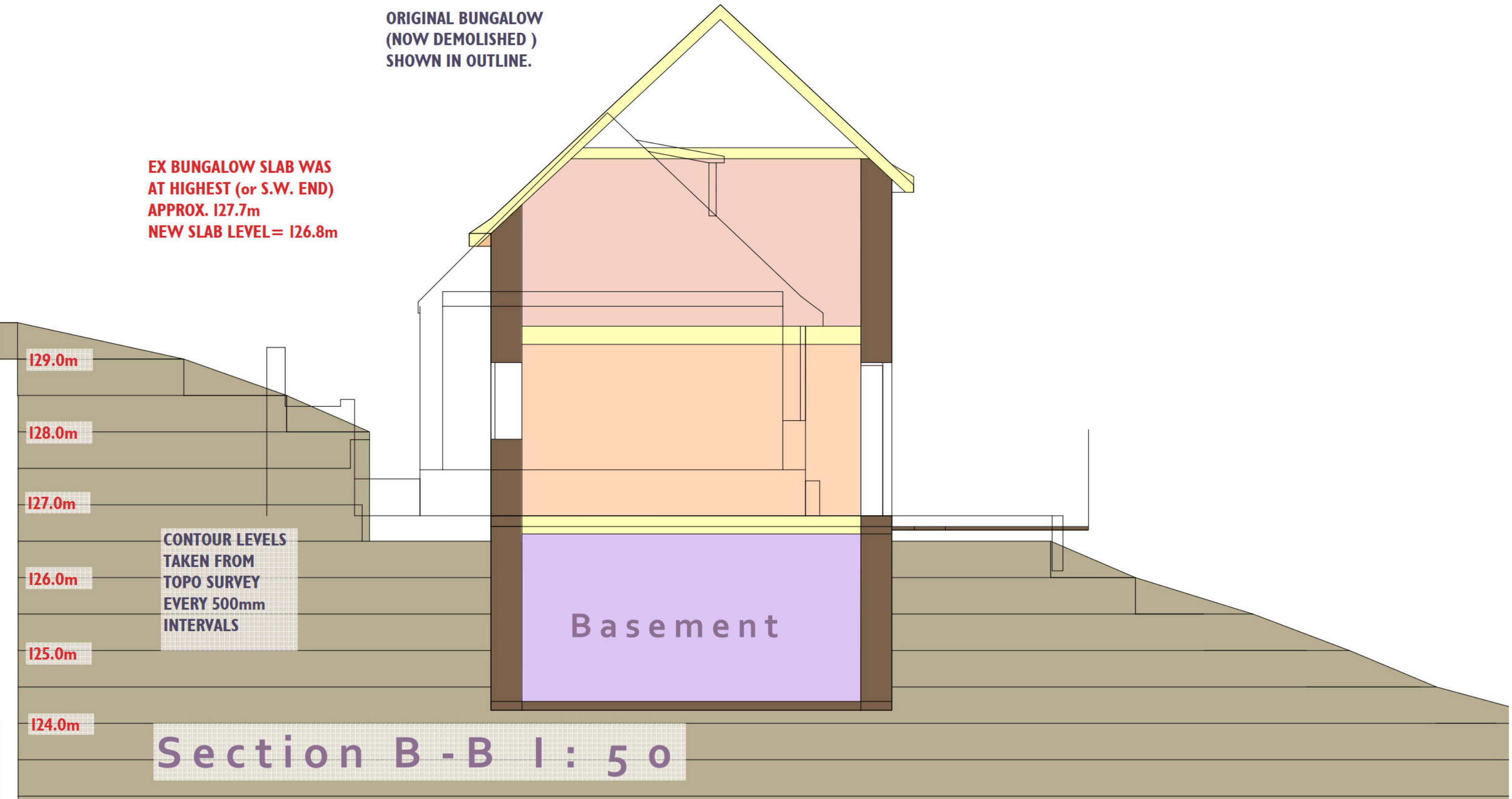
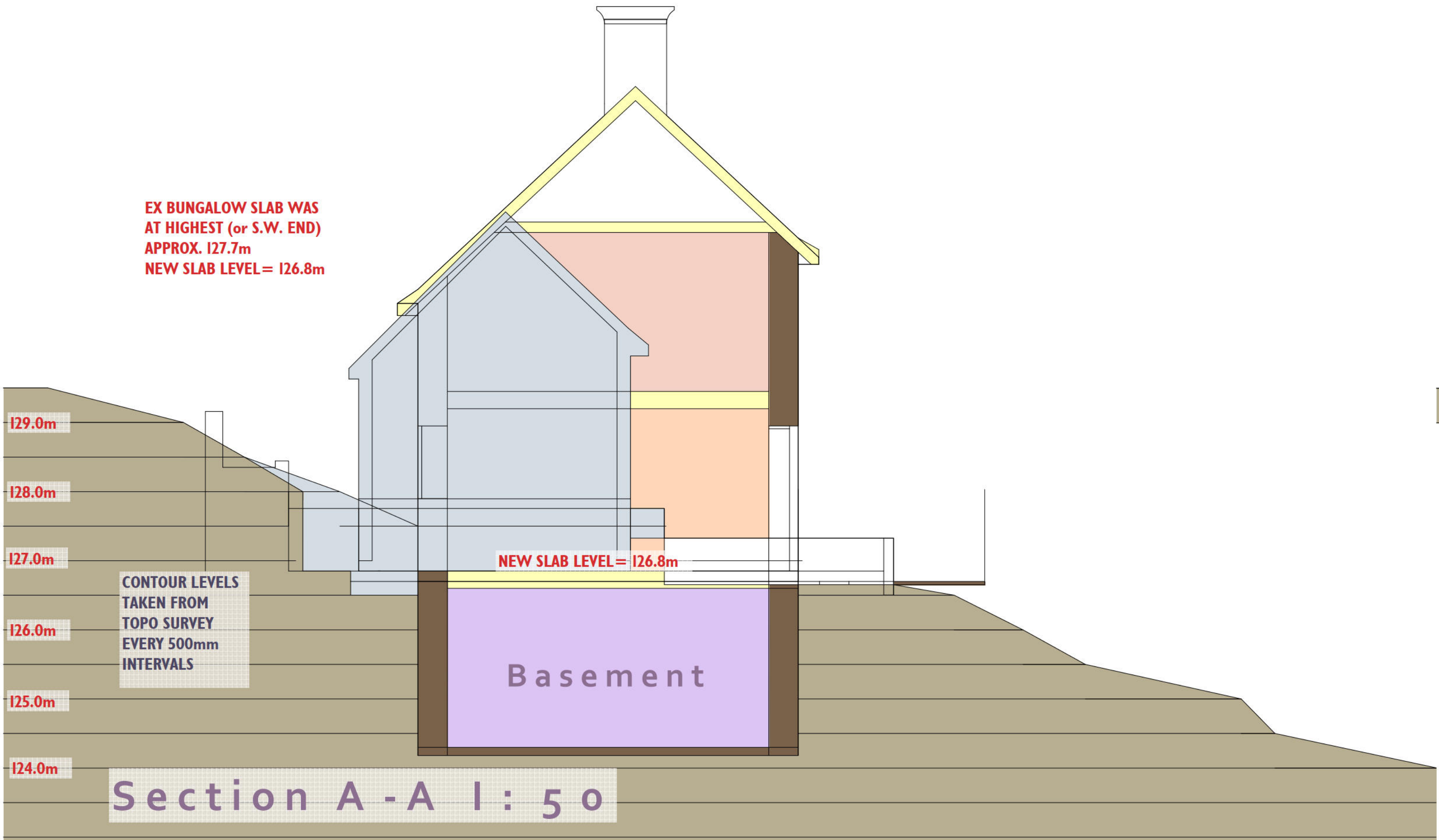
Atmospheric Pressure (mbar)	1004
Ground Conditions	Dry

Position ID	Time Elapsed (secs)	Gas Flow (l/hr)	%LEL	Methane (%/vol)	Carbon Dioxide (%/vol)	Oxygen (%/vol)	VOC (ppm)	Depth to Product (mbgl)	Depth to Water (mbgl)	Product Thickness (mm)	Well Depth (mbgl)
BH1	0	-	-	-	-	-	-	-	DRY	-	12.00
	30	-									
	60	-									
Comments:											
BH2	0	-	-	-	-	-	-	-	DRY	-	12.00
	30	-									
	60	-									
Comments:											

Appendix G

Proposed Redevelopment

PROPOSED DEMOLITION & CONSTRUCTION OF NEW HOUSE, LITTLE ORCHARD, KINGSDOWN, BOX, WILTS.



