

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02684
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Land to West of Green Lane, Salisbury, SP4 6DX
DEVELOPMENT DESCRIPTION:	Erection of a 4-bed self-build dwelling (PV on roof, battery and Air Source Heat Pump) with garage and two garden outbuildings; closure of the existing vehicular access to Green Lane; formation of a new vehicular access with 2.4m x 43m visibility splay (both directions), dropped kerb, parking (4-cpkg-bays) and turning area; retention of the existing pedestrian access to Green Lane; and associated hard and soft landscaping and hedge and fence boundary treatments.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The site lies to the west of Green Lane and forms part of the garden formerly associated with Ford House. It is enclosed by existing residential development, mature vegetation and established boundary features, and reads as a contained gap within the developed frontage adjacent the highway. The site lies within a Special Landscape Area, adjoins the restricted byway, and is influenced by mature trees and planting. It is set within the setting of Ford House, identified by the Council as a non-designated heritage asset. The topography also falls and rises across the plot.

PROPOSAL

The application seeks permission for the erection of a 4-bed self-build dwelling. This includes solar panels on the roof, battery and Air Source Heat Pump, two garden outbuildings, closure of the existing vehicular access to Green Lane and formation of a new vehicular access, parking and turning area, and associated hard and soft landscaping and hedge and fence boundary treatments.

PLANNING HISTORY

Proposal / Summary
S/2007/2443 - Full planning permission Decision - Withdrawn Date: 29/1/2008 – EXTENSION TO DWELLING AND CONVERSION OF GARAGE AND STABLE TO HABITABLE ACCOMMODATION
S/2008/0492 - Full planning permission Decision - Approve with Conditions Date: 21/4/2008 – EXTENSION TO DWELLING AND CONVERSION OF GARAGE AND STABLE TO HABITABLE ACCOMMODATION
S/2009/0862 - Full planning permission Decision - Approve with Conditions Date: 10/8/2009 – RETROSPECTIVE APPLICATION FOR A NUMBER OF EXCAVATIONS TOGETHER WITH DEPOSITS OF TOPSOIL AND CHALK FOR THE SCHOOLING OF THE APPLICANTS HORSES

S/2009/0863 - Lawful development: Existing use Decision - Approve with Conditions
Date: 14/8/2009 – THIS APPLICATION RELATES TO A NUMBER OF LEAN-TO
EXTENSIONS TO AN EXISTING STABLE BLOCK ERECTED UNDER PERMISSIONS
S/1993/1211 AND S/1994/1367. THE LEAN-TO EXTENSIONS COMPRISE, IN TOTAL 6
STABLES, 3 LOOSE BOXES, A HAY STORE AND TACK ROOM. THERE IS ALSO A
FRE

S/2009/0864 - Full planning permission Decision - Approve with Conditions Date:
11/8/2009 – RETROSPECTIVE APPLICATION FOR THE EXTENSION OF AN
EXISTING MENAGE AND FORMATION OF AN AREA OF PERMEABLE
HARDSTANDING FOR THE PARKING OF THE APPLICANTS EQUINE RELATED
VEHICLES AND THE STORAGE OF FODDER

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 3 Infrastructure Requirements
- Core Policy 4 Spatial Strategy Amesbury Community Area
- Core Policy 34 Additional Employment Land
- Core Policy 41 Sustainable Construction and Low-Carbon Energy
- Core Policy 43 Providing Affordable Homes
- Core Policy 45 Meeting Wiltshire's Housing Needs
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58 Ensuring the Conservation of the Historic Environment
- Core Policy 60 Sustainable Transport
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 67 Flood Risk;
- Core Policy 69 Protection of the River Avon SAC.

Neighbourhood Plan:

Laverstock and Ford Communities Neighbourhood Plan 2021 to 2036

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Wiltshire Council's Waste Core Strategy, adopted July 2009

- Wiltshire Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document, January 2017
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)
 - Active travel infrastructure design standards 2022
 - Active travel parking standards and design guide 2022
- LTN1/20 – Cycle Infrastructure Design (July 2020)
- Air Quality SPD (July 2023)
- Wiltshire Housing Site Allocations Plan, adopted 25 February 2020

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

Arboricultural Officer: Comment stated below:

'Its disappointing to see a large number of trees have recently been removed from site, including at least two significant Yews and a mature Beech. To mitigate these losses, in some way, a replanting plan should be requested, by condition, to include details of ongoing maintenance, to ensure the survival of any new planting for a minimum period of 5 years. In addition a Tree Protection Plan and Arb Method Statement should also be requested, by condition, to ensure the trees shown for retention are adequately protected during the development process.' A condition relating to this has been included on this consent.

WC Highways: No Objection, subject to conditions

'I refer to the above planning application for the erection of a 4-bed self-build dwelling (PV on roof, battery and Air Source Heat Pump) with garage and two garden outbuildings; closure of the existing vehicular access to Green Lane; formation of a new vehicular access with 2.4m x 43m visibility splay (both directions), dropped kerb, parking (4-cpkg-bays) and turning area; retention of the existing pedestrian access to Green Lane; and associated hard and soft landscaping and hedge and fence boundary treatments.

The site is located in the village of Ford which does not have a development boundary and I will be guided by you as to whether you consider the proposal to be contrary to policies CP57 (xiv), CP60(i) and CP61 of the Wiltshire Core Strategy and the NPPF 2024 paras 109-111 which seek to reduce the need to travel particularly by private car, and support and encourage sustainable, safe and efficient movement of people and goods. I note that the site forms part of Ford House, which has its own parking area and therefore the development of this site will not be of detriment to Ford House.

Adequate off street parking and turning is proposed within the site and sufficient visibility of 2.4m x 43m is demonstrated on the visibility plan as being achievable.

I therefore raise no highway objection providing the following conditions are imposed:...

Suggested conditions have been included on this consent.

WC Rights of Way: No Objection

WC Conservation: No Comment

WC Archaeology:

Thank you for your consultation. The site of the proposed new dwelling is located in an area of good archaeological potential, as was highlighted by Wiltshire Council Archaeology Service's (WCAS's) response to the pre-application (ENQ/2025/02077) in January this year.

Wiltshire's Historic Environment Record (HER) shows that the plot of land at Ford proposed for a single dwelling lies immediately south of the road that lies on the line of the Roman Road from Sorviodunum (Old Sarum) to Venta Belgarum (Winchester). The wider area is rich in upstanding and buried archaeological remains and several recent archaeological investigations in advance of residential development at the settlement of Old Sarum have revealed prehistoric and Roman settlement, funerary, and agricultural features in abundance. A number of stray finds have been also been made in the immediate area. These include a prehistoric cremation burial in a biconical urn found during construction work in 1973 around The Steadings, a prehistoric flanged bronze axe found in the area of Ashlands in the early 1940s and a Saxon coin found near the River Bourne. A review of historic mapping does not suggest that there have been previous buildings on the site, but there has been some landscaping, with possibly a tennis court and hardstanding vehicular access. It is hard to gauge the degree of landscaping within the site from the information provided with this pre-application enquiry.

