



Darryl Howells Planning Consultancy ®
A12, The Arena Business Park
Holyrood Close
Poole
Dorset
BH17 7FJ

01202 124 007
info@dhpc.co.uk
www.dhpc.co.uk

PLANNING STATEMENT

Land Adjacent to 1 Old Hollow, Mere, Warminster, BA12 6EQ

Erection of 1no. detached dwelling with associated
access, parking and landscaping.

(LPA reference PL/2026/04946)

October 2026



INTRODUCTION

- 1.1 Darryl Howells Planning Consultancy (DHPC) submits this Statement in support of full planning permission for one detached dwelling on land adjacent to 1 Old Hollow, Mere. The proposal provides a family home within the defined settlement boundary and has been revised to respond to the Council's pre-application advice. DHPC considers that the principle and design of the development merit support, with proportionate technical safeguards and conditions as set out below.
- 1.2 The pre-application enquiry, ENQ/2026/00383, considered two semi-detached dwellings with alternative parking arrangements. The Council accepted the principle of residential infill but raised concerns about the amount of development, private amenity space and the parking layout. The application now proposes one detached dwelling with its own garden, parking and turning area.
- 1.3 A single additional dwelling on this land has previously received outline planning permission under S/2012/0656 and 15/10924/OUT. Those decisions are relevant to the site's suitability for infill housing, although the present application must be assessed against current policy and its own detailed design.
- 1.4 The national policy assessment uses the National Planning Policy Framework published in August 2026. Policies S3 and S4 provide the relevant approach to development within settlements. The application is also considered against the Wiltshire Core Strategy, the relevant saved local policies and design guidance.

SITE CHARACTERISTICS AND CONTEXT

- 2.1 The site comprises part of the garden land associated with No.1 Old Hollow, a two-storey semi-detached dwelling on the northern side of the lane. It is predominantly grassed and has been used for informal parking and recreation. The existing house, its access and parking arrangement and the detached single-storey outbuilding are retained.



Photo of No 1 Old Hollow and adjacent land

- 2.2 Old Hollow has upper and lower carriageways separated by a change in level. The application takes access from the upper arm, which follows Bridleway MERE16 along the southern boundary. The plot is gently graded, with higher land and properties at Downside Close to the north.
- 2.3 The immediate area contains a mixture of semi-detached and detached dwellings, varied plot sizes and different architectural treatments. No.1 forms part of a group of three semi-detached pairs. Burdly, the detached dwelling to the east, has stone-effect walling. The Council's pre-application response recognises the informal and diverse character of the locality.



Photo of change in levels on lower and upper access road

- 2.4 Nos.11, 13 and 15 Downside Close lie on the higher land to the north. The adjoining parcel has permission for two detached dwellings under PL/2025/00254, accessed from Downside Close. Earlier approvals for that land include 18/06081/FUL, 19/06073/VAR and PL/2021/06674. The relationship with the approved development forms part of the assessment of the present scheme.
- 2.5 The application site lies within Mere's settlement boundary and the locally designated Special Landscape Area. It is outside the Mere Conservation Area. No listed building lies on or immediately adjoining the site, and no tree on the site is identified as subject to a Tree Preservation Order.
- 2.6 The site is in Flood Zone 1. The Wiltshire Strategic Flood Risk Assessment nevertheless identifies high groundwater susceptibility, and the site lies within Source Protection Zone 1. These constraints are addressed in the flood risk and drainage section of this Statement.

Planning History

- 2.7 The relevant planning history of the site and adjoining land is summarised as follows:

On the application site

- S/2012/0656 - Outline application for 1 new dwelling on land adjacent to 1 Old Hollow (the same application site as this application) – Approved
- 15/10924/OUT - Outline application for one proposed dwelling with all matters reserved (resubmission of S/2012/0656) Approved
- ENQ/2026/00383 - Pre-application enquiry: erection of 2no. dwellings with on-site car parking (2no. options of parking configuration) - Advice issued 2026

