

# Planning Statement

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## Proposed Three Bedroom Dwelling

8 Edrics Green, Cholderton, Wiltshire

Erection of one three bedroom dwelling  
within the curtilage of 8 Edrics Green, Cholderton



|              |                                         |
|--------------|-----------------------------------------|
| Applicant:   | Mr & Mrs Hopkins                        |
| Prepared by: | The Home Shop                           |
| Date:        | 21st September 2026                     |
| Revision:    | Rev. A                                  |
| Status:      | Final - Planning Application Submission |

# PLANNING STATEMENT

Proposed Three Bedroom Dwelling

8 Edrics Green, Cholderton, Wiltshire

SP4 ODP

Erection of one three-bedroom dwelling  
within the curtilage of 8 Edrics Green, Cholderton

**Applicant:** Mr & Mrs Hopkins

**Prepared by:** The Home Shop

**Document:** Planning Statement

**Date:** 24 September 2026

**Revision:** Rev. A

**Status:** Final – Planning Application Submission

This revised statement retains the structure and substantive subject matter of the original Planning Statement (Rev. A). The principal amendment is to Section 4, which replaces the previously unverified 2026 housing-land-supply figure with the latest Wiltshire Council housing-land-supply evidence identified and verified for this application.

# PLANNING STATEMENT

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## 1. Introduction

The Home Shop has been instructed by Mr & Mrs Hopkins to prepare this Planning Statement in support of an application for the erection of one three-bedroom dwelling within the curtilage of 8 Edrics Green, Cholderton, Wiltshire.

The proposal is supported by the accompanying architectural drawings, Design and Access Statement, Phosphorus Mitigation Statement/budget prepared by Tony Langridge, and Preliminary Ecological Appraisal prepared by Wild Earth Ecology.

This Planning Statement considers the proposal against the relevant provisions of the Wiltshire development plan, national planning policy and other material considerations.

## 2. Planning Policy Context

The proposal has been assessed against the relevant policies of the Wiltshire Core Strategy and associated development plan documents, together with the National Planning Policy Framework (NPPF) and relevant supplementary planning guidance.

Particular regard is had to policies CP1, CP2, CP3, CP4, CP41, CP42, CP45, CP50, CP51, CP57, CP60, CP61, CP62, CP64, CP67, CP68 and CP69, insofar as they are relevant to the proposal.

## 3. Principle of Development

Policies CP1 and CP2 establish the settlement strategy for Wiltshire and direct development towards sustainable locations. Cholderton is identified as a Small Village.

The application site lies within the existing built area of Cholderton and the proposal would provide a single dwelling on a residential garden area. The development would not elongate the village or result in the consolidation of an otherwise loose-knit form of development.

The proposal therefore accords with the broad settlement strategy and represents an appropriate form of infill development.

## 4. Housing Land Supply and Unmet Housing Need

The latest Wiltshire Council Housing Land Supply Statement identified and verified for this application is Briefing Note No. 25-04, "Wiltshire's Housing Land Supply Statement", prepared by the Council's Planning service and dated 18 June 2025. It uses a base date of 1 April 2024 and reports a housing land supply position of 2.42 years. The briefing note states that this position will be used to inform decision-taking on planning applications and appeals.

The Council's statement also explains that, because the adopted Wiltshire Core Strategy is more than five years old, the housing requirement used for the five-year supply calculation is based on Local Housing Need using the Government's standard method. The Council calculated Local Housing Need at 3,525 homes per annum at the 1 April 2024 base date.

#### 4.1 How the 2.42-year figure is derived

The 2.42-year figure is the Council's own published calculation. The underlying figures set out in Briefing Note No. 25-04 are as follows:

| Element                                      | Council figure        | Calculation / explanation                                                |
|----------------------------------------------|-----------------------|--------------------------------------------------------------------------|
| Local Housing Need                           | 3,525 homes per annum | Base annual requirement at 1 April 2024                                  |
| Five-year base requirement                   | 17,625 homes          | $3,525 \times 5$                                                         |
| 5% buffer                                    | 18,506 homes          | 17,625 plus 5% buffer, as stated by the Council                          |
| Small sites deliverable                      | 955 homes             | Of 1,415 homes outstanding, 955 considered deliverable within five years |
| Large sites with full permission deliverable | 4,289 homes           | Of 4,853 homes outstanding, 4,289 considered deliverable                 |
| Other large / allocated sites deliverable    | 2,411 homes           | Of 9,745 homes outstanding, 2,411 considered deliverable                 |
| Windfall allowance                           | 1,290 homes           | Expected delivery on new windfall sites during the five-year period      |
| Total deliverable supply                     | 8,945 homes           | $955 + 4,289 + 2,411 + 1,290$                                            |
| Housing land supply                          | 2.42 years            | $8,945 \div (18,506 \div 5) = 2.4176$ years, rounded to 2.42             |

The calculation can therefore be reproduced as follows:

$8,945 \text{ deliverable homes} \div (18,506 \text{ homes} \div 5 \text{ years}) = 2.42 \text{ years.}$

This is not an applicant-derived estimate: it is the arithmetic expression of the figures published by Wiltshire Council in Briefing Note No. 25-04.

#### 4.2 Evidence supporting the Council's calculation

The Council explains that the deliverable supply is not simply the total number of homes with planning permission or allocation. It applies delivery-rate and delivery-timescale judgements to determine which homes are capable of being delivered within the five-year period 1 April 2024 to 31 March 2029. The Council reports that only 52% of the wider pool of 17,303 homes considered in the assessment is capable of delivery within that five-year period.

The Council further notes that these deliverability judgements are subject to scrutiny at appeal. The 2.42-year figure should therefore be understood as the Council's published evidence position at the 1 April 2024 base date, rather than as a forecast prepared by the applicant.

### 4.3 Subsequent national evidence

The Government subsequently published the 2025 Housing Delivery Test measurement on 17 August 2026. The published result for Wiltshire is 93%. The Government states that the 2025 measurement is the most up-to-date Housing Delivery Test assessment for decision-making purposes and supersedes the previous measurement. This does not replace the Council's 2.42-year housing-land-supply statement, which is a separate assessment of deliverable housing supply.

No later Wiltshire Council Housing Land Supply Statement with a later base date has been identified in the evidence reviewed for this application. If the Council publishes a later Housing Land Supply Statement before determination, that later evidence should be taken into account by the decision-maker.

### 4.4 Relevance to the proposal

The Council's published 2.42-year supply is substantially below five years and is therefore relevant to the assessment of housing supply and the weight to be given to policies affected by an insufficient housing land supply. It does not, however, determine the acceptability of the proposal by itself. The application remains subject to assessment against the settlement strategy, design and character, residential amenity, highways and parking, landscape, ecology, drainage, heritage, infrastructure and other relevant policies and material considerations.

The proposal would make a modest contribution towards meeting identified housing need through the delivery of one additional dwelling within an established settlement.

## 5. Infrastructure – CP3

The proposal comprises a single dwelling and would therefore have only a limited impact on existing infrastructure and services.

The site benefits from access to the existing road network and established services. The local sewerage system is being upgraded and is understood to have capacity to accommodate the proposal. Water is available from the Cholderton Water Company, with electricity and telecommunications infrastructure also available.

Bus services include routes 66 and X67. Local education facilities are available, with Castle Practice approximately 3.8 miles from the site. Household waste collection would be provided in accordance with the Council's arrangements.

The proposal would therefore be capable of being appropriately served by existing and planned infrastructure.

## 6. Community Infrastructure Levy and Other Contributions

The dwelling is proposed as a self-build dwelling for occupation by the applicants. The applicants will seek the applicable self-build Community Infrastructure Levy relief, subject to meeting the relevant statutory requirements and providing the required evidence.

No separate New Homes Bonus contribution is relied upon in this Planning Statement.

## 7. Amesbury Community Area – CP4

The site lies within the Amesbury Community Area. The proposal is a small-scale addition to an established settlement and would not give rise to significant community infrastructure or service impacts.

## 8. Sustainable Construction – CP41

The dwelling will be designed and constructed to comply with the applicable Building Regulations requirements, including the relevant energy efficiency and overheating standards.

The design will seek to make effective use of passive solar gain through the orientation and positioning of south-facing windows and rooflights, while taking account of overheating risk in accordance with the applicable requirements.