In summary, this is a previously undeveloped plot in excess of 0.4ha. Unless it can be demonstrated that the degree of past impacts has significantly diminished the archaeological potential of the site, I would advise that any groundworks associated with the proposed development are monitored by qualified archaeologists, with this monitoring to be secured by a condition to be attached to any planning permission that may be issued. Such a condition is to be worded thus:...

The suggested condition has been included on this consent.

WC Ecology: No objection, subject to conditions, comment stated below:

'I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and nonstatutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Block Plan Rev A Lf/p/02. My 2026. Nigel Lilly
- Preliminary Ecological Appraisal. April 2026. Wessex Ecology
- Tree Survey and Arboricultural Impact Assessment. April 2026. Hellis Solutions Ltd
- Natural England Nutrient Neutrality Budget Calculator for the River Avon SAC
- Applicant photos

Protected and Notable Species

An ecological assessment was conducted at the site The ecological survey, undertaken in March identified a number of features suitable of supporting notable and protected species, although none were identified at the time of the survey.

The grassland habitat was assessed as modified with red fescue and oxeye daisy being most prevalent which would be more suggestive of other neutral grassland according to the UK Hab as rye grasses and white clovers were not the most abundant species present and/or absent. Surveys were also undertaken outside of the optimal survey window.

Target note 1 identified a subterranean building with moderate potential to support roosting bats and birds. Further surveys were recommended. Additional information supplied by the applicant to include photographs and a video of the structure confirm that the subterranean building holds negligible potential to support roosting bats and will remain sealed.

Habitat clearance appears to have occurred along the northern boundary with the removal of bramble scrub and some trees which may have supported nesting birds.

Section 6.4 of the ecology report highlights enhancement opportunities for nesting birds and bats which are welcomed and should be secured by condition.

Habitat Regulations Assessment: River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

The submitted nutrient calculation calculated a total phosphorus budget of 0.10kg TP/year pre 2030 and 0.01 kg TP/year post 2030. The budget has been approved by Wiltshire Council.

A Council-led scheme of phosphorus credits will be available for development which meets certain criteria at a fixed cost per kilogram of phosphorus, provided supply of mitigation is available. A completed Hampshire Avon Credit Screening Approval Certificate is required to apply for this scheme. The ecology section of this certificate has been completed by the Council's ecology team for this application. This certificate can only be issued by the case officer if the application meets the two deliverability tests. Further details of the Council-led scheme, including eligibility criteria, current cost to purchase credits, and details of how to apply, is available on our website.

Ecology officer approval	Document reviewed – 15/06/2026
Approval of Nutrient Budget	Pre 2030 budget - 0.10 kg TP/year
	Budget approved - Yes
	Date - 16/06/2026

Council-issued phosphorus credits are expected to be available, to ensure that adequate mitigation is secured and deliverable for this development, the necessary credits must be secured as part of the permission.

Where Council mitigation is secured with the permission, a strategic Appropriate Assessment (AA) has been prepared for qualifying planning applications for residential and non-residential development, within sewered and non-sewered areas of the River Avon SAC catchment. The AA reached a conclusion of no adverse effects on the integrity of the SAC or its qualifying features and has been endorsed by Natural England (NE) provided that the council's mitigation strategy continues to be implemented.

The applicant has confirmed that they will be securing credits with the permission. The application must not be positively determined until the P-credits have been secured. In the absence of a legal agreement the mitigation fee and administration charge for the scheme can be paid by a section 111. The administration fee must be paid on the granting of permission, the mitigation fee is payable prior to commencement of development.

The cost of phosphorus credits from the Council's strategic scheme to mitigate the burden would be £4,250.00 (£42500 per 1 kg/TP) plus legal and admin fees.

NEXT STEPS:

- The case officer will send you the credit screening approval certificate

- Once you have received this you can apply directly via this form: *Development Application in the Hampshire Avon Catchment*
- You will then be emailed directly when credits are available (expected 2 weeks)
- There is then the option of securing credits via a Section 111 form which will be sent to you.

Development Application in the Hampshire Avon Catchment

Recreation Mitigation Strategy for the New Forest Internationally Protected Sites

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects. In line with the Councils Interim Mitigation Strategy, the applicant has agreed to pay the SAMM payment requirements of £660 per dwelling/tourism unit (plus legal and admin fees). This will be secured via a S111 agreement at determination. Unilateral undertakings or s106 agreements are also available to ensure the necessary mitigation is secured. This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects.

The cost of developer contributions to mitigate the burden would be £660 plus legal and admin fees.

The applicant should be directed to the Guidance Note for Completing Agreements Under S111 of the Local Government Act 1972.

It is considered that this approach delivers the required level of certainty to secure effective mitigation for the recreational burdens of this planning application. There will be no in combination effects with other developments, therefore we can conclude that there would be no adverse effect on the integrity of the above European Sites as a result of the development. Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application is for self and Custom Build Development, meaning development which:

- *consists of no more than 9 dwellings;*
- *is carried out on a site which has an area no larger than 0.5 hectares; and*
- *consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).'*

Suggested conditions have been included on this consent.

WC Drainage: No Objection, subject to conditions, comment stated below:

'ASSESSMENT OF THE PROPOSAL

Context

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

Assessment

The applicant has provided a technical Note on Flood Risk. It should be noted that our comments below are reliant on the accuracy and completeness of this document and we do not take any responsibility for incorrect data or interpretation made by the authors.

The technical note identifies the site being within Flood Zone 1 with a low risk of fluvial and pluvial flooding, however, there is medium risk of groundwater flooding with groundwater levels suggested to be between 0.5m and 5m below the ground surface

The Planning Statement indicates that surface water will be managed provision of a soakaway based on the BRE 365 testing results supporting the viability of soakaway. However, limited drainage details have been submitted along with the application.'

The suggested condition has been included on this consent.

Laverstock and Ford Parish Council: No Comment

REPRESENTATIONS

Two comments of support received, included below:

'This small scale infill and practical, considerate house design is totally in keeping with the village and the neighbouring properties. As a family we fully support this application.

There is potential for challenging access off the proposed driveway directly onto the Roman Road - a few metres west lies a blind summit between Castleford Farmhouse and the livery stables. Hopefully the PC and WC can coordinate a suitable location for the traffic calming measures to cater for the driveway proposed in the application and the ongoing work to improve the cycleway and footpath along Green Lane just below to the east. We are persistently plagued by inconsiderate drivers speeding along the Roman Road, which is used as a rat run between London Road to the east and Castle / Amesbury Road to the west.'

'I fully support what I believe is a well thought-out proposal to build a 4-bedroom house on the land to the east of my property. I have no objections to the proposal.

The applicants are my son and daughter-in-law, and I am excited to welcome them to the village community. Having family living next door will deepen our connection to the area and provide invaluable multi-generational support.

The proposed house is designed to complement the existing street scene, echoing the architectural character of both my property and Ford House on the other side. There will be no loss of privacy for me, as there are no first-floor windows on the west aspect. Furthermore, being situated to the east, the build will not block natural light to my house, and there will be negligible impact on the light in my garden.