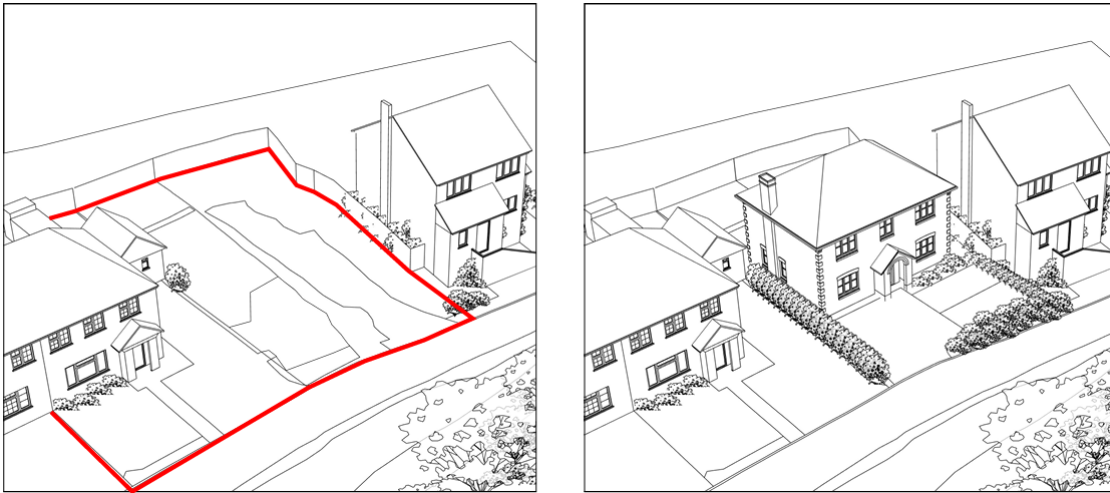
On adjoining land to the north, accessed from Downside Close

- 18/06081/FUL - Two-storey build comprising 2no. semi-detached three-bedroom dwellinghouses, each with a self-contained garden and communal access and parking for 6 vehicles – Approved
- 19/06073/VAR - Variation of condition 2 (approved plans) of 18/06081/FUL to allow changes to design and site layout – Approved
- PL/2021/06674 - Erection of 2no. detached dwellings – Approved
- PL/2025/00254 - Erection of 2no. detached dwellings - Approved (extant)

- 2.8 The planning history confirms that the principle of one additional dwelling on land adjacent to no.1 Old Hollow has twice been accepted by the Council through the grant of outline planning permission, in 2012 and again in 2015. The current proposal reflects that consented quantum.
- 2.9 The history also confirms that the Council has granted a sequence of full permissions for two dwellings on the adjoining land to the north, culminating in extant permission PL/2025/00254. The established acceptability of residential development across this wider parcel of land is therefore not in doubt.
- 2.10 Finally, the pre-application advice issued under ENQ/2026/00383 accepted the principle of infill residential development on the application site itself, subject to the site-specific matters which as set out in this statement, the current scheme addresses.

THE PROPOSED DEVELOPMENT

- 3.1 The application seeks full permission for a detached four-bedroom dwelling with a gross internal floor area of approximately 122 square metres. Accommodation is arranged over two storeys beneath a fully hipped roof, with associated parking, turning, cycle and refuse storage and landscaping.
- 3.2 The house sits between No.1 and Burdly, following the established building line on the northern side of Old Hollow. Its ridge and eaves are below those of the adjoining dwellings. The finished floor level is confirmed as 109.00 metres Above Ordnance Datum (m AOD).



Existing site and proposed dwelling isometric drawings

- 3.3 At ground floor the dwelling provides a living room, study, kitchen and dining room and WC. Four bedrooms, including an en-suite principal bedroom, and a bathroom are provided at first floor. The layout provides accommodation suitable for a family.
- 3.4 The new dwelling uses the existing access onto the upper arm of Old Hollow. Two parking spaces and a turning area are proposed for the dwelling. No.1 retains its existing access and parking. Covered cycle storage and refuse storage are located away from the frontage.
- 3.5 A private rear garden of approximately 10 metres depth is provided to the north, with additional enclosed space to the sides. Boundary hedging is retained and managed, with native infill planting where appropriate. New hedging separates the two properties, while rear boundaries are defined by timber fencing.
- 3.6 The house uses traditional proportions, red facing brick with brick banding and soldier-course detailing, and a natural slate roof. This palette draws on the materials approved on the adjoining site and the traditional detailing found locally.



Frontage elevation showing proposed materials

PLANNING POLICY ASSESSMENT

- 4.1 The development plan includes the Wiltshire Core Strategy adopted in January 2015 and the relevant saved policies of the Salisbury District Local Plan. The principal policies addressed below concern the settlement strategy, housing, design, landscape, residential amenity, transport, biodiversity and flood risk. Relevant guidance includes the Wiltshire Design Guide, Creating Places design guidance and the Council's applicable parking and drainage requirements.
- 4.2 The August 2026 NPPF is a material consideration. The principal national decision-making policies relevant to this application are S3 and S4 on sustainable development within settlements; L2 and L3 on effective use of land; DP3 and DP4 on design; TR3, TR4, TR6 and TR8 on transport; and F4, F5, F7 and F8 on flood risk and drainage.