CHARLES MANNING
ARCHITECTURAL & PLANNING CONSULTANT
OFFICE 124, THE CITADEL, BATH ROAD, CHIPPENHAM, WILTS SN15 2AB.
TEL: 01244 652218 email: mail@charlesmanning.co.uk

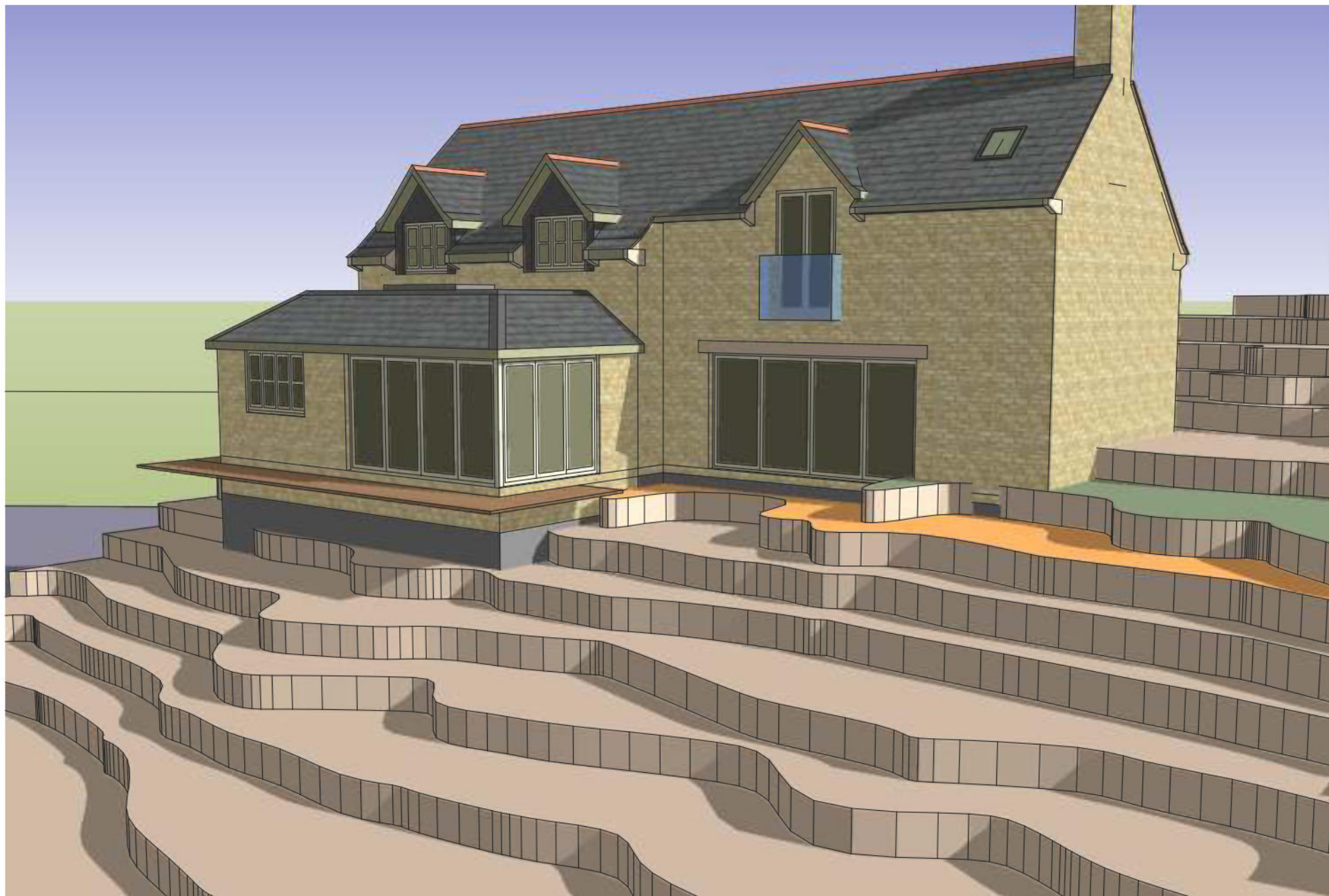
DRAWING No:-900 / CAM/2018 /10
DATE :- DECEMBER 2018 REV:
SCALES:- SECTIONS 1:50

PROJECT: PROPOSED DEMOLITION & CONSTRUCTION OF NEW HOUSE, LITTLE ORCHARD, KINGSDOWN, BOX, WILTS.

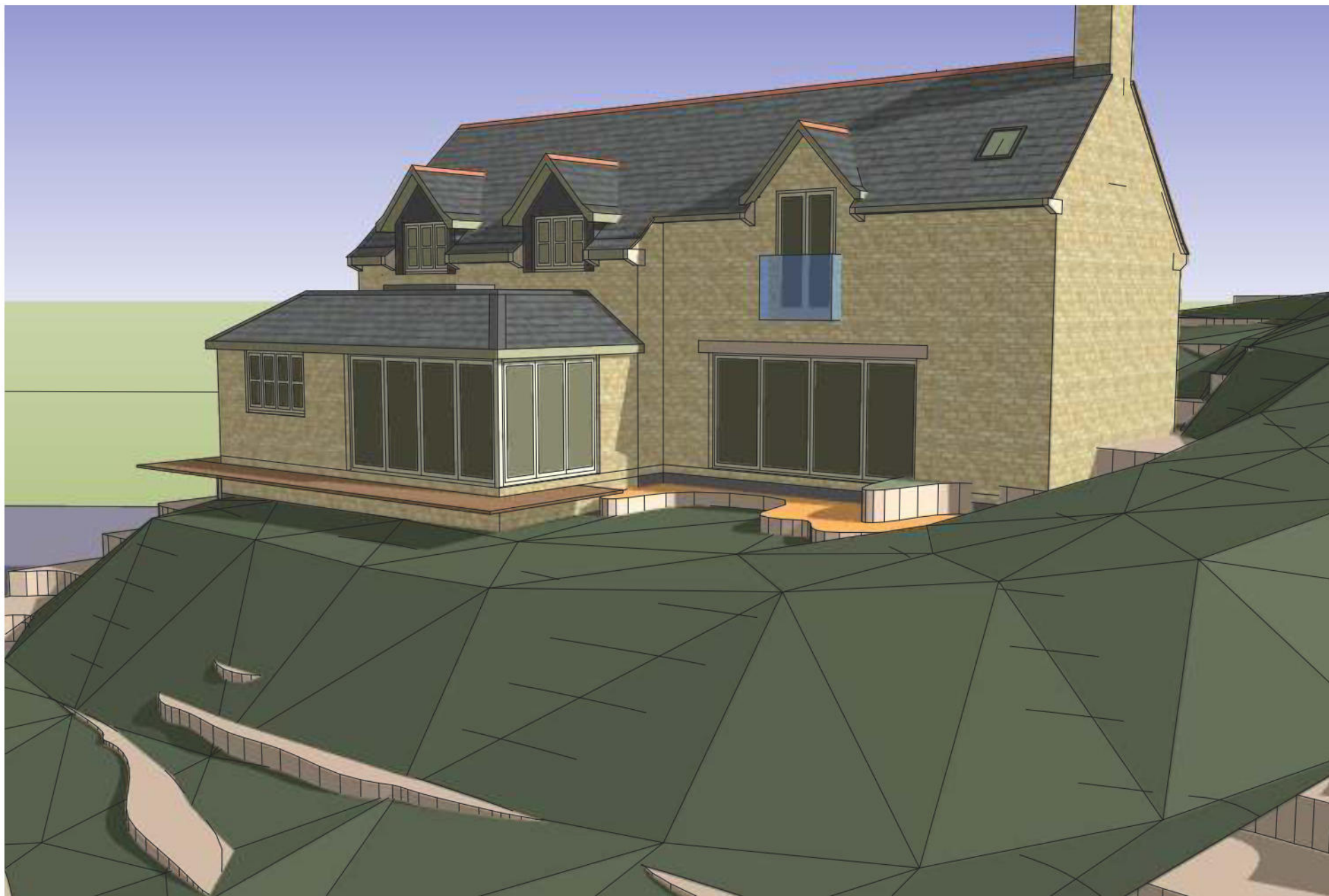
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GENERALISED SECTIONS