The closure of the vehicular access directly to Green Lane is a positive step that will protect the cycle and pedestrian way. This, combined with the traffic calming measures about to be installed along Roman Road, will ensure a much safer environment for local residents.

Finally, it will be a relief to see a high-quality family home on this infill plot. Since I have lived here, there have been unnerving occasions where unauthorised caravans and work vehicles have parked on the land for weeks at a time. Developing this infill site will secure the land and bring a redundant plot into positive use.'

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Environmental Impact Assessment (EIA) Screening

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the local planning authority has considered whether the proposed development constitutes EIA development.

No formal screening opinion was requested or issued. However, the local planning authority has considered the scale and nature of the development as part of the application process and is satisfied that it does not constitute EIA development under the 2017 Regulations.

Principle of Development

The NPPF, revised in August 2026, contains national policies relating to the location of development. Policies S3-S5 distinguish between development within settlements and development in the countryside, support sustainable patterns of growth, and require decisions to have regard to the role and function of settlements, accessibility to services and facilities, and other site-specific considerations.

Policy S5, Principle of development outside settlements, of the NPPF states that:

1. Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The following are considered relevant in this case:

e. Limited infilling within groups of houses;

h. Residential and mixed-use development which would:

iii. Be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; and

iv. Not prejudice any proposals for long-term comprehensive development in the same location

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

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

2. In applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the

national decision-making policies which state that development proposals should be refused in specific circumstances.

This policy applies in favour of development outside the settlement boundary, unless the benefits of doing so would be substantially outweighed by any adverse effects. When considering the principle of the proposed development, where there is an evidenced unmet need, the provision of an additional dwelling adjacent to existing residential development, and in close proximity to the settlement boundary for Salisbury, is considered acceptable and in line with the updated Framework.

The application site is set outside of the settlement boundary, north of the Principal Settlement of Salisbury, and south of the settlement of Old Sarum. Under CP1, CP2, and CP23 of the WCS, Ford is considered a Small Village, where development will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

CP2 of the WCS states that, outside the defined limits of development:
Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i) Respects the existing character and form of the settlement*
- ii) Does not elongate the village or impose development in sensitive landscape areas*
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.*

The supporting text to the WCS goes onto define infill '*as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling.*' Appendix F of the WCS lists settlements where there is no longer a settlement boundary including all Small Villages and settlements outside the settlement hierarchy. Ford is included in List 2 – Settlements that formerly had a boundary in the Salisbury District Local Plan (outlined by the Housing Policy Boundary red line extract below/policy H16) but are not identified in the settlement hierarchy of the WCS (lacking services, facilities and employment opportunities) and poorly accessed by alternative means of travel to the private car (the highways authority comments below reference Core Policy 57 (xiv), CP60(i) and CP61 of the Wiltshire Core Strategy and the NPPF 2024 paras 109-111 seeking to reduce the need to travel particularly by private car).

Ford is therefore outside of the settlement hierarchy and is not considered to be a Small Village within the WCS, so in that sense, the proposed development appears to be contrary to policy CP2 of the WCS.

However, the Laverstock and Ford Neighbourhood Plan was made in October 2022, thus post-dating the WCS policies, states that residents strongly support the following statements:

- Any development in Laverstock, Milford and Ford should be limited to infill (1 or 2 houses per site)
- Any development within the Parish should have low impact on the visual character of the landscape

The Neighbourhood Plan, in Policy 1, states that:

*The village of Ford shall be retained as a discrete settlement. Development proposals must ensure that Ford remains separated from Riverdown Park to the south by the Green Buffer 3 (see **Figure 3**) and to the north and west by Green Buffer 4, relating to Old Sarum Airfield Conservation Area.*

As such, the Neighbourhood Plan is in support of infill within the area and the proposal site.

Notwithstanding the above, in appeal decision 6002151 for application PL/2025/02476, Land at Chantry Cottage, Semley Common, Semley, for demolition of sheds and greenhouse and erection of a dwelling and garage, outside of the settlement boundary, the Inspector stated:

'While not a formal arrangement, the existing cluster of dwellings, despite the gaps between the buildings, nonetheless forms a consolidated group, comprising a relatively continuous row of residential properties that does not appear as particularly sporadic or scattered. The proposed dwelling, which would fill a gap within the existing group, would therefore not consolidate a sporadic loose knit area of development. Accordingly, the proposal would not conflict with the aims of Core Policy 2 in these regards....

The appeal site is in a rural location, a short distance from facilities within the centre of Semley, including a church, primary school, village shop and public house, which the appellant indicates can be accessed via a public right of way (PROW), with a walking distance of between approximately 450-800m. There are also office, business and retail premises at Chaldicotts Farm, not far from the site, and commercial uses at Semley Station...

Set against this, I am mindful that the National Planning Policy Framework recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both planmaking and decision-making. In this case, given the dispersed nature of facilities and amenities in the area generally, future occupiers of the development would be likely to be reliant on the private car for a considerable number of journeys. In addition, I am also mindful that, as I have found that the site falls within a Small Village for the purposes of Core Policy 2, this would suggest that, like other residential development in the vicinity, the future occupiers of the dwelling would benefit from some accessibility to services and amenities by means other than the private car. Thus, taking these factors into account, I attach limited weight to the conflict with Core Policies 60 and 61 of the WCS...

In light of these considerations, the development would therefore be in a suitable location, with particular regard to the settlement strategy and character and appearance of the area. Accordingly, it would not conflict with the aims of Core Policies 1, 2, 17, or Core Policy 57 of the WCS which requires new development to be of a high standard of design, and among other things, relates effectively to the immediate setting and to the wider character of the area, taking account of the characteristics of the site and the local context. While it would give rise to conflict with Core Policies 60 and 61 of the WCS, having regard to access to services and facilities, for the reasons above I attach limited weight to this conflict. Therefore, on this main issue, the proposal would not conflict with the development plan read as a whole.'