Principle of development

- 4.3 Mere is identified as a Local Service Centre under Core Policy 1. Core Policy 2 supports appropriate windfall development within settlement boundaries, and Core Policy 17 applies that strategy to the Mere Community Area while requiring respect for its natural and built environment. The site is within the settlement boundary and forms part of an established residential frontage. Its location is appropriate for a small addition to the housing stock.
- 4.4 The dwelling makes better use of an under-utilised plot with access to Mere's shops, services and public transport. It provides a detached family house within an area containing both detached houses and semi-detached pairs, contributing to the range of accommodation sought by Core Policy 45.
- 4.5 Policy S3(1)(a) directs development within settlements to Policy S4. Under S4(1), development should be approved unless its benefits would be substantially outweighed by adverse effects assessed against the national decision-making policies. That approach applies because of the site's settlement location; it does not depend on demonstrating a housing land supply shortfall.
- 4.6 Policies L2(1)(b) and L2(1)(d) support better use of under-utilised land and sensitive additional housing within existing plots. Policy L3 supports efficient use of land and increased residential density within settlements. One dwelling achieves a practical increase in density while retaining the space needed for gardens, access and a satisfactory relationship with neighbours. The reduction from two homes follows the Council's assessment of the capacity of this plot.
- 4.7 Policy L2(1)(d) safeguards the street scene, access and living conditions. For residential curtilages, it sets benchmarks of no more than twice the existing building footprint and retention of at least 50% of the currently undeveloped area. It also allows additional development where overall character is unharmed, taking account of infrastructure and sustainable location. DHPC considers that this allowance supports

the present scheme: the modest dwelling fits the frontage, retains gardens for both houses and uses an established residential location with local services.

- 4.8 Wiltshire's updated housing land supply position, reported in the Council's briefing note dated 5 June 2026 and its June 2026 Housing Land Supply Statement, is 2.8 years at a base date of 1 April 2025. This replaces the earlier 2.42-year figure. Although the contribution of one dwelling is modest, delivery on a suitable windfall site attracts positive weight in the context of that shortfall.
- 4.9 The previous outline approvals and the Council's recent acceptance of infill in principle reinforce this conclusion. They do not remove the need to assess the current design, but they support a positive approach to resolving proportionate detailed matters. DHPC considers that the proposal accords with Core Policies 1, 2, 17 and 45 and the settlement and land-use objectives of the NPPF.

Design and character

- 4.10 Core Policy 57 and NPPF Policies DP3 and DP4 seek development which responds to its context and achieves good design. The current scheme has been developed around the Council's pre-application advice on siting, scale, roof form, amenity space and the arrangement of parking.
- 4.11 The principal change is the reduction from two dwellings to one. This releases space for a usable private garden and removes the parking courtyard criticised at pre-application stage. Each property retains an individual access and parking arrangement, reflecting the pattern of the surrounding residential plots.
- 4.12 The new house follows the building line of No.1 and is positioned between the existing houses with space to its boundaries. Its ridge and eaves are lower than those of No.1 and Burdly. The fully hipped roof follows the form encouraged by the Council and reduces the apparent bulk of the upper part of the building.
- 4.13 The private garden exceeds 50 square metres and has an approximately 10-metre rear depth, supplemented by side amenity space. The Wiltshire Design Guide's applicable comparison is 50 square metres or the dwelling footprint, whichever is greater. The rear garden and side areas provide a practical, enclosed space appropriate to the house, while No.1 retains its own garden. The revised layout therefore addresses the amenity-space concern through a substantial improvement over both two-dwelling options.
- 4.14 The street scenes demonstrate the relationship with No.1 and Burdly. The lower roofline, traditional detailing and gaps between buildings allow the dwelling to read as a modest addition to the existing frontage. Its detached form is consistent with the varied character of the locality. The additional rear garden separation and absence of first-floor flank windows further improve the relationship with surrounding properties.