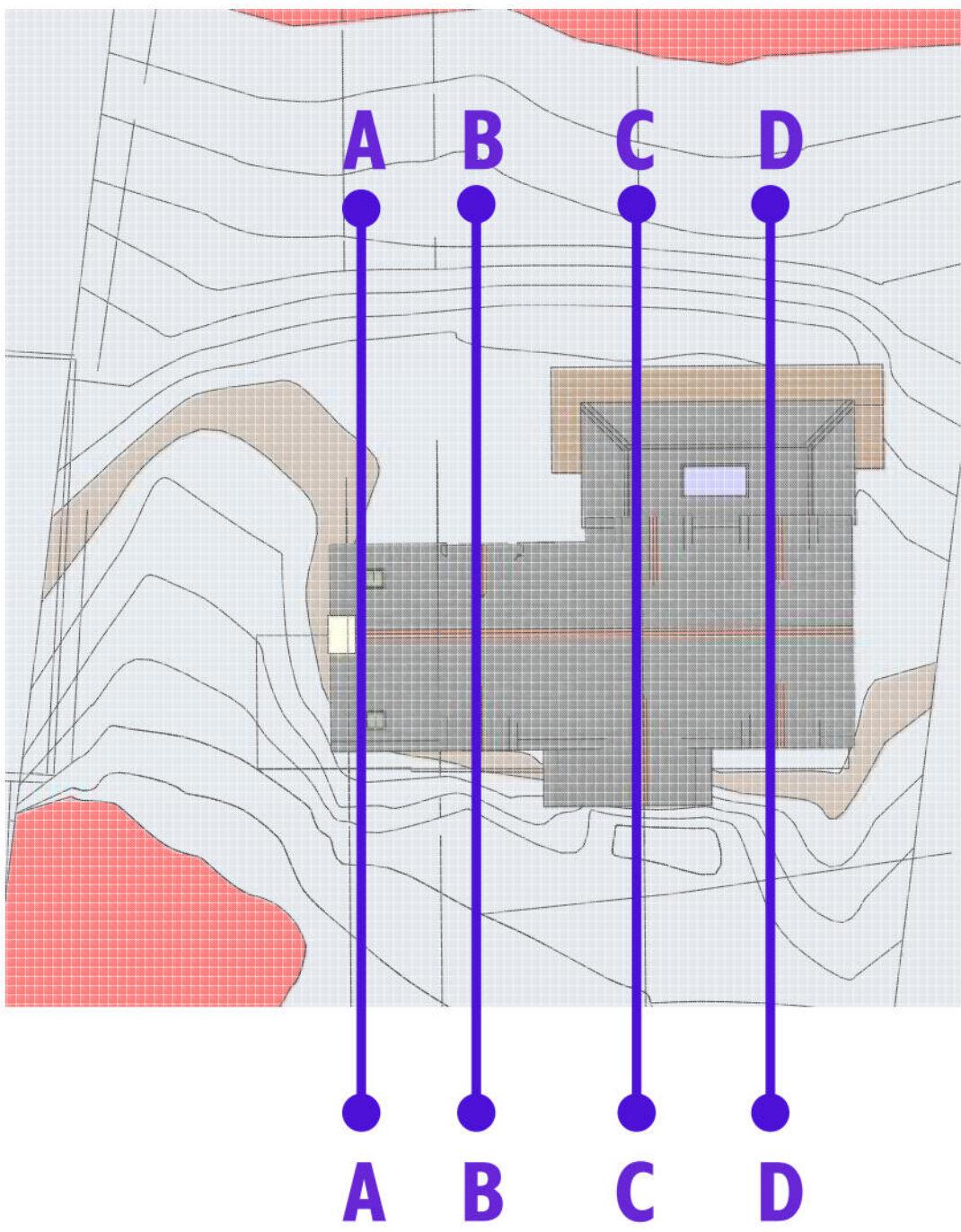
PROPOSED DEMOLITION & CONSTRUCTION OF NEW HOUSE, LITTLE ORCHARD, KINGSDOWN, BOX, WILTS.