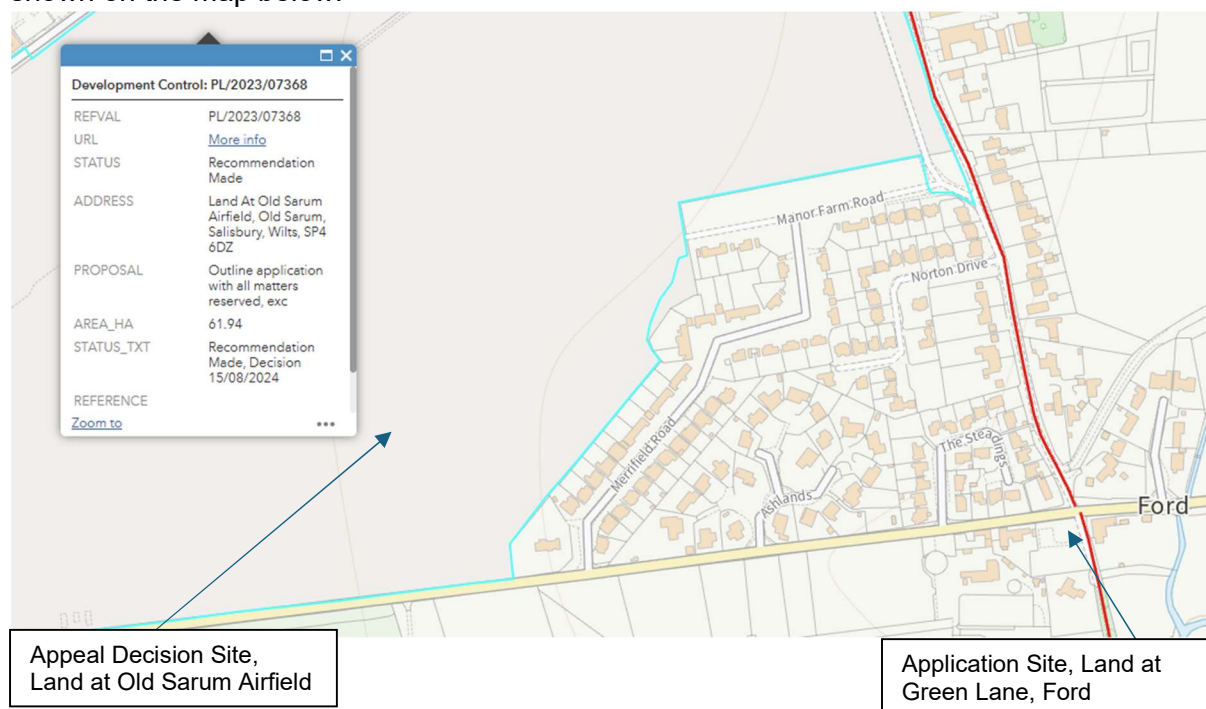
Further, in the Inspector's Appeal Decision (APP/Y3940/W/24/3353040) for application PL/2023/07368, Land at Old Sarum Airfield, Old Sarum, Salisbury, it was stated:

102. The Council and residents argue that the proposals for Area C would contravene Policy 23 and the spatial strategy in CP1 because Ford is part of the 'small village' of Laverstock and Ford where only limited housing, employment, services and facilities are allowed. I disagree. Although Laverstock and Ford is described as a 'small village' in CP23, CP25 is a site-specific policy for the Airfield that in principle allows sympathetic high quality residential development on its perimeter, including in Area C. Consequently, there is no conflict with the CS as a whole in this respect.

103. In terms of the viability and highways issues, the proposed development would meet the requirements of CS Policies CP43 and CP60-62 respectively. In relation to the heritage issue, it would meet the requirements of CP58: that designated heritage assets and their settings will be conserved in a manner appropriate to their significance, as well as the specific requirements of CP25 covered above. The development would also consequently meet the relevant requirements of the Laverstock and Ford Neighbourhood Plan and the relevant parts of the NPPF as regards the main issues in this case.

104. Consequently, since it would accord with the development plan for the area, there is no reason to withhold planning permission for this scheme.

The application site for this appeal decision, and the application site subject to this report, is shown on the map below:



The Inspector concluded that the appeal was allowed, and therefore determined that the site reflected a sustainable location, where residential development should be allowed.

5 Year Housing Land Supply

The Wiltshire Housing Land Supply Statement (June 2025) provides the latest position on the Council's ability to demonstrate a five-year supply of deliverable housing land, which is a material consideration in the determination of planning applications.

The National Planning Policy Framework was revised in December 2024. This has reintroduced the requirement to meet five years' worth of deliverable sites and a buffer to be applied to the five-year housing requirement in all circumstances, and has revised the Local Housing Need calculation to establish the five-year housing requirement. These factors have resulted in a substantial increase in the five-year housing requirement to be met from the previous calculation. When this is assessed against the housing land supply which can be delivered within five years, the recalculation shows a significant reduction in the number of years supply. The resulting position shows that the Council can currently demonstrate a 2.8 years housing land supply of housing at a unitary authority level. This is considered to be a substantial shortfall.

The absence of a five-year housing land supply is a material consideration in the determination of this application. In accordance with Policy S3, and S5, of the National Planning Policy Framework (NPPF), decisions on development proposals should apply a presumption in favour of sustainable development, meaning that outside settlements, Policy S5 should be applied. Policy S5, states that only certain forms of development should be approved outside settlements, as set out in 1(a-j), to include Residential and mixed-use development in paragraph 1.h., which should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. In reference the reuse, extension, alteration or replacement of an existing building, in paragraph 1.c., these should be approved provided that the replacement building is not disproportionately larger than the one it replaces. In reference to housing, paragraph 1.h. states:

Residential and mixed-use development which would:

- iii. Be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; and
- iv. Not prejudice any proposals for long-term comprehensive development in the same location.

Paragraph 1.j. states:

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

The current housing land supply shortfall is a factor that must be considered in the planning balance and in this case, as a five-year housing land supply cannot be demonstrated, the weight that can be applied to the most important policies for determining this application should be assessed and altered in the light of the shortage in housing land supply. The proposal must be assessed against the national policy context of the need to boost housing supply and the benefits of delivering new homes whilst having particular regard to the key policies set out in the NPPF.

As the council cannot currently demonstrate the required housing land supply, section S3 and S5 of the NPPF confirms that development which would address an unmet need, and is in conformity with the criteria set out in S3 and S5, should be approved.

Design and Impact on the Character and Appearance of the Area

Core Policy 57 (CP57) of the WCS seeks to ensure that all development proposals are of a high standard of design that responds positively to the local context and contributes to a sense of place including through retaining and enhancing existing important features and being sympathetic to and conserving historic buildings and landscapes. This includes consideration of layout, form, materials, scale, and relationship to the surroundings. Proposals should reinforce local distinctiveness, protect the character of settlements, and promote inclusive and attractive environments.

Core Policy 51 (CP51) of the WCS seeks to protect, conserve and enhance Wiltshire's distinctive landscape character and development *'must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures'* and lists aspects of landscape character that should be conserved and where possible enhanced:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geological and topographical features.*
- v. Landscape features of cultural, historic and heritage value.*
- vi. Important views and visual amenity.*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion*

Policies DP1 to DP4 of the NPPF promote development that is well-designed and visually attractive, responsive to local character and context, functional, accessible and sustainable., supportive of healthy and inclusive communities, resilient to climate change and environmental impacts, and conducive to the creation of high quality places and a positive built environment.