- 4.15 Red brick, brick detailing and slate provide a coherent traditional appearance, drawing on the palette approved for the development to the rear. Samples and final material details can be agreed by condition. Native planting and managed hedging soften the frontage and retain the lane's garden character.
- 4.16 The proposed floor level of 109.00mAOD requires limited regrading, particularly on the eastern side. Final external levels, boundary treatment and planting should be coordinated with the drainage design to retain a satisfactory relationship with neighbours and avoid diverting water onto adjoining land. These details can be controlled through appropriately worded conditions once the drainage approach is established.
- 4.17 The scheme provides a clear response to the Council's design advice and a form of development suited to this plot. DHPC considers that the siting, lower roofline, materials and landscaping satisfy Core Policies 17 and 57 and the contextual design principles of Policies DP3 and DP4.

Landscape

- 4.18 Core Policy 51 and saved Policy C6 require sympathetic siting, scale, materials and landscaping within the Special Landscape Area. The site is within an existing residential area and the proposal would be seen as part of that frontage. Its modest scale and retained boundary vegetation avoid an outward extension of built development into the surrounding countryside.
- 4.19 The local landscape designation warrants careful design. The lower roofline, traditional materials and native planting respond to that requirement. The scheme would conserve the character of this part of Mere and is consistent with Core Policy 51 and saved Policy C6.

Residential amenity

- 4.20 The pre-application response identified relationships with No.1 to the west, Burdly to the east and the existing and approved development to the north. The single-dwelling layout reduces the amount of building and provides more space than the earlier options.
- 4.21 No first-floor windows are proposed in either flank elevation facing No.1 or Burdly. The limited ground-floor openings, boundary planting and separation provide a suitable response to the privacy concerns. The lower ridge and eaves and retained gaps also limit the effect on outlook and daylight.
- 4.22 To the north, the approximately 10-metre rear garden improves separation from the adjoining approved dwelling compared with the earlier two-house arrangement. The final assessment should take account of window positions and the higher levels of the northern land. Nos.11 and 13 Downside Close lie further beyond. The revised siting provides a materially better relationship than the pre-application options.

- 4.23 No.1 retains its private garden, existing access and parking. The proposal has therefore been arranged to provide an additional home while protecting the living conditions of the existing property and its neighbours, consistent with Core Policy 57 and Policy DP3.
- 4.24 For future occupiers, the approximately 122-square-metre internal area provides a comfortable family layout, with separate living and study space and four bedrooms. The overall area exceeds the 97-square-metre Nationally Described Space Standard benchmark for a four-bedroom, five-person, two-storey dwelling. The submitted plans show the individual bedrooms, circulation and storage alongside the principal living accommodation.
- 4.25 The principal rooms benefit from an open outlook towards the frontage. The rear and side garden areas provide private outdoor space, while covered cycle storage and refuse storage are kept away from the principal street elevation. Taken together, these arrangements provide a suitable standard of accommodation and amenity.

Access parking and servicing

- 4.26 Core Policies 60 and 61 seek sustainable and safe access arrangements. NPPF Policies TR3 and TR4 address sustainable locations, access and appropriate parking, while TR8 protects public rights of way. The highways pre-application advice raised no objection in principle to an additional dwelling using this section of MERE16, subject to satisfactory access, turning and parking.
- 4.27 The new dwelling uses the existing access and provides two parking spaces and an on-site turning area. The submitted swept-path information should demonstrate that vehicles can enter and leave in forward gear without obstructing the bridleway. The existing arrangement for No.1 is retained.
- 4.28 The parking guidance referred to during pre-application stage seeks three spaces for a four-bedroom house. The two spaces allocated to the new dwelling therefore require a site-specific justification. The five spaces shown across the application land provide context, but spaces retained for No.1 should not be counted as available to the new house unless a practical and enduring shared arrangement is secured.
- 4.29 DHPC invites the Council to assess the two-space provision in the context of the small scale of development, the site's location within Mere, access to local services and bus links, covered cycle storage and the retained parking at No.1. Policy TR4(1)(e) requires consideration of the location, nature and connectivity of development alongside applicable local standards. The case for support should be assessed on those circumstances and safe operation of the layout.
- 4.30 One additional dwelling would generate a limited increase in vehicle movements. The route and public use of MERE16 should remain unobstructed, with parking and manoeuvring contained within the site. Subject to the Highway Authority's assessment of the submitted details, the scale of the proposal would not suggest a severe network impact or an unacceptable highway safety effect under Policy TR6(4). Parking, turning and cycle facilities can be secured for retention by condition.

- 4.31 Refuse and recycling storage are proposed to the rear, with bins brought to the frontage on collection days. The design should allow servicing without obstruction of the bridleway or dependence on a refuse vehicle entering the site. Final storage and collection details can be agreed by condition.