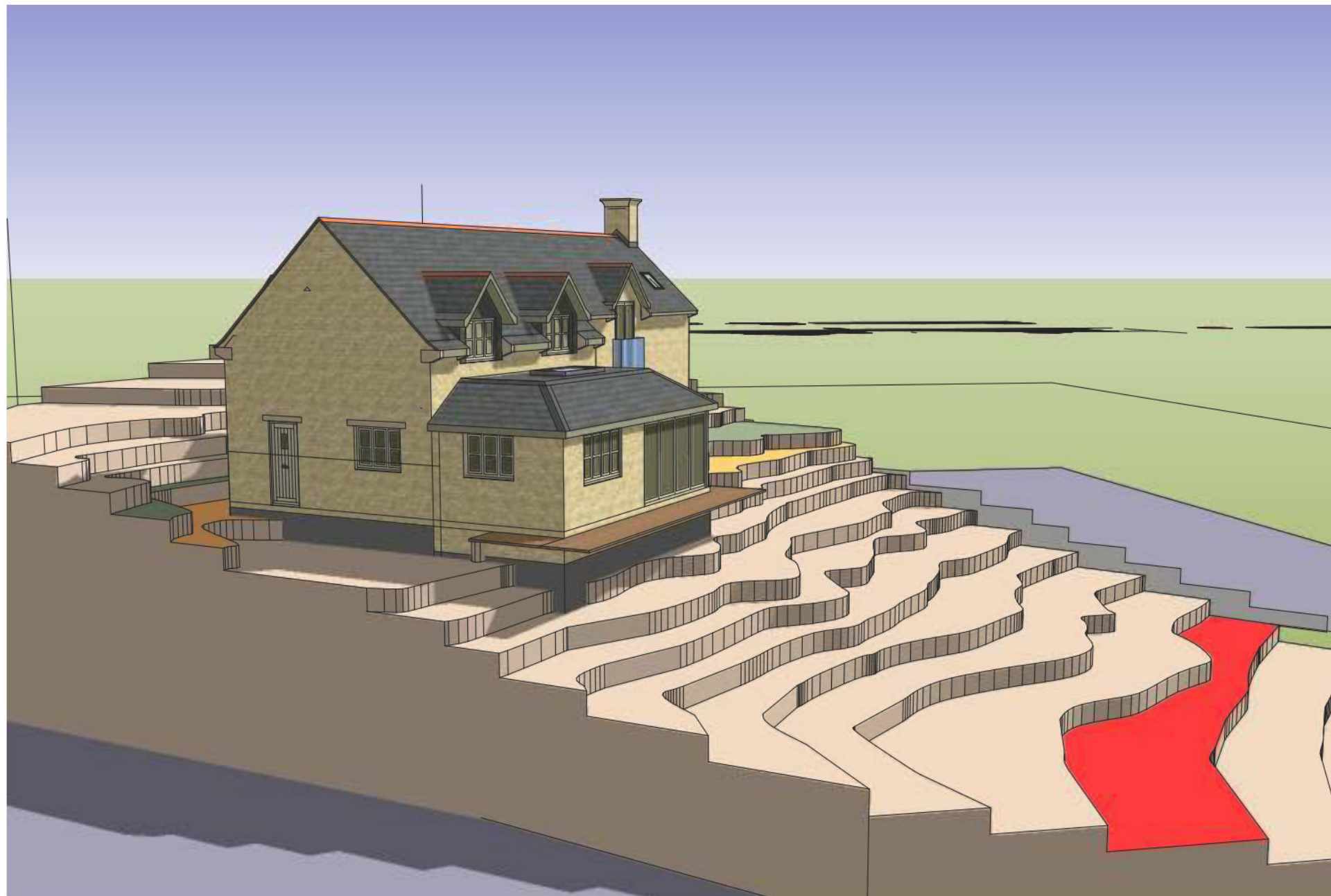
Proposed new house with original terrain



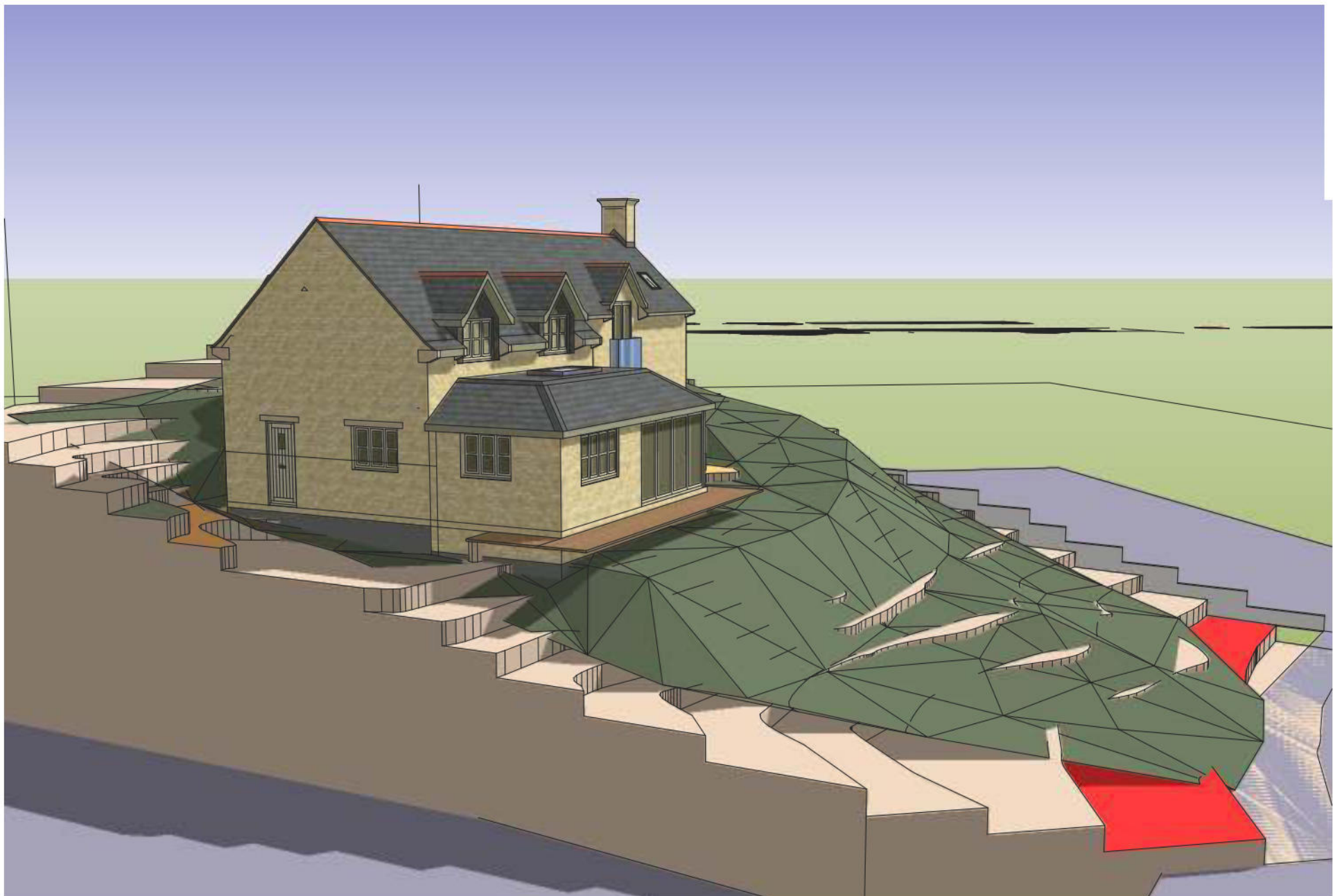
Proposed new house with re-levelled terrain



Section cuts relating to additional plan @ 1:50



Proposed new house with original terrain



Proposed new house with re-levelled terrain



Original bungalow and contours

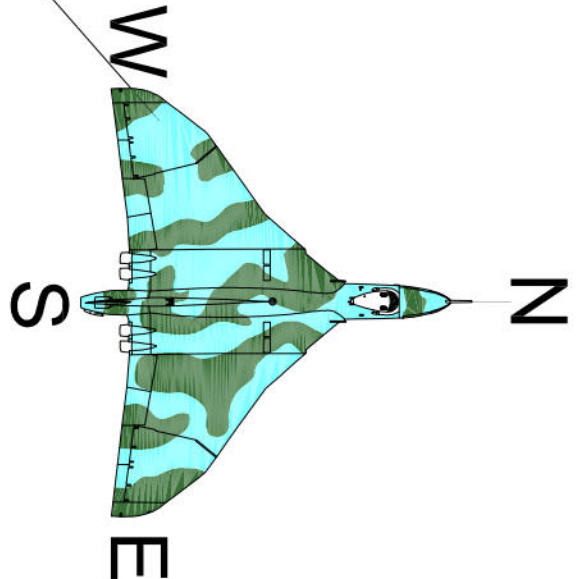
CHARLES MANNING
ARCHITECTURAL & PLANNING CONSULTANT
OFFICE 124, THE CITADEL, BATH ROAD, CHIPPENHAM, WILTS SN15 2AB.
TEL: 01249 652218 email: mail@charlesmanning.co.uk

DRAWING No:-900 / CAM/2018 / 20
DATE :- JUNE 2019 REV:
SCALES :- AS SHOWN

PROJECT: PROPOSED DEMOLITION & CONSTRUCTION OF NEW HOUSE, LITTLE ORCHARD, KINGSDOWN, BOX, WILTS.

