

To: Lee Burman

From: Henning Totz

Ext No:

cc:

My ref:

App: 19/04598/OUT

Date: 12 June 2019

---

**Land South of Hook Street  
Lydiard Tregoze  
Wiltshire**

**Outline permission for up to 9 dwellings together with parking and amenity space (All matters reserved)**

### **Policy Response**

#### **Development Plan**

- The Wiltshire Core Strategy (CS)
- Saved policies in the North Wiltshire District Local Plan 2011 (NWDLP) as per Appendix D to the Core Strategy
- Adopted minerals and waste development plan documents

#### **Other relevant policy / guidance**

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

#### **Emerging development plan**

- The Housing Site Allocations Plan: This plan is currently subject to public examination and hearings closed in April 2019. The Inspector's report is awaited.
- The Local Plan Review: Consultation on the Pre-Submission version is due in spring 2020. Due to the early stage in the process the Plan carries negligible weight.
- The Lydiard Tregoze Neighbourhood Plan: This plan carries negligible weight as it has not sufficiently progressed

## **Comments**

CS Core Policy 1 contains the settlement strategy for Wiltshire, which focuses growth at recognised settlements, with an emphasis on principal settlements and market towns to deliver the bulk of residential development; and to a lesser extent at local services centres and villages. The site is not allocated for housing in the development plan, does not lie within or adjacent to a Wiltshire settlement and falls into open countryside to the south of the county boundary where residential development is generally not supported. It also would not qualify as an exception to that principle under CS para 4.25 in connection with Core Policy 2.

Core Policy 19 sets out the strategy for the Royal Wootton Bassett and Cricklade Community Area the site falls into. The Policy states that development in the Royal Wootton Bassett and Cricklade Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1. Growth in the Royal Wootton Bassett and Cricklade Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2. As described above the proposal fails to accord with those policies.

Further, the proposal does not accord with saved North Wiltshire Local Plan Policy H4 which supports residential development outside settlement frameworks where it is in connection with the essential needs of agriculture or forestry or other rural based enterprise; or a replacement for an existing dwelling.

The applicant states that the site would be suitable for residential development because of its proximity to Swindon, unmet housing need in the Borough, and the recently built out site to the north which falls into Swindon Borough.

There was no requirement for the CS to plan for a proportion of Swindon's growth and this matter was dealt with conclusively through independent examination of the CS.

The proposal has to be assessed against the development plan for Wiltshire under the provisions of the planning acts, and the lack of a 5 year supply of housing in Swindon is immaterial in this case. This has been confirmed through several appeal decisions for example at Lock's Lane, Purton<sup>1</sup>. A lack of a five year supply in Swindon will have to be met by grant of permission for sustainable development in Swindon Borough, and not in Wiltshire.

The Local Plan Review which is underway will consider housing requirements for the period 2016-36, and this will be the appropriate process in the interest of plan led system to deal with cross-boundary matters, including housing requirements.

## **Housing supply**

The Council can demonstrate an NPPF compliant 5 year housing supply in the North and West Housing Market area this proposal falls into. This was confirmed at the Pound Lane appeal (Semington), and not contested at the Marsh Farm appeal (Royal Wootton Bassett).

---

<sup>1</sup> APP/Y3940/W/17/3180317

The site falls into the remainder of the Royal Wootton Bassett and Cricklade Community Area. The published Housing Land Supply Statement (April 2018) confirms that the indicative housing requirement of 385 dwellings has been met and exceeded.

While sustainable development can be permitted nonetheless, the proposal does not accord with the development plan and there is no outstanding need for additional housing.

### **Emerging development plans**

The Housing Site Allocations Plan (HASP) is subject to independent examination and an Inspector's report is awaited. The Plan proposes additional housing site allocations in the North and West Housing Market Area which will further boost the supply of housing and aid in meeting the indicative housing requirement in the CS up to 2026.

### **Conclusion**

The proposal fails to accord with key policies in the adopted development plan. The housing requirement for the community area remainder has been met and exceeded and the Council can demonstrate a 5 year supply of housing in this housing market area. The lack of a 5 year supply of housing in Swindon is not a material consideration.

On that basis the proposal is not supported.