

DESIGN AND ACCESS STATEMENT

Outline Planning Application

Erection of one single-storey dwelling

(all matters reserved save for access)

Land to Rear of 9 Westfield Road

Trowbridge, Wiltshire, BA14 9JG

Applicant: Mrs S, Mr D and Mr S Large

Agent: Craig Morris TA | BiBO Connected

Drawing Reference: 2610-BiBO-XX-00-DR-A-3100-01

September 2026

1. Introduction

This Design and Access Statement (DAS) has been prepared by Craig Morris TA of BiBO Connected on behalf of Mrs S, Mr D and Mr S Large, in support of an outline planning application for the erection of one single-storey dwelling on land to the rear of 9 Westfield Road, Trowbridge, Wiltshire, BA14 9JG. All matters are reserved for subsequent approval save for access.

The statement sets out the context and justification for the proposed development, demonstrates compliance with the relevant development plan policies and national planning policy, and explains the access arrangements proposed.

This statement should be read in conjunction with the following documents submitted with the application:

- Existing and Proposed Site/Block Plans and Site Location Plan with Visibility Splays (Drawing No. 2610-BiBO-XX-00-DR-A-3100-01)
- Completed Planning Application Form
- Signed Section 111 Agreement
- Appendix A: Site Photograph Record

2. The Site and Surroundings

2.1 Site Description

The application site comprises land to the rear of 9 Westfield Road, Trowbridge, a two-storey end-of-terrace dwellinghouse. The application site, as defined by the red line boundary shown on Drawing No. 2610-BiBO-XX-00-DR-A-3100-01, has an area of approximately 298m². The wider curtilage of the existing dwelling, as defined by the blue line boundary, has an area of approximately 458m². The application proposes the subdivision of the existing curtilage so that each dwelling will have its own defined garden and amenity space of adequate size. Pedestrian access to the rear of the existing dwelling at No. 9 will be retained through the proposed layout. Bicycle storage for the new dwelling will be provided by way of a shed within its garden curtilage.

The site is accessed from Westfield Road via a shared driveway running along the southern flank of No. 9. An existing dropped kerb is present on Westfield Road serving the existing property. An existing single-storey outbuilding is located at the rear of No. 9 within the wider curtilage. A portion of this outbuilding, measuring approximately 17.7m², will be demolished to facilitate the proposed access and layout. The remaining portion, measuring approximately 51.3m², will be retained.

The site is in a cleared and disturbed condition. The existing surface cover comprises predominantly geotextile membrane and bare disturbed ground, with areas of sparse ruderal and ephemeral vegetation and remnant shrub planting. A shared timber panel fence forms the eastern and southern boundaries of the application site. A specimen of *Laurus nobilis* (Bay tree) is located within the wider curtilage of the host dwelling, outside the application site red line boundary. The tree is not subject to a Tree Preservation Order and is proposed to be removed prior to commencement of development. Reference photographs of the site are included at Appendix A.

The site is within a predominantly residential area characterised by two-storey semi-detached and terraced dwellinghouses of post-war construction, finished in red facing brick under concrete or clay tiled roofs. The streetscene along Westfield Road is uniform in character and scale. Properties typically have modest front curtilages with off-street parking and rear gardens of varying depth. The road is unclassified and subject to a 30mph speed limit.

2.2 Surrounding Context

The host dwelling, No. 9, is an end-of-terrace property on the western side of Westfield Road. No. 11 Westfield Road adjoins to the north. No. 7 Westfield Road lies to the south. To the west, the rear gardens of properties on Summerleaze back onto the application site. The site is within a fully established urban residential neighbourhood with good pedestrian and cycle connectivity and access to public transport. Trowbridge town centre, with its full range of services and facilities, is within convenient walking and cycling distance.

3. Relevant Planning History

The following planning history is relevant to the application site:

W/10/02052/FUL — Two storey extension to dwelling house and conversion to two dwelling houses, 9 Westfield Road, Trowbridge. **Granted** 2010 (delegated). This permission involved the subdivision of the existing dwelling into two units within the existing building envelope. Permission was granted on the basis that the development conformed to the development plan with no objections on planning grounds. Although the permission was not implemented and has since lapsed, it is a material consideration that the Local Planning Authority has previously found the principle of creating a second residential unit at this address to be acceptable. Whilst the current application proposes a new-build dwelling in the rear garden rather than a conversion, the precedent of acceptability in principle at this address is a relevant consideration weighing in favour of the proposal.