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25 Years

BDS

Celebrating 25 Years 1993-2018

Building Design Surveys

Building Plans Drawn For Planning & Building Regulation Approval

NEW-BUILD - EXTENSIONS - REFURBISHMENT

CAAD Design/Drawings

Conveyance Plans

Planning Consultants

3D Visualisation Plans

Level & Building Surveying

Architectural Services

Building Surveys

Large Format Printing & Scanning

Printed Mosaics

3D Laser Scanning

The Studio - Milestone Cottage, 61 London Road, Cadee

Wickliffe, SM11 0AA

Email info@bdsdesignsurveys.com

Tel/Fax 0172481 816268

Project Name:

The Orchard

Drawing Title:

Kings Down Box

Client:

Mr P. De Witte

Date:

January 2018

Drawn

P-JS

Checked

G-H

DWG No

BDS-01-19

Rev

Notes:

Survey Grid based on OS

Levels based on OSCGM-15

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Key

AV

BL

BM

BP

BT

CATV

CL

EP

EV

FL

FP

G

GP

IC

IL

KO

LC

LP

M

MH

MK

MS

RG

Air Valve

Bollard

Boundary Mark

British Telecom Cover

Cable Television Cover

Cover Level

Electric Power Pole

Eave Level

Fire Hydrant

Floor Level

Gully

Gate Post

Gas Valve

Inspection Chamber

Invert Level

Kerb Outlet

Basement Light

Lamp Post

Manhole Cover

Marker

Milestone

Ridge Level

RS

SC

SV

TL

TP

WM

WO

UTL

BW

C/B

C/L

C/P

C/W

J/R

P/R

P/W

Bank

Building

Strainer

Stop Valve

Threshold Level

Telephone Pole

Water Meter

Wash Out

Umbilic To Lift

Fence Descriptions

Barbed Wire

Close Board

Compagated Iron

Chain Link

Chestnut Piling

Chicken Wire

Iron Railings

Post & Rail

Post & Wire

Rock Face

Glass Roaded

Buildings & Walls

Double Gates

Single Gate

RS

SC

SV

TL

TP

WM

WO

UTL

BW

C/B

C/L

C/P

C/W

J/R

P/R

P/W

Bank

Building

Strainer

Stop Valve

Threshold Level

Telephone Pole

Water Meter

Wash Out

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Post & Rail

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Buildings & Walls

Double Gates

Single Gate

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Architectural Services

Building Surveys

Large Format Printing & Scanning

Printed Mosaics

3D Laser Scanning

The Studio - Milestone Cottage, 61 London Road, Cadee

Wickliffe, SM11 0AA

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Tel/Fax 0172481 816268

Project Name:

The Orchard

Drawing Title:

Kings Down Box

Client:

Mr P. De Witte

Date:

January 2018

Drawn

P-JS

Checked

G-H

DWG No

BDS-01-19

Rev

Notes:

Survey Grid based on OS

Levels based on OSCGM-15

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Mark Gunner
Oakhills Construction Ltd
1, Long Street,
Tetbury,
Gloucestershire,
GL8 8AA

GGT/Q1902-15

18th April 2019

Dear Mark,

**PRELIMINARY GEOTECHNICAL SLOPE STABILITY ASSESSMENT,
LITTLE ORCHARD, LOWER KINGSDOWN, CORSHAM, SN13 8 BD.**

Following your recent instructions, we are pleased to report as follows:

1.0 INTRODUCTION

Mr and Mrs Pim de Witte purchased Little Orchard in early 2018. They have recently had the dormer bungalow demolished and they are now proposing to have a new property constructed over a similar plan area. Oakhills Construction Ltd are their contractors for the new-build. Charles Manning is the project architect.

Integrale Ltd are commissioned to complete a Preliminary Geotechnical Slope Stability Assessment, to be followed by a suitable scope of intrusive ground investigation. The strategy being adopted was outlined in notes prepared following a site visit on 1 March.

This initial report describes the main features of the site and the published geology, summarises other nearby ground investigations and outlines a strategy for dealing with the potential site instability aspects. It anticipates the depth to the basal slip surface of ancient Landslip and it reports on an initial parametric slope stability study, before concluding on the likely current Factor of Safety against instability (FoS). It also indicates the FoS required for long-term stability following construction of the new house, and discusses appropriate foundations and retaining works for two alternative schemes, namely either including a basement, or not including a basement.

2.0 THE SITE

The property is about 6.5 km east, north-east of Bath City Centre; it has a National Ordnance Survey grid reference of .

The site is approximately 65 m long, down from the east to west, and typically 25 m wide. The former house was demolished in February 2019, and the levelled plot where it was located the south-east end, is about 20 m by 10 m in plan.

It is bounded upslope to the south-east by the access road, the levelled plot being about 2.5 m lower. In between are low masonry stone and blockwork retaining walls. Temporary access down onto the proposed building plot, is via a ramp constructed at the southern corner. The new lower formation level as locally, been excavated, below the footing of the retaining wall. Due south of the site, is a split-level contemporary house, whilst to the north-east another new-build house is under construction. The recently demolished house on that adjacent site was known as Lawton, and its' boundary with Little Orchard includes a leylandii conifer hedge.

A new earth bank has been constructed- out and downslope from the levelled plot on which Little Orchard previously sat. The architect's working drawings currently indicate no other significant changes to the rear garden downslope.

Further details can be seen on the site photographs appended.

Mark Lovell, a structural engineer, visited the property in early February, before it was demolished. He spoke to the writer and confirmed that there had been significant cracking within both the superstructure as well as the surrounding terraces and steps; he believed the structural distress to be due mainly to the dormer bungalow having been located on unstable Fullers' Earth Landslip, on inadequate foundations. Service trenches nearby may also have been located inappropriately, which may have worsened the stability.

3.0 PUBLISHED GEOLOGY

According to the most recent BGS geology map (Sheet 265, Bath) this site is located on Ancient Landslip, apparently derived predominantly from the Fullers' Earth Formation. This is predominantly a sequence of over-consolidated clays and mudstones with subordinate limestone bands. Directly upslope on the hillside, is 'cambered' Great Oolite Limestone.

Previously landslipped Fullers' Earth strata in this district are notorious. Structures built on conventional, unreinforced shallow footings can exhibit significant structural distress and modern day re-activations of slope instability do occur. Many new houses are now being supported on deep piled foundations, taken down through the Basal Slip Surface of the ancient Landslip and designed to accommodate lateral earth pressure. It is important to accurately assess the site specific depth of landslip, and the lateral loading due to unstable strata upslope.

4.0 OUTLINE HISTORY

The Tythe map of 1840 shows the site as predominantly rough open ground, with a few small cottages off to the east, and somewhat more distant to the west. That did not change on the 1900, 1921 and 1923 map editions. It seems likely that the previous house, believed to have dated to the 1940s or 1950s, may well have been the first development on the site.

Downslope, about 100 – 125 m from Little Orchard is a bulge of land at and beyond the field boundary. This is the toe of an old mudslide and it seems likely that the site of the house was within the influence of that mudsliding; the topography of the mudslide toe appears quite fresh and therefore it may be (a reactivation of movement) of historic age rather than being 'ancient'.