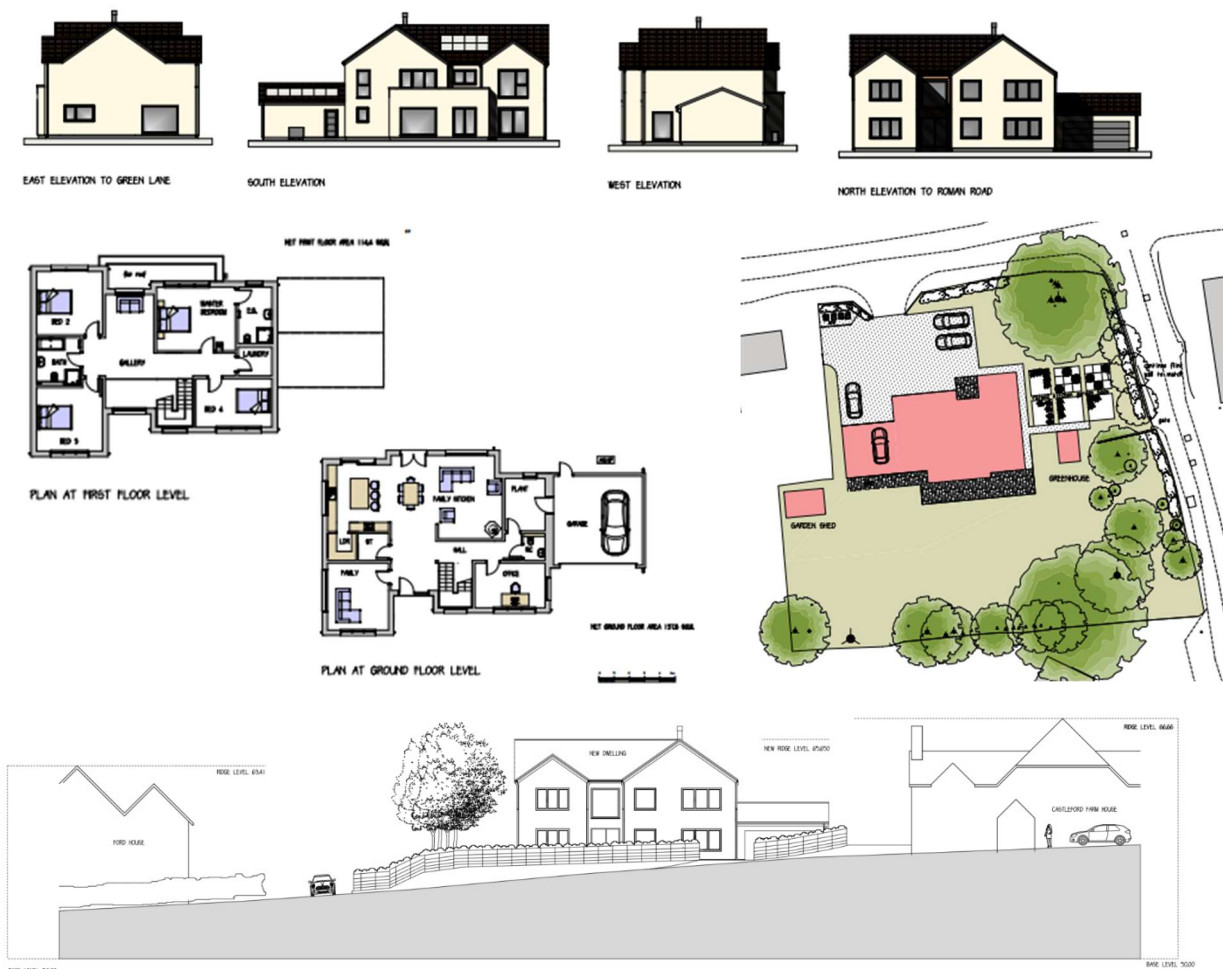
The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

The site is not within a nationally designated landscape, however it does fall within the Special Landscape area of saved policy C6 of the Salisbury District Local Plan, which states:

Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria:

- (i) the siting and scale of development to be sympathetic with the landscape, and*
- (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.*

The application seeks to construct a 4 bedroom, two storey dwelling with solar PV panels to the roof, garage and 2 outbuildings, comprising a green house and garden shed.



The application site is set between Castleford Farm House, and Ford House, to the north of Merdeka. From the adjacent highway, the site appears as garden area associated with Castleford Farm House, and has a fenced frontage, which was previously bound by large, established trees and planting.

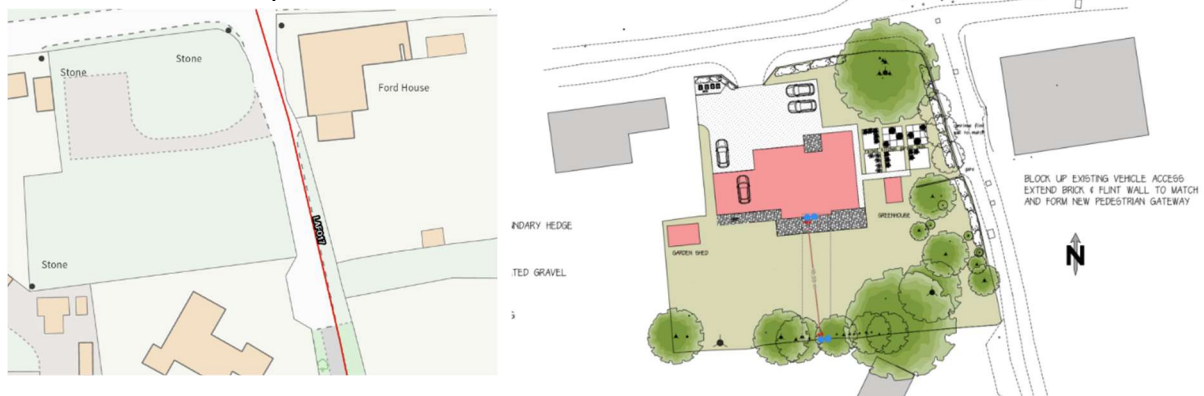
The site is currently accessed off Green Lane, which is immediately adjacent to the east of the site, and provides access to residential dwelling Merdeka to the south. Castleford Farm House and Ford House are two storey detached dwelling, and Merdeka is a single storey detached bungalow. Castleford Farm and Ford House are finished in pale render, with the proposed new dwelling also to be implemented with off-white render with small areas of brown timber cladding, set between the two gable ends on the north elevation. The neighbouring dwellings are sited adjacent to the highway, with the proposed dwelling to be set back, more centrally within the site, with driveway parking area, and new access created adjacent to the highway to the north. The proposed dwelling is to be implemented with render and timber cladding to the elevations, old English Mendip tile roof, and graphite UPVC windows and doors.

The proposed design and external finish of the dwelling are considered suitable within the landscape setting, responding positively to the existing streetscape, and character of the

area. Materials compliment the external appearance of neighbouring dwellings and is considered of a suitable scale given the size of the plot.

The scale of the dwelling, and proposed siting centrally on the site, would ensure the dwelling integrates appropriately within the street. The proposal includes an attached double garage along the west of the main dwelling. Adjacent dwellings are of differing styles and layouts, however the proposed dwelling is considered appropriate, and of positive contribution within the setting of Castleford Farm House and Ford House, in terms of scale, materials, and built form.