4. Description of the Proposed Development

Outline planning permission is sought for the erection of one single-storey dwelling on land to the rear of 9 Westfield Road. All matters are reserved for subsequent approval save for access. The indicative layout shown on Drawing No. 2610-BiBO-XX-00-DR-A-3100-01 illustrates a single-storey dwelling with a gross internal area of approximately 62m² and an external footprint of approximately 76m², set within a private garden curtilage of sufficient size to meet adopted standards.

Whilst detailed design matters are reserved, the dwelling will be of single-storey construction. A room-in-roof configuration may be considered at reserved matters stage. The detailed form, materials, fenestration, and landscaping will be the subject of a reserved matters application following outline approval.

The proposed dwelling will be designed at reserved matters stage to avoid any adverse impact on the residential amenity of neighbouring properties at Nos. 7 and 11 Westfield Road. No openings are proposed on the east elevation of the dwelling unless incorporating obscure-glazed fixed or top-hung-only lights, ensuring no overlooking of the neighbouring gardens.

4.1 Demolition and Site Clearance

A portion of the existing single-storey outbuilding at the rear of No. 9, measuring approximately 17.7m², will be demolished prior to commencement of development to facilitate the proposed access arrangement. The remaining portion of the outbuilding, measuring approximately 51.3m², will be retained. The existing trees and shrubs within the wider curtilage, including the *Laurus nobilis* (Bay tree), will be removed prior to commencement. No trees or shrubs on the site are subject to a Tree Preservation Order and no planning permission is required for their removal.

5. Access

Access to the proposed dwelling is the only matter not reserved by this outline application. Vehicular access is proposed directly off Westfield Road, utilising and extending the existing dropped kerb serving No. 9. The access arrangement adopts a stacked configuration, with vehicles reversing into the site from Westfield Road so that they may exit the site in a forward gear. This arrangement is illustrated on Drawing No. 2610-BiBO-XX-00-DR-A-3100-01.

The extended dropped kerb will serve four parking spaces in total: two spaces for No. 9 (the host dwelling) and two spaces for the proposed new dwelling. The parking spaces are arranged to allow independent manoeuvring and clear demarcation between the two properties.

Westfield Road is subject to a 30mph speed limit. Visibility splays of 2.4 metres by 43 metres have been provided in each direction from the access point, measured from the driver's eye

position 2.4 metres set back from the nearside kerb line, in accordance with the requirements of Manual for Streets and Wiltshire Council's highway guidance for a 30mph road. The visibility splays are shown on Drawing No. 2610-BiBO-XX-00-DR-A-3100-01. The existing boundary shrubs at the frontage of No. 9 will be removed as part of the access works, further improving available visibility at the access point. Within the visibility splay triangles, no permanent obstructions above 0.6 metres in height are proposed.

Pedestrian access to the new dwelling will be via a shared path of approximately running along the southern flank of No. 9, which will be retained and formalised as part of the reserved matters submission. Pedestrian access to the rear of the existing dwelling at No. 9 will also be retained through the curtilage subdivision. Bicycle storage for the new dwelling will be provided by way of a shed within the garden curtilage, with details to be confirmed at reserved matters stage.

The access arrangement has been designed to comply with the requirements of Wiltshire Council's highway standards and is considered safe and adequate for the level of traffic generated by a single additional dwelling.

6. Planning Policy Framework

6.1 National Planning Policy Framework (August 2026)

The National Planning Policy Framework (NPPF, August 2026) represents the first comprehensive rewrite of national planning policy since the Framework was introduced in 2012. The new Framework took effect on 17 August 2026 and its national decision-making policies are material considerations in the determination of this application. The NPPF 2026 explicitly separates plan-making policies from national decision-making policies, with the latter applying directly to the determination of planning applications.

The following national decision-making policies are of direct relevance:

Policy S3 — Presumption in Favour of Sustainable Development. Policy S3 establishes a permanent presumption in favour of sustainable development. This replaces the previous tilted balance approach and applies regardless of the status of the development plan. The presumption directs decision-makers to Policy S4 for sites within settlements.

Policy S4 — Development Within Settlements. Policy S4 provides that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the Framework's national decision-making policies. The application site is within the defined settlement boundary of Trowbridge. This policy establishes a strong and unambiguous positive starting

point for the proposed development. The threshold of “substantially outweighed” is a high bar for any objection to meet.

Policy L2 — Making Efficient Use of Land. Policy L2 directs that substantial weight should be given to the benefits of schemes that create additional homes within settlements through development within existing residential curtilages and on underused plots. The proposed development, which creates one additional open market dwelling within the existing curtilage of No. 9 Westfield Road, falls squarely within the scope of this policy. The substantial weight afforded by Policy L2 must be given full effect in the planning balance.