5.0 NEARBY GROUND INVESTIGATIONS

5.1 By Integrale

An investigation and slope stability assessment were completed at Tanglewood, c. 25 m south, in 2001. Investigations included mechanically dug trial pits and window sample boreholes. That site straddles the boundary between the foundered Great Oolite Limestone and landslipped Fullers' Earth. The BGS geology map shows that site being at the south-west end of the Corsham Fault, and this may have enhanced groundwater flow worsening stability. These investigations were also used in a later assessment at Hornbeams, a neighbouring bungalow (c. 50 m SW of Little Orchard) in 2018.

An interpretive geological section suggests 5-6m of yellowish brown, soft to firm/firm, silty sandy Clay with some limestone gravel and cobbles, forming the ancient Fullers' Earth Landslip. The underlying Insitu Fullers' Earth was firm to stiff/stiff/very stiff, dark grey, silty Clay. Groundwater seepage was encountered at c.2-3m depth. Laboratory classification tests revealed the clay soils to be of High Plasticity. Sulphate concentrations were not raised and special measures were not required to protect buried concrete.

An investigation and slope stability assessment was completed at Glen Echo, c. 75 m north-east in 1991. Investigations again included mechanically dug trial pits and 'Marlow Mole' auger and rotary boreholes, in a similar geological location to the site described above. Directly downslope of landslipped blocks of limestone, the brown-grey, Fullers' Earth Landslip was proven to be 6-7m deep, with the Insitu strata beneath being stiff/very stiff grey Clay with thin beds of limestone. The deepest borehole was taken to c.16m depth.

Investigations and slope stability analyses were undertaken at The Firs and Kingsdown Livery Stables between 2000 – 2002, typically 100 – 150 m north-east of Little Orchard. Investigations at 6, The Firs, utilised window sample boreholes. The boreholes in the upslope area were terminated between 2 – 3.5 m on limestone bedrock. A greater thickness of c.5m of Landslipped Fullers' Earth was anticipated in the lower area.

In 2001, Integrale completed slope analyses for the Livery Stables, following examination of the trial pits, because there was a long history of ground movements (worsened in the winter of 2000/2001) and part of the stables were demolished following severe structural distress. We oversaw a program of slope stability drainage installation to reduce the risk of future damaging slippage.

5.2 By Others

A ground investigation and geotechnical assessment were completed for the neighbouring property Lawton, in mid 2017. Integrale were provided with a copy of that report by Oakhills Construction. 4 dynamic sample boreholes were advanced to c. 5.5 m depth, and 2 mechanically dug trial pits to c. 4m.

The investigation proved between 0.5 – 3 m of Made Ground (typically brown sandy clay overlying sandy, clayey gravel), overlying soft becoming firm/stiff, yellow-grey-brown sandy silty Clay of the Fullers' Earth. The investigation does not appear to demarcate the depth to the basal slip surface, due to the ancient instability.

The geotechnical advisers concluded that the site is unstable and that special stability works are required. However, they said that conventional foundations may be suitable, founding into the FE Clay beneath the Made Ground.

Since that investigation does not draw a distinction between previously landslipped strata, and underlying insitu ground, it is necessary to make a judgement of whether it has proven undisturbed strata at or above 5.5 m depth. Based on the strata descriptions provided, and the results of SPT testing, Integrale tentatively suggest that the basal slip surface could be at typically 4-5m depth.

5.3 Likely Depth to Basal Slip Surface at Little Orchard

In line with the above, it seems quite likely that the basal slip surface could be at a depth of 5m to 7m, beneath the proposed building plot. That is based on the inferred geological sections established at Tanglewood, and at Glen Echo. That is an adequate judgement on which to initiate preliminary slope stability analysis.

6.0 PRELIMINARY SLOPE STABILITY ASSESSMENT

6.1 General

It is appropriate to consider both 'Global' and 'Local' Stability. From the previous Integrale investigations we have boreholes and trial pit information nearby from both the Glen Echo and Tanglewood/Hornbeams sites. Here the anticipated superficial geology and ground conditions are likely to be very similar to Little Orchard.

Tentative up and down slope Geological Cross Sections have been prepared for each of those two sites. On each of them we have indicated the most likely comparable, offset location of the proposed Little Orchard Building Plot. It can be seen that the anticipated ground conditions are very similar. We have also returned to the Little Orchard site and with simple surveying techniques (taped lengths and slope inclinations using an inclinometer) we have established a site specific section for more detailed analysis. As well as interrogating likely

FoS, for a variety of slip geometries, we have computed the likely required Horizontal Restoring Forces (HRF) for 'no basement' and basement depths of 2 m, 3 m, 4 m and 5 m.

Appended to this report are the sections we have analysed, the typical sliding modes we have considered (these having been based on similar slope failures we have seen on other nearby Bath hillslopes and other previous projects), and also included are the tabulated results of FoS computed for the analyses completed.

6.2 Effective Shear Strength Parameters

From previous Integrale projects, the published technical literature (e.g. Cripps and Taylor, 1981, Engineering Properties of British Mudrocks, QJEG) and other documented case histories, we would expect the 'local residual effective shear strength' along existing slip surfaces to generally be in the range 12.5 – 17.5°. We have initially considered 12.5°, 15° and 17.5°, before fine tuning the value in our back analysis. We have assumed residual cohesion as zero (as is normal practice).

By inspection, it has been tentatively concluded that the 'local residual effective shear strength' for the Little Orchard building plot, is likely to be about 16°.

6.3 Modes of Failure

For the Glen Echo section, three circular failures are considered, encompassing the site (c. 15 m in extent), and extending downslope between 25 – 40 m, referenced Slips A, B and C, respectively. A more extensive 75 m long noncircular slip, referenced Slip D, extending both upslope and downslope, has also been analysed.

For the Hornbeams/Tanglewood site, two other similar, shallow circular failures have been considered and referenced Slip BB and Slip DD.

6.4 Global Stability

Stability computer runs, utilising the software developed and offered under licence by OASYS Ltd, and known as SLOPE, have been interrogated for the three values of residual internal friction described above, without groundwater ('Dry') and with groundwater at 2 m depth, and for each of the slip modes, described. The tabulated Factors of Safety Against Instability are appended to this report.

For both the Glen Echo and Hornbeams sections, it was tentatively concluded that local residual effective shear strength of between 15° and 17.5°, is likely to apply. A value of c. 16° has been adopted for the Little Orchard building plot, for this preliminary slope stability assessment.

Four supplementary slip geometries have been investigated, extending upslope from the building plot. Slip E extends 30 m upslope, and 20 m downslope of the building plot, with the basal slip at (between 4-8m, averaging) 6 m depth. A similar, but less extensive Slip F, is 30 m remote upslope, but daylight at the foot of the retaining wall supporting the upslope plot boundary, (between 2-4m, averaging) typically to 3 m depth. Slips G and H are shallow circular failures, about 2-4m deep, also daylighting at the foot of that retaining wall, and extending 30 m and 15 m upslope of it, respectively. By inspection, Slip H is the most critical, with computed FoS of about unity, particularly when water pressures are introduced. It was noted that there is evidence of a tension crack in the hard surface of the track, directly upslope of the site. That tends to support the hypothesis that Slip H is the most critical potential failure.

6.5 Horizontal Restoring Force

We extended the above analyses to judge what HRF would be required to predict a Factor of Safety Against Instability of 1.3. This is a 'generic' value indicative of stability to be achieved for design purposes, in cohesive materials. A higher value of 1.5 is usually adopted for granular materials.

The minimum HRF required would be about 40 kN/m², if the existing plot surface were to be the development level.