Flood risk and drainage

- 4.32 Flood Zone 1 indicates a low probability of river and sea flooding. The Council's SFRA identifies high groundwater susceptibility, and Source Protection Zone 1 requires protection of groundwater quality. These matters call for a proportionate assessment and suitable design measures; the mapped groundwater designation does not, on its own, establish that a dwelling cannot be accommodated.
- 4.33 Cranfield University's LandIS mapping describes clayey soils over chalk, with generally well-drained calcareous soils but some slowly permeable subsoils and seasonal waterlogging. The supplied UK Centre for Ecology & Hydrology National River Flow Archive information indicates average annual rainfall of approximately 900–950mm. This is useful background, but neither dataset establishes the site's peak groundwater level or confirms that soakaways will be suitable.
- 4.34 The finished floor level is set at 109.00m AOD. This provides a fixed design level for the dwelling. No intrusive ground investigation, groundwater monitoring or infiltration testing has been undertaken, so the level must be checked against site and access levels and the assessed groundwater risk to confirm a suitable margin of safety. A basement is not proposed.
- 4.35 NPPF Policy F4 requires an assessment of the identified groundwater risk even in Flood Zone 1. Policy F5 must also be addressed: Flood Zone 1 alone does not exempt a new dwelling from the sequential test. The Council should agree the proportionate evidence required to establish whether an exemption applies or, if necessary, to satisfy the test.
- 4.36 The drainage approach should work during high groundwater conditions, accommodate climate change and avoid increasing flood risk to neighbours. Infiltration should only be used where testing demonstrates its suitability and groundwater quality is protected. Otherwise, attenuation and controlled discharge to an agreed lawful outfall should be provided. Safe access and escape, external levels and overland flow routes also need to be established, consistent with Policies F7 and F8 and Core Policy 67.
- 4.37 Once the Council is satisfied that safe occupation, access and a feasible drainage solution can be achieved, DHPC requests a standard condition requiring approval and implementation of the detailed flood protection measures before the relevant construction works. These should include groundwater-resistant floor construction, suitable membranes and sealed service entries, higher-positioned electrical sockets and vulnerable services, and robust, flood-resilient materials. Detailed drainage, pollution prevention and maintenance arrangements can be secured at the same stage.

- 4.38 This approach offers a practical route to accommodating the dwelling while addressing the identified risk. The adjacent permission PL/2025/00254 provides relevant residential context but does not establish groundwater conditions on this plot. The application should be supported where proportionate evidence confirms the necessary safeguards, with remaining construction details controlled by condition.

Biodiversity

- 4.39 The application land is stated to be below 0.2 hectares. The biodiversity net gain exemption introduced on 6 August 2026 applies to applications made on or after that date on sites no larger than 0.2 hectares, if development does not impact an onsite priority habitat. The application date, full red-line area and habitat position should therefore establish the exemption, rather than site size alone.
- 4.40 The proposal retains the existing outbuilding and boundary hedgerow, with management and native infill planting. These features, together with new soft landscaping, provide a proportionate opportunity for habitat enhancement. Any necessary hedgerow works should respect nesting birds and protected species, and external lighting should avoid unnecessary illumination of retained vegetation. Appropriate landscaping and ecological safeguards can support compliance with Core Policy 50.

PLANNING BALANCE AND CONCLUSION

- 5.1 The proposal delivers one detached family dwelling within Mere's settlement boundary. The principle of infill has been accepted in the Council's pre-application advice and is supported by the earlier outline decisions for a single dwelling. The revised scheme reduces the amount of development, removes the parking courtyard, provides a usable private garden and adopts the lower roofline and hipped form sought by officers.
- 5.2 The benefits include an additional home in an accessible settlement, efficient use of a small residential plot, construction activity and support for local services. The housing land supply shortfall reinforces the value of bringing forward suitable windfall sites. The design, retained gardens and boundary planting provide a positive response to the site's context and the Council's advice.
- 5.3 Policy S4 provides the relevant national balance. DHPC considers that the identified design and amenity benefits, together with housing delivery, support approval. The parking provision requires assessment on its circumstances, and proportionate flood evidence must establish safe occupation, access and a workable drainage solution. These matters should be resolved constructively, with remaining details secured through necessary and reasonable conditions.
- 5.4 Subject to that technical resolution, the proposal accords with the development plan when read as a whole and the relevant national decision-making policies. Its benefits would not be substantially outweighed by adverse effects. DHPC respectfully requests the grant of full planning permission for the single dwelling, with appropriate conditions.