The revised access arrangement will enclose the existing eastern entrance from Green Lane, and instead provides site access from the highway to the north. This reflects the arrangement of neighbouring dwellings to the east and west, and as such is not considered of harm to the context or character of the area. The site is within the more developed area of Ford, south of development at The Steadings, and Green Lane, and north of the Hampton Park development to the south. Public footpath LAF017 runs adjacent to the site to the east, as shown on the map below:



It is considered that the boundary treatments and existing established planting will maintain visual amenity from the footpath, and the relocation of the existing vehicular access from Green Lane, to the highway to the north of the site, would reflect an improvement for users of the footpath. Ford House is immediately adjacent to the footpath to the east, and the introduction of an additional dwelling to the west of the footpath is not considered of harm to visual amenity for users of the footpath.

The proposed dwelling reflects a similar style to dwellings within the locality, which will ensure the development appears visually cohesive, and in line with CP57 of the WCS. The style and design of the dwelling, with a double fronted gable to the north elevation, and roofline set below that of the neighbouring dwelling, is suitable within the local area, which has been subject to development, and features dwellings or various layouts and styles. Although it is noted, and has been explored in the principle of development section of this report, that the development would not constitute infill, the existing site appears, from the highway, as garden associated with Castleford Farm House, and does not contribute to the landscape character of the area. The proposed development is contained within the limits of the site, and retains development along the existing development line affronting the highway, which is adjacent to the site.

The site frontage, adjacent to the northern boundary, is to be implemented with metal estate style fencing with mixed hedging behind, with the existing flint wall extended, and is to extend across the eastern boundary, with a small gap for a pedestrian gate, where the existing vehicle access is sited. The large, existing tree, on the corner of the site at the junction for Green Lane is to be retained. This proposed boundary treatment, and retention of the existing established tree, is considered suitable in ensuring privacy for the occupier of the dwelling, whilst maintaining a visually appropriate boundary between the site and the highway. Planting will provide a degree of screening, and the metal fence will appear sympathetic within the streetscape.

The Arboricultural officer provided a response to the application, noting that a large number of trees have recently been removed from the site, including at least two significant yews and mature beech. To mitigate these losses, a replanting plan should be requested by condition, to include details of ongoing maintenance, to ensure the survival of any new planting for a minimum period of 5 years. Additionally, a tree Protection Plan and Arboricultural Method Statement has been requested by condition, to ensure trees shown for retention are adequately protected during the development process.

The application seeks to implement solar panels to the garage and main dwelling roofslope on the south (rear) elevation, which would be viewed only from the private rear garden of the proposed dwelling. This elevation is screened from view by the existing and retained trees and boundary treatments, and is not considered of harm to visual amenity within the area. A greenhouse and garden shed are also provided within the application. The garden shed is to be positioned adjacent to the western boundary of the site, and is of typical domestic style, with cedar boarding walls, and green felt roof. The scale is appropriate within the residential setting, and of a suitable scale for the location within the private garden associated with the proposed dwelling. The greenhouse, to be implemented with black aluminium framing and facing brick plinth, is to be located to the east of the proposed dwelling, set in from the boundary with Green Lane, and is accessed from the driveway area. This is considered of a suitable scale, finish, and design, given the residential setting, and overall scale of the site.

The archaeology consultee provided a response of no objection, subject to condition. It was noted that the site of the proposed new dwelling is located in an area of good archaeological potential, with Wiltshire's Historic Environment Record (HER) showing that the application site lies immediately south of the road that lies on the line of the Roman Road from Sorviodunum (Old Sarum) to Venta Belgarum (Winchester). As this is a previously undeveloped plot, in excess of 0.4ha, it was advised that any groundworks associated with the proposed development be monitored by qualified archaeologists. This has been secured via condition on this consent.

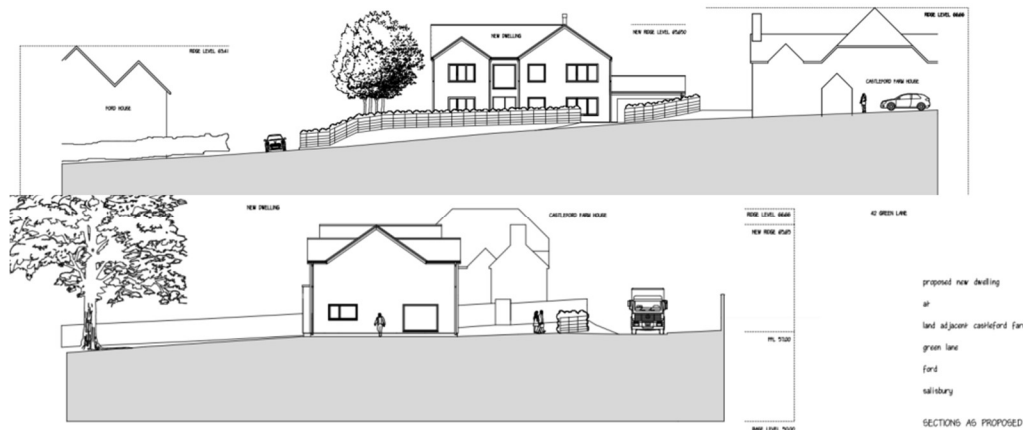
Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide and are unlikely to result in any implications for the setting or character of the area, in accordance with Core Policy 51.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties. The National Planning Policy Framework (NPPF), Policy P3, requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity. These policies guide the assessment of amenity impacts.



The site is adjacent to residential dwellings Castleford Farm House to the west, Ford House to the east, and Merdeka to the south. Sections have been provided, which show the impact on, and relationship between, the neighbouring dwellings and proposed dwelling. Included below:



The neighbouring dwelling, Ford House, to the east, is distanced from the proposed dwelling by the Green Lane highway. Due to the siting of the proposed dwelling, set along the western boundary of the site, with the associated garden surrounding the dwelling to the east and south, there is not considered potential impact on residential amenity for Ford House. The proposed boundary treatment, and additional tree planting will provide screening between the dwellings, and the highway creates an additional distance, ensuring there would be no harm to privacy or opportunities for overlooking. The side elevations include no windows at first floor level and would not therefore impact on privacy for the neighbouring dwelling, or future

occupier of the proposed dwelling. Due to the topography of the area, Ford House is set lower than the proposed dwelling within the landscape, however due to the distance between the proposed dwelling and existing, it is not considered that it would appear overbearing, nor would it overshadow Ford House. The section drawings support this.

The neighbouring dwelling to the west, Castleford Farm House, is a two storey detached dwelling. The proposed dwelling is to be sited close to the western boundary, however is set back from the side elevation of Castleford Farm House. There are no windows proposed to the side elevation at first floor level, in view of neighbouring Castleford Farm House, which ensures there are no opportunities for overlooking between the dwellings. The attached double garage is adjacent to the western boundary, at single storey level, therefore ensuring the dwelling does not appear overbearing for the neighbouring dwelling. A condition has been included on this consent to ensure no additional windows or dormers are added to the side elevations of the proposed development, to preserve residential amenity for neighbouring dwellings, and the future occupiers of the proposed dwelling. Due to the topography of the area, Castleford Farm House is set higher in the landscape, and as shown in the section drawings provided, would not present an interrelationship that was of unacceptable impact on residential amenity. The owner of Castleford Farm House has submitted a comment of support during consultation, noting that they have no objections to the proposal, with no loss of privacy, or blocking of natural light.