Policy L3 — Efficient Use of Land. Policy L3 requires development to make efficient use of land. The proposed development makes productive use of an underutilised residential curtilage within a sustainable urban location, consistent with the objectives of this policy.

The NPPF 2026 also gives substantial weight to the delivery of housing to meet evidenced need, including open market housing. Wiltshire has an identified and persistent unmet housing need. The delivery of an additional open market dwelling in a sustainable location directly addresses that need and attracts positive weight in the planning balance.

6.2 Wiltshire Core Strategy (Adopted January 2015)

The Wiltshire Core Strategy (WCS) was adopted in January 2015 with a plan period running to 2026. The plan period has now expired. The Local Plan Review, which was intended to replace the Core Strategy, was withdrawn in 2023 and no replacement plan has been adopted. The Core Strategy therefore remains the development plan but carries materially reduced weight as an out-of-date document beyond its plan period. Where any Core Strategy policies are found to be materially inconsistent with the national decision-making policies of the NPPF 2026, the national policies take precedence and the local policies must be given very limited weight.

Notwithstanding its reduced weight, the following Core Strategy policies remain relevant and the proposal is considered to comply with them:

Core Policy 1 — Presumption in Favour of Sustainable Development. CP1 reflects the NPPF presumption and establishes that Wiltshire Council will work with applicants to find solutions that allow sustainable development to proceed. The proposal is consistent with this policy.

Core Policy 2 — Delivery Strategy. CP2 directs growth to Wiltshire’s principal settlements. Trowbridge is identified as one of the three principal settlements for Wiltshire. Development within the defined settlement boundary that contributes to housing delivery is consistent with the delivery strategy. Given the expiry of the plan period and Wiltshire’s persistent difficulty in demonstrating a five-year housing land supply, the weight to be given to any restrictive elements of CP2 is further reduced.

Core Policy 48 — Biodiversity. CP48 requires development to conserve and enhance biodiversity. As set out in Section 7, the habitats present on the site are of low distinctiveness and the proposed development will not cause net harm to biodiversity. Enhancement measures will be delivered at reserved matters stage.

Core Policy 57 — Ensuring High Quality Design and Place-Shaping. CP57 requires all new development to achieve a high standard of design that responds positively to local context. As this is an outline application with all matters reserved save access, detailed design assessment will follow at reserved matters stage. The indicative layout demonstrates that a single-storey dwelling can be accommodated on the site without material harm to the character of the area or the amenity of neighbouring properties. The new dwelling will not be visible from the public realm and its scale will be subservient to the surrounding terrace.

6.3 Wiltshire Housing Site Allocations Plan

The Wiltshire Housing Site Allocations Plan (WHSAP, adopted 2020) defines settlement boundaries. The application site falls within the defined settlement boundary of Trowbridge as revised by the WHSAP. Development within the settlement boundary is acceptable in principle subject to compliance with all other relevant policies.

6.4 Planning Balance

The proposal is assessed against an out-of-date development plan whose policies carry reduced weight. The applicable national decision-making policy under the NPPF 2026 is Policy S4, which requires approval unless the benefits are substantially outweighed by adverse effects. The benefits are clear: delivery of one additional open market dwelling in a sustainable location within the principal settlement of Trowbridge, making efficient use of an underutilised urban curtilage, with Policy L2 directing that substantial weight be given to exactly this type of development. No adverse effects of substance have been identified. The planning balance falls decisively in favour of the proposal.

7. Ecology and the Natural Environment

7.1 Biodiversity Net Gain

The Environment Act 2021 introduced a mandatory requirement for all applicable developments to achieve a minimum 10% biodiversity net gain. From 6 August 2026, BNG requirements no longer apply to planning applications where the red-line site area is 0.2 hectares or below, provided no priority habitats are negatively impacted, under the Biodiversity Net Gain (Minimum Percentage Gain) (Amendment) Regulations.

The application site measures approximately 298m², which falls clearly below the 0.2 hectare threshold. The habitats present on the site are not priority habitats as defined under Section

41 of the Natural Environment and Rural Communities Act 2006. This application is therefore exempt from the mandatory BNG metric requirement.

Notwithstanding the metric exemption, the proposed development will not result in the net loss of any significant habitat.

7.2 Trowbridge and Westbury Bat Mitigation Strategy

The application site falls within the grey hatched zone of the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS). The application site is outside the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC).