Measures to reduce water and energy consumption will be incorporated as required by the current building regulations, including efficient fittings and appliances and consideration of water recycling measures. These details can be secured by a planning condition should the council deem it necessary.

## 9. Renewable Energy – CP42

The proposal provides an opportunity to incorporate renewable energy generation through the installation of solar photovoltaic panels. The detailed arrangement are shown on the architectural drawings and designed to integrate appropriately with the roof form.

## 10. Housing – CP45

The proposal comprises one three-bedroom dwelling and would provide additional family accommodation within the settlement.

## 11. Biodiversity – CP50

The application site is a domestic garden, predominantly laid to lawn. A Preliminary Ecological Appraisal has been prepared by Wild Earth Ecology and accompanies the application.

The appraisal identifies no significant ecological constraints that would prevent the proposed development, subject to the implementation of appropriate recommendations and ecological enhancements.

The site is less than 0.2 hectares and the proposal falls within the applicable small-site de minimis exemption from the statutory Biodiversity Net Gain requirement. Accordingly, the mandatory 10% Biodiversity Net Gain requirement does not apply to this proposal.

Notwithstanding the exemption, the proposal incorporates appropriate ecological enhancements, informed by the Preliminary Ecological Appraisal, to improve the site's biodiversity value where reasonably practicable.

The wider ecological context has also been considered, including the Salisbury Plain/West Wiltshire Downs Countryside Character Area, the Hampshire River Avon Special Area of Conservation and the Salisbury Plain Special Protection Area recreational buffer.

## 12. Landscape – CP51

The proposal is located within an established residential area and is considered to represent an appropriate infill corner plot development.

The dwelling has been designed to respond to the existing landscape, levels, built form and surrounding roofscape. The proposal would not result in significant adverse effects on the wider landscape character.

A detailed Landscape and Visual Impact Assessment is not considered necessary for a development of this scale. Appropriate soft landscaping can be secured by condition where required.

## 13. Design – CP57

The proposal seeks to achieve a high-quality design that responds positively to the character of Cholderton and the surrounding built form.

Particular regard has been had to local distinctiveness, site levels and contours, building scale, massing, materials and roofscape. The accompanying Design and Access Statement provides further detail on the design approach.

The proposal is considered to complement the existing character of the area and to provide an appropriate addition to the settlement.

## 14. Transport and Highways – CP60, CP61 and CP62

The development of a single dwelling would generate only a small number of additional vehicle movements and would not have a material impact on the operation or safety of the local highway network.

Given the scale of the proposal, a Transport Assessment is not considered necessary. The site benefits from access to existing public transport and the wider local road network.

The proposal can be accommodated without unacceptable highway impacts and is consistent with the relevant transport policies.

## 15. Parking – CP64

Parking provision is in accordance with the applicable Wiltshire parking standards and the relevant requirements of the Local Transport Plan and Car Parking Strategy.

The arrangement ensures that vehicles can be accommodated within the site without causing obstruction or adverse effects on the neighbouring existing properties or highway safety.

## 16. Flood Risk – CP67

The site is identified as being at Very Low risk from fluvial and surface water flooding. Groundwater flooding is identified as a potential consideration, and the site is elevated relative to the surrounding area.

The proposal has been designed with these considerations in mind and would not be expected to increase flood risk elsewhere.

## 17. Water Resources – CP68

The development incorporates measures to use water efficiently and will comply with the relevant building and water efficiency requirements.

The proposal would not result in unacceptable impacts on local water resources.

## 18. River Avon SAC and Phosphorus Mitigation – CP69

The application is accompanied by a Phosphorus Mitigation Statement/budget prepared by Tony Langridge.

The proposal will provide the necessary mitigation to address phosphorus impacts associated with additional wastewater loading, ensuring that the development does not adversely affect the integrity of the Hampshire River Avon Special Area of Conservation.

## 19. Heritage

The proposal has been considered in relation to the historic character of Cholderton and the surrounding built environment.

The development is located within an established residential setting and has been designed to respond to the local character. The proposal is not considered to result in harm to the significance of heritage assets.