However, it is possible that the client may decide to pursue a scheme involving a basement. Consequently, we have considered a range of reduced elevations between 1 m and 5 m below current site level. For a 1 m, 2m,

3m, 4m and 5m reduced level, we have computed HRF's of c. 75 kN/m², 125 kN/m², 200 kN/m², 275 kN/m² and 375 kN/m², respectively.

Based on past experience, Intégrale infer that a basement deeper than about c. 3 m, may well not be cost-effective.

7.0 GENERAL DISCUSSION.

It seems likely that the depth to the Basal Slip Surface, below the Little Orchard building plot could be 5-7m. The Fullers' Earth Landslip materials are likely to include soft to firm, yellow and brown highly plastic Clay, with varying proportions of limestone gravel and cobbles (with occasional limestone boulders). It may be that Window Sampling boreholes could 'hang-up' on limestone obstructions within the Landslip, and that drilling technique has no facility for boring deeper into harder materials. Consequently, Intégrale believe that conventional Percussion Boring, with a Shell and Auger rig, is to be the preferred drilling technique. (We have spoken to an experienced driller who says he can manoeuvre is rig up and down the steep temporary ramp, to gain access onto the levelled site). This method of boring has the facility of heavy duty chiselling to breakthrough some obstructions, and to assist deeper boring into weathered, more rocky strata. It will also be significantly less expensive than conventional rotary core drilling.

The main findings from our Preliminary Slope Stability Assessment are as follows:

1. The Local Residual Effective Shear Strength, for the Little Orchard building plot, is likely to be about 16°.
2. The most critical failure modes are relatively restricted circular or noncircular 'slumps' daylighting either at the foot of the current retaining wall, or at the base of whichever reduced elevation basement slab level is chosen. Those slumps are unlikely to extend upslope more than about 15 m, and 5 m may be more realistic.
3. If no basement is to be included in the scheme, the new foundations will need to extend through the Landslip, and into the undisturbed strata beneath. Consequently, some form of piled foundation will be appropriate. From past experience, bored piling will be preferred to driven. Bored piles should be taken an adequate depth below the basal landslip surface. Depending on the overall scheme of piling adopted, the piles could extend almost twice the depth of the Landslip thickness. 10-15m piles could be appropriate, unless supplementary raking piles are included in the scheme.

It will be appropriate to sink investigation borings at a minimum of two locations, to a depth of 10 – 15 m.

For a scheme without a basement, and HRF of about 40 kN/m² a new retaining structure, may well be appropriate.

4. If a basement is to be included within the scheme, then a contiguous bored pile wall may be the most technically and cost-effective method to adopt. That wall can accommodate a 2-3m deep basement, and may need to be designed for an HRF in the range 150 – 200 kN/m².

The intrusive ground investigation is due to commence in a few weeks time. At this stage it would be appropriate to issue a copy of this report to an experienced bored piling contractor to estimate the size of bored piles required, together with the appropriate reinforcement. That will enable realistic costings to be prepared for both the 'no basement' and 'basement' options so that appropriate decisions can be reached.

END OF LETTER REPORT

We hope that the above and the attached are suitable for your present purposes. I will be writing to you separately to provide a detailed breakdown of the drilling, testing and technical supervision/reporting costs for the intrusive investigation. Please do not hesitate to give me a call if you have any queries.

Yours sincerely

Gareth Thomas
Managing Director.

Enclosures: Sections for Slope Analysis
Tabulated Results of Slope Analyses.

Geotechnical • Engineering • Geoenvironmental • Consultancy
Understanding Ground Conditions

9287 Little Orchard, Lower Kingsdown Road

Re: Summary of Preliminary Slope Stability Analyses

18th April 2019

GLOBAL STABILITY

Little Orchard & Glen Echo Section

	12.5°		15°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m	Dry	GW at 2m
Slip A	0.90	0.60	1.09	0.75	1.30	0.90
Slip B	1.05	0.75	1.25	0.95	1.50	1.10
Slip C	1.25	1.05	1.50	1.25	1.75	1.50
Slip D	0.90	0.55	1.10	0.65	1.30	0.75

Little Orchard & Hornbeam Section

	12.5°		15°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m	Dry	GW at 2m
Slip BB	0.95	0.80	1.15	0.95	1.35	1.10
Slip DD	0.90	0.65	1.10	0.80	1.30	0.95

LOCAL STABILITY

Case A – As Present

	12.5°		15°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m	Dry	GW at 2m
Slip E	0.9	0.65	1.15	0.75	1.35	0.9
Slip F	0.8	0.65	0.95	0.8	1.15	0.95
Slip G	0.8	0.7	0.95	0.85	1.2	0.98
Slip H	0.9	0.85	1.05	1.0	1.2	1.15

	16°	
	Dry	GW at 2m
5m Upslope	0.55	0.55
10m Upslope	0.9	0.9
15m Upslope	1.2	1.15
HRF $\geq$ 1.3 kN/m ²	35-40	35-40

Results shown in tables above are Factors of Safety Against Instability (FoS)

Case B – With a 5m Basement

	12.5°		15°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m	Dry	GW at 2m
Slip E	0.75	0.45	0.9	0.55	1.05	0.65
Slip F	0.8	0.65	0.95	0.8	1.15	0.95
Slip G	0.8	0.7	0.95	0.85	1.1	0.95
Slip H	0.9	0.85	1.05	1.0	1.2	1.15
Horizontal Restoring Force Required for $FoS \geq 1.3$ kN/m ²	1,050	1,400	700	1,000	350	700

	16°	
	Dry	GW at 2m
5m Upslope	0.4	0.25
10m Upslope	0.45	0.3
15m Upslope	0.75	0.5
HRF ≥ 1.3 kN/m ²	350	400

	16°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m
5m Upslope	1.5	1.7	1.5	1.65
10m Upslope	1.15	1.15	1.15	1.15
15m Upslope	1.45	1.2	1.5	1.25
HRF ≥ 1.15 kN/m ²	320	375	300	360

Results shown in tables above are Factors of Safety Against Instability (FoS)

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Case B – With a 4-4.5m Basement

	16.5°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m
5m Upslope	0.45	0.35	0.5	0.4
10m Upslope	0.65	0.5	0.7	0.5
15m Upslope	0.85	0.6	0.9	0.65
HRF $\geq$ 1.15 kN/m ²	215	285	200	265

Case B – With a 3-3.5m Basement

	16°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m
5m Upslope	0.6	0.5	0.65	0.55
10m Upslope	0.75	0.6	0.8	0.65
15m Upslope	1.02	0.7	1.1	0.8
HRF $\geq$ 1.15 kN/m ²	145	200	125	175