In accordance with the requirements of the Strategy for development within the grey zone, the applicant has entered into a Section 111 Agreement under the Local Government Act 1972 for payment of the Recreational Impacts Mitigation Contribution of [REDACTED] per dwelling, together with the legal administration fee of [REDACTED] giving a total contribution of [REDACTED]. This agreement is submitted with the application and discharges the recreational pressure mitigation obligations arising from the grey zone designation.

7.3 Protected Species and Habitats

The application site is located within an established urban residential curtilage that has been significantly cleared and disturbed. The existing habitats on the site have been assessed and are characterised as follows:

- Sealed and semi-sealed surfaces: areas of concrete hardstanding and geotextile membrane covering the majority of the site, offering negligible ecological value.
- Bare disturbed ground: cleared areas of disturbed substrate with sparse ruderal and ephemeral vegetation of low distinctiveness.
- Remnant shrub planting: isolated shrub specimens remaining from previous garden planting, of low ecological value in the context of the wider urban environment.
- Shared boundary fence line: timber panel fencing of negligible ecological value.

The site does not contain any watercourses, ponds, ancient or veteran trees, hedgerows of ecological value, or habitats of principal importance under Section 41 of the Natural Environment and Rural Communities Act 2006. The site's location within an established urban curtilage, its highly disturbed and cleared condition, and the low-distinctiveness nature of the habitats present mean that the likelihood of significant ecological constraint is low.

The application site is outside the Bath and Bradford-on-Avon Bats SAC. The recreational pressure mitigation obligation arising from the grey zone designation of the TWBMS is addressed by the Section 111 Agreement submitted with this application.

Given the urban context, the highly disturbed and cleared condition of the site, and the low-distinctiveness nature of the habitats present, no preliminary ecological appraisal has been submitted with this outline application. The applicant is satisfied that no significant ecological

constraint exists that would prevent the development from proceeding. Should the Local Planning Authority's ecologist consider that additional information is required following consultation, the applicant is prepared to provide this in response to a formal request.

8. Trees

The application site does not contain any trees. A single specimen of *Laurus nobilis* (Bay tree) is located within the wider curtilage of No. 9, outside the application site red line boundary. The tree is not subject to a Tree Preservation Order and no planning permission is required for its removal. It is proposed to remove the tree and all existing shrubs within the curtilage prior to commencement of development.

There are no other trees within or immediately adjacent to the application site that are subject to statutory protection or that would be materially affected by the proposed development.

9. Design

Detailed design matters are reserved for subsequent approval. The proposed dwelling will be of single-storey construction, with a room-in-roof configuration possible at reserved matters stage. The dwelling will be designed to have the lowest practicable impact on neighbouring properties and the character of the surrounding area, with all detail to be resolved through the reserved matters process.

10. Conclusion

This Design and Access Statement demonstrates that the proposed outline development for one single-storey dwelling on land to the rear of 9 Westfield Road, Trowbridge is acceptable in principle and compliant with the relevant policies of the development plan and the National Planning Policy Framework (August 2026).

The site is within the defined settlement boundary of Trowbridge, a principal settlement identified as a focus for growth in the Wiltshire Core Strategy. The Core Strategy has passed its plan period end date and carries reduced weight as an out-of-date document. The operative policy framework is the NPPF 2026, under which Policy S4 requires approval of development within settlements unless benefits are substantially outweighed by adverse effects. No such adverse effects have been identified.

Policy L2 of the NPPF 2026 directs that substantial weight be given to the delivery of additional homes within residential curtilages. The proposal creates one additional open market dwelling on an underutilised urban plot in a sustainable location, directly contributing to Wiltshire's

unmet housing need. The Local Planning Authority previously found the principle of a second residential unit at this address to be acceptable under application W/10/02052/FUL, and whilst that permission lapsed unimplemented, it remains a material consideration in favour of the proposal.

The access arrangement is safe and appropriate, with visibility splays of 2.4 metres by 43 metres demonstrated on Drawing No. 2610-BiBO-XX-00-DR-A-3100-01. The TWBMS recreational pressure mitigation contribution has been secured by way of a Section 111 Agreement. The application site is exempt from the mandatory BNG metric requirement under the Biodiversity Net Gain (Minimum Percentage Gain) (Amendment) Regulations (in force 6 August 2026). Biodiversity enhancement features will be agreed and secured at reserved matters stage.

Wiltshire Council is respectfully invited to grant outline planning permission subject to appropriate conditions.

Appendix A: Site Photograph Record

The following photographs were taken on site in and illustrate the existing condition of the application site and its immediate surroundings. Photographs are provided for reference and to support the habitat and site description set out in Sections 2 and 7 of this statement.