To the south of the application site is Merdeka, a single storey detached dwelling located along Green Lane, sharing access from Green Lane along the existing access to the application site. No comments were received from this neighbour during consultation, however it is noted that as a single storey dwelling, set back from the highway, the impact on overshadowing, loss of privacy, and overshadowing should be considered. The rear elevation of the proposed dwelling is over 18 metres from the southern boundary with Merdeka, with established trees along the boundary, within the curtilage of the application site. The boundary treatments are included on the approved plans, and a Tree Protection Plan and Arboricultural Method Statement are to be provided prior to commencement of development, to ensure suitable protection of existing trees. The windows on the rear elevation of the proposed dwelling would be over 18 metres from the boundary with Merdeka, and it is therefore considered that this provides suitable distance to ensure the new dwelling would not create opportunities for overlooking that would justify refusal of consent, nor would it appear overbearing or create overshadowing of the neighbouring single storey dwelling. The existing boundary treatment provides screening between the dwellings, and within the setting, retaining the southern half of the site as a private garden associated with the proposed dwelling, also supports maintaining residential amenity for the occupiers of Merdeka.

Set within residential surroundings, one additional dwelling with appropriate highways access, parking and turning areas is not considered of impact on residential amenity. The dwelling has sufficient amenity space within the site, and does not encroach on the adjacent highway. The scheme is therefore considered to address the aims of policy CP57 of the WCS.

Highways Impacts and Parking

The NPPF transport policies (TR3-8) seek to ensure that development is supported by a safe, sustainable and efficient transport system. Development proposals should provide appropriate access arrangements, promote sustainable modes of travel, support active travel and public

transport use, minimise impacts on the transport network, and ensure that any residual impacts on highway safety or network capacity are appropriately mitigated.

Transport implications are a key factor in assessing planning applications, particularly for major development proposals. Proposals should demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, public transport users and those with mobility impairments.
- That any transport impacts have been appropriately assessed and mitigated.
- Promotion of sustainable travel choices, reducing reliance upon private vehicles where possible.
- Adequate vehicle and cycle parking provision in accordance with adopted standards.
- Protection and enhancement of public rights of way, walking, wheeling and cycling connections.
- Integration with existing and planned transport infrastructure.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure. Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

The highways consultee responded to the application with no objection subject to conditions. It was noted that in highways terms, as the site is located in the village of Ford, which does not have a development boundary, they will be guided by the Planning Officer as to whether the proposal is considered to be contrary to policies CP57 (xiv), CP60(i) and CP61 of the Wiltshire Core Strategy and the NPPF 2024 paras 109-111 which seek to reduce the need to travel particularly by private car, and support and encourage sustainable, safe and efficient movement of people and goods.

They noted that the site forms part of Ford House, which has its own parking area and therefore the development of this site will not be of detriment to Ford House, and adequate off street parking and turning is proposed within the site and sufficient visibility of 2.4m x 43m is demonstrated on the visibility plan as being achievable.

They highlighted that a traffic calming scheme is to be implemented imminently that will include a speed cushion just West of the proposed new vehicle access into the site, which may inhibit larger vehicles which are travelling from the West to be able to access the site. They noted that this does not alter the highway response but should be considered by the applicant. The applicant is aware of this response and has not sought to relocate the access as proposed. The suggested conditions from the highway consultee have been included on this consent.

As has been discussed, although the proposal remains contrary to policy, the principle of development can be supported. The existing road serves dwellings in the surrounding area, and the proposed new access is considered suitable. The site is adjacent to residential dwellings to the east and west, accessed from the same road as proposed in this application.

Public Right of Way (restricted byway) LAF017 runs immediately adjacent to the site, to the east. At present, the site access for vehicles uses the same path. As proposed, the vehicle access would be from the adjacent highway to the north, and only pedestrian access to the site would be retained along Green Lane and PRow LAF017. This is considered an improvement for pedestrian safety, as it will reduce the number of motor vehicles using this path.

One further dwelling within this area is not considered of harm to highway safety, with sufficient offroad parking provided within the driveway area of the site to support the proposed number of bedrooms. Policy promotes reducing the need to travel by private car. The proposal is not located in an isolated location within the countryside, it is positioned at the edge of the developed area, with further development extending to the north and south. Although not located centrally within a large settlement, the development site would not represent isolated development in an unsustainable location. The site has direct access to the highway, and as such is considered a sustainable location for a single dwelling.

Ecology and Biodiversity

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on protected species, priority habitats, ecological networks, and green and blue infrastructure.

Core Policy 50 of the Wiltshire Core Strategy requires development to avoid harm to ecological assets, deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021, support habitat restoration and connectivity, and integrate biodiversity into site design.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via Biodiversity Metric calculations, and ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys).

The ecology consultee has provided a response of no objection, with Natural England agreeing the Appropriate Assessment, submitted for agreement by the ecologist.

Protected and Notable Species

The ecological survey, undertaken in March identified a number of features suitable of supporting notable and protected species, although none were identified at the time of the survey. The grassland habitat was assessed as modified with red fescue and oxeye daisy being most prevalent which would be more suggestive of other neutral grassland according to the UK Hab as rye grasses and white clovers were not the most abundant species present and/or absent. A subterranean building was identified with moderate potential to support roosting bats and birds. Additional information was supplied by the applicant to include photographs and a video of the structure, confirming that the subterranean building holds negligible potential to support roosting bats and will remain sealed. Section 6.4 of the ecology report highlights enhancement opportunities for nesting birds and bats which are welcomed and should be secured by condition.

Habitat Regulations Assessment: River Avon Special Area of Conservation (SAC) Hampshire Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

The submitted nutrient calculation calculated a total phosphorus budget of 0.10kg TP/year pre 2030 and 0.01 kg TP/year post 2030. The budget has been approved by Wiltshire Council. The AA reached a conclusion of no adverse effects on the integrity of the SAC or its qualifying features and has been endorsed by Natural England (NE) provided that the council's mitigation strategy continues to be implemented. A S111 agreement has been completed, to secure the mitigation fee and administration charge for the scheme.

Recreation Mitigation Strategy for the New Forest Internationally Protected Sites

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. In line with the Councils Interim Mitigation Strategy, the applicant has agreed to pay the SAMM payment requirements of £660 per dwelling/tourism unit (plus legal and admin fees). This has been secured via a S111 agreement.

This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application is for self and Custom Build, which meets the exemption criteria as it *'consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).'*

Flood Risk and Drainage

Core Policy 67 of the WCS outlines that all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

The NPPF requires flood risk to be taken into account at all stages of the planning process and seeks to direct development away from areas at highest risk of flooding. Policies F4, F5 and F6 require flood risk to be assessed through site-specific Flood Risk Assessments where necessary, the application of the Sequential Test where applicable, and the Exception Test in those circumstances identified by national policy.