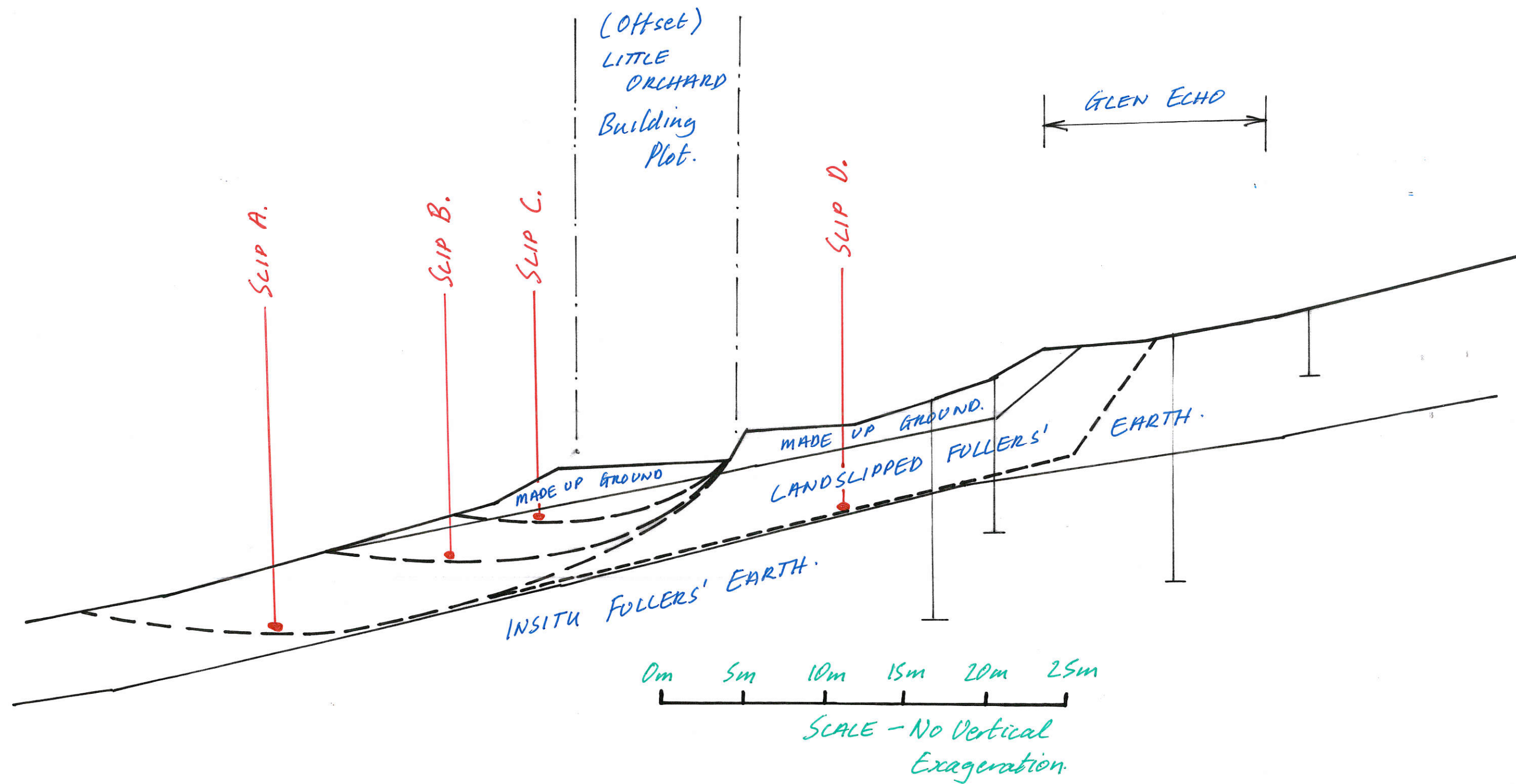
Case B – With a 2-2.5m Basement

	16°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m
5m Upslope	0.75	0.6	0.8	0.7
10m Upslope	0.85	0.65	0.9	0.75
15m Upslope	1.15	0.85	1.25	0.95
HRF $\geq$ 1.15 kN/m ²	90	125	75	110

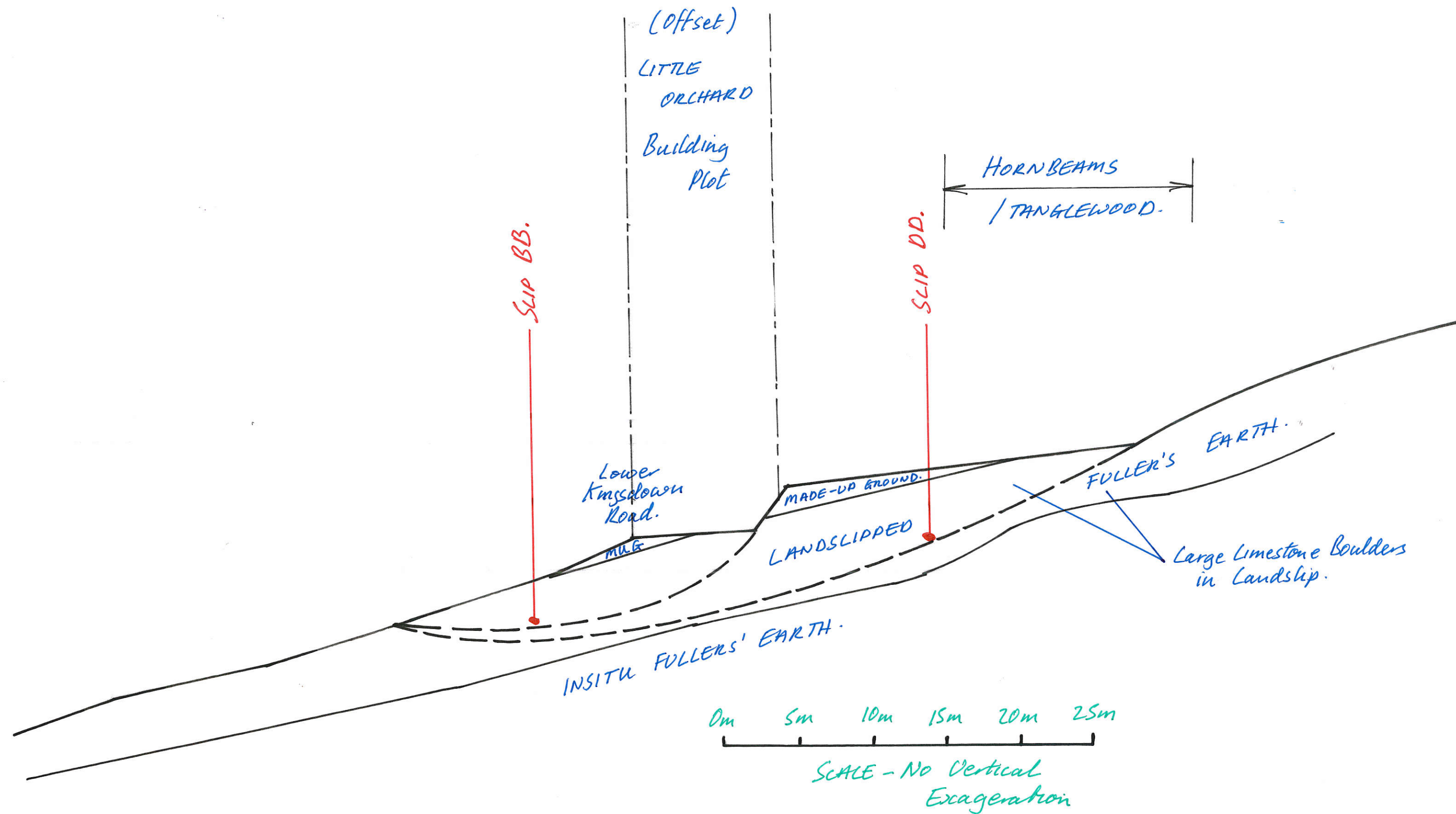
Case B – With a 1-1.5m Basement

	16°		17.5°	
	Dry	GW at 2m	Dry	GW at 2m
5m Upslope	0.85	0.75	0.9	0.8
10m Upslope	1.01	0.9	1.1	1.01
15m Upslope	1.15	0.95	1.25	1.05
HRF $\geq$ 1.15 kN/m ²	50	75	40	50

Results shown in tables above are Factors of Safety Against Instability (FoS)



1 to 250 (@ A3 size)



1 to 250 (@ A3 size).