## 20. Residential Amenity

The proposed dwelling has been designed to provide an appropriate standard of residential amenity for future occupiers.

Consideration has been given to privacy, outlook, daylight, sunlight and the relationship with neighbouring properties. The scale and positioning of the dwelling would avoid unacceptable overlooking, overbearing effects or loss of light to neighbouring properties, subject to the detailed design shown on the submitted drawings.

## 21. Trees and Landscaping

The proposal has been designed to retain important existing vegetation where practicable and to provide an appropriate landscape setting for the new dwelling.

Any necessary tree protection and landscaping measures can be secured through appropriate planning conditions.

## 22. Supplementary Planning Guidance

The proposal has been considered against relevant supplementary guidance, including the Wiltshire Design Guide (March 2024) and the applicable Local Transport Plan and parking guidance.

Where older supplementary documents remain relevant, they should be read in conjunction with the current development plan and national planning policy.

## 23. Planning Balance

The proposal would provide one additional three-bedroom dwelling within the existing built area of Cholderton, making a modest contribution to housing supply at a time when Wiltshire has an identified shortfall in five-year housing land supply.

The development would make effective use of an appropriate residential site, provide a well-designed dwelling, and would not result in unacceptable impacts in relation to landscape, biodiversity, highways, flooding, infrastructure, residential amenity or heritage.

The site is less than 0.2 hectares and benefits from the applicable small-site de minimis exemption from the statutory Biodiversity Net Gain requirement, while ecological enhancements will nevertheless be incorporated where practicable.

The proposal also includes measures addressing sustainable construction, renewable energy, water efficiency and phosphorus mitigation.

Taken together, these considerations support the conclusion that the proposal represents an appropriate and sustainable form of residential development within Cholderton.

## 24. Conclusion

The application seeks planning permission for the erection of one three-bedroom dwelling within the curtilage of 8 Edrics Green, Cholderton.

The proposal accords with the settlement strategy by providing a small-scale infill development within the existing built area of the Small Village. The dwelling has been designed to respond to its context and would provide an appropriate standard of residential accommodation.

The development would not result in unacceptable effects on highway safety, residential amenity, landscape character, biodiversity, flooding, water resources, infrastructure or heritage. Appropriate measures are proposed in relation to sustainable construction, renewable energy, ecological enhancement and phosphorus mitigation.

Wiltshire Council's latest identified and verified Housing Land Supply Statement, Briefing Note No. 25-04 dated 18 June 2025 and based on 1 April 2024, identifies a housing land supply of 2.42 years. The calculation is supported by a five-year requirement of 18,506 homes and deliverable supply of 8,945 homes. The proposal would make a modest contribution towards addressing the identified housing need.

For these reasons, the proposed development is considered to represent sustainable development and planning permission is respectfully requested.

## Housing Land Supply Evidence – Source Note

Primary evidence reviewed: Wiltshire Council, Briefing Note No. 25-04, "Wiltshire's Housing Land Supply Statement", dated 18 June 2025. The document states that Wiltshire's housing land supply position is 2.42 years using a 1 April 2024 base date and that this position will be used to inform decision-taking on planning applications and appeals.

Source copy: [Wiltshire's Housing Land Supply Statement – Briefing Note No. 25-04](#)

The source document sets out the calculation: Local Housing Need of 3,525 homes per annum; five-year base requirement of 17,625 homes; 5% buffer giving 18,506 homes; and deliverable supply of 8,945 homes comprising 955 small-site homes, 4,289 homes on large sites with full permission, 2,411 homes from other large/allocated sites and 1,290 windfall homes.

The arithmetic is  $8,945 \div (18,506 \div 5) = 2.4176$  years, rounded to 2.42 years.

The Government's 2025 Housing Delivery Test was published on 17 August 2026 and is the latest HDT measurement for decision-making. Wiltshire's 2025 result is 93%.

Government source: [Housing Delivery Test: 2025 measurement – GOV.UK](#)

This evidence note is included to make clear that the 2.42-year figure is taken from Wiltshire Council's published housing-land-supply statement and reproduced arithmetically, rather than being an applicant-generated estimate. If a later Wiltshire Council Housing Land Supply Statement is published before determination, the later statement should be considered by the decision-maker.