The drainage consultee has provided a response of no objection, subject to conditions. They noted that the technical note identifies the site being within Flood Zone 1 with a low risk of fluvial and pluvial flooding, however, there is medium risk of groundwater flooding with groundwater levels suggested to be between 0.5m and 5m below the ground surface.

The Planning Statement indicates that surface water will be managed provision of a soakaway based on the BRE 365 testing results supporting the viability of soakaway. As limited drainage details have been submitted along with the application, further information has been requested to be secured via conditions.

Self-Build Matters

The dwelling is proposed to be a self-build property. The WCS is silent on this matter, but the NPPF supports this provision as does the Self Build and Custom Housebuilding Act. It is generally understood from recent appeal decisions that Inspectors have given this benefit modest weight in recent decisions given Wiltshire under-supply of self-build properties. A suitable legal agreement has been completed to secure this matter, signed and dated 06/10/2026.

PLANNING BALANCE AND CONCLUSION

In reaching a decision, all identified harms and benefits must be weighed in the overall planning balance, having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the provisions of the Development Plan and the NPPF.

The NPPF contains a presumption in favour of sustainable development. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Where Policy S5 of the NPPF is engaged due to an identified unmet housing need, the delivery of additional housing may attract significant weight in favour of development as part of the overall planning balance. However, the existence of housing need does not remove the requirement to assess the proposal against all other relevant policies of the Development Plan and the NPPF.

The application site lies outside a defined settlement and Policy S5 of the NPPF is therefore relevant. Where a proposal falls within one of the categories identified in Policy S5, the NPPF states that planning permission should be granted unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies of the NPPF.

The proposal falls within Policy S5(1):

- S5(1)(e) Limited infilling within groups of houses;
- S5(1)(j) Development addressing an evidenced unmet need, including housing delivery where the authority cannot demonstrate a five-year housing land supply or has failed the Housing Delivery Test.

In applying Policy S5, particular regard should be had to:

- whether the proposal complies with the requirements of the relevant S5 category;
- whether any national decision-making policy indicates that planning permission should be refused in the circumstances of the case; and
- whether the proposal gives rise to adverse effects which, when assessed against the national decision-making policies of the NPPF, substantially outweigh the identified benefits.

Whilst the dwelling is proposed outside of any formal settlement boundary, it is immediately adjacent to existing residential development, with access to adjacent road networks and

footpaths. Notwithstanding, the site itself appears residential in character, having been associated with Ford House, and set within the context of residential dwellings immediately to the east, south, and west, and cannot therefore readily be described as being within open countryside. There is built form to the east, south and west of the site, and to the north beyond the existing highway, and as such does not read as open countryside.

All site-specific constraints have been addressed that would otherwise justify refusal. This lack of identifiable harm is considered to carry significant weight in the overall planning balance. Weight must be attributed to the fact that the development would be technically contrary to policies CP1 and CP2 in that the site is positioned outside the established settlement boundary of the WCS.

However, the adopted Neighbourhood Plan for the area supports infill development. As this post-dates the adopted WCS, the Neighbourhood Plan carries significant weight. When balanced and considered against the limited or no harms identified, it is considered that a refusal of the proposal solely on the principle of it not being within the settlement boundary would be very difficult to justify in Planning terms, as there would appear to be no strong reasons to refuse housing in this sustainable location, taking into consideration the key policies of the NPPF 2026.

Consequently, on balance, it is considered that subject to a suitable legal agreement securing self-build, and the necessary ecological mitigation, the proposal is acceptable.

The Unilateral Undertaking Legal Agreement securing self-build for this application has been completed, dated 06/10/2026, and has been published on the Public Register 06/10/2026 - 09/10/2026, prior to permission being granted.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to 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:

Application Form Date Received: 27/04/2026

Proposed Block Plan ref: Lf/p/02 Rev A Date Received 08/05/2026

Proposed Sections Lf/p/03 Date Received: 27/04/2026

Proposed Elevations / Floor Plan – Dwelling ref: Lf/p/04 Date Received: 27/04/2026

Topographic Survey ref: 20974 Rev A (16.04.26-TP1) Date Received: 27/04/2026

Location and Existing Block Plan ref: Lf/p/01 Date Received 27/04/2026

Access Visibility Splay ref: 6445-301 Rev A Date Received: 27/04/2026

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those detailed on the application for and approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note 08/18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

5. No development shall commence within the area indicated by application PL/2026/02684 until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

The monitoring is to be carried out following the standards and guidelines as set out by the Chartered Institute for Archaeologists (CIfA) as well as those set out in the document 'Standards and Guidance for Archaeological Assessment and Fieldwork in Wiltshire and Swindon Borough', issued by WCAS. The costs of this work are to be borne by the applicant.

6. No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority.

In order to discharge the above drainage condition the following additional information must be provided:

- A clearly labelled drainage layout plan demonstrating the existing drainage features onsite, and the proposed drainage network, including the soakaway.
- Soakaway Design:
 - Calculations that demonstrate the sizing of the soakaway.
 - Evidence that the highest groundwater level (taking into account seasonal variations) has been determined and this is at least 1m below the proposed bottom of any soakaway.
 - Evidence that the soakaway is proposed with sufficient easement from any built structure or highway. Based on CIRIA guidance, if the soil is underlain by chalk, the soakaway must have a minimum clearance of 10m (although this can be less dependent on the density of the chalk. In all other soils, 5m is the minimum clearance.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- The applicant must provide maintenance strategy for all drainage features onsite and ensure the agreed drainage strategy & associated maintenance strategy is included in the title deeds of the property.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

7. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bat and bird boxes, shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

8. The dwellinghouse hereby approved shall be designed to ensure that it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

9. No part of the development shall be occupied, until the visibility splays shown on the approved plans (6445-301 A) have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

10. The development hereby permitted shall not be occupied until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

11. The proposed development shall not be occupied until means/works have been implemented to avoid surface water from entering the highway.

REASON: To ensure that the highway is not inundated with surface water.

12. Any gates shall be set back 4.5m from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

13. No part of the development hereby permitted shall be occupied until the access, turning area & parking spaces [minimum 3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (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 the building forming part of the development hereby permitted nor shall there be any window, dormer window or rooflight, other than those shown on the approved plans, inserted in the development hereby permitted.

REASON: To enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements in the interests of preserving the character and appearance of the area, residential amenity and privacy.

15. The outbuildings hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Land adjacent Castleford Farm House, Green Lane, Ford, and shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

16. Prior to commencement of development, a Tree Protection Plan, Arboricultural Method Statement, and replanting plan should be provided, including details of ongoing maintenance, to ensure the trees shown on the Block Plan as retained, are adequately protected during the development process, and to ensure the survival of any new planting for a minimum period of 5 years.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged and to ensure that as far as possible the work is carried out in accordance with current best practice.

17. All soft landscaping as shown on approved plan Lf/p/02 Rev A (Date Received 27/04/2026) shall be carried out in the first planting and seeding season following the first occupation of the dwelling or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees, hedgerow or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development.

INFORMATIVES:

Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits

The application involves the creation of a new vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.