

Date of Meeting	13 th October 2016
Application Number	16/07283/FUL
Site Address	Kingscroft Farm, Weston Lane, West Winterslow, Salisbury, SP5 1RL
Proposal	Erection of 2 New Dwellings
Applicant	R.J.W Developments
Town/Parish Council	WINTERSLOW
Electoral Division	WINTERSLOW – (Christopher Devine)
Grid Ref	423958 132199
Type of application	Full Planning
Case Officer	Matthew Legge

Reason for the application being considered by Committee

The application has been called-in by Cllr Devine if officers are minded to refuse.

1. Purpose of Report

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and to consider the recommendation that the application be refused for the reason(s) set out below.

2. Report Summary

The issues in this case are:

- The principle of residential development in this location;
- Scale, design, materials and impact on character of the area;
- Highway safety;

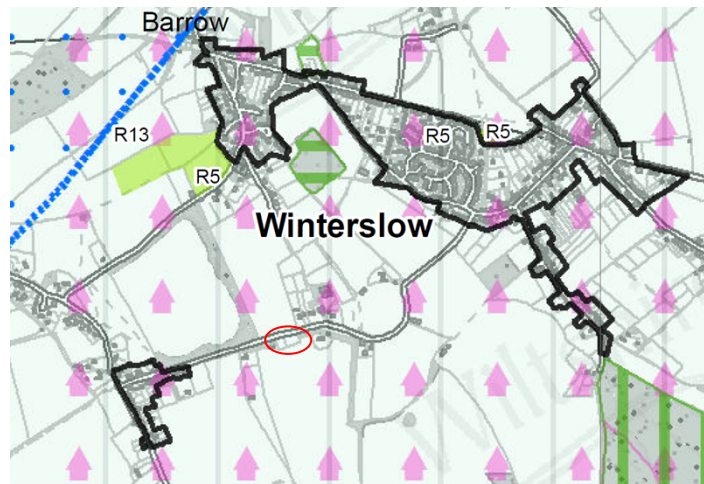
The publicity has generated three letters in support of the application and one letter of objection from third parties.

The Winterslow Neighbourhood Plan Steering Group has submitted a letter jointly authored with Winterslow parish council in which full support is given to the proposed development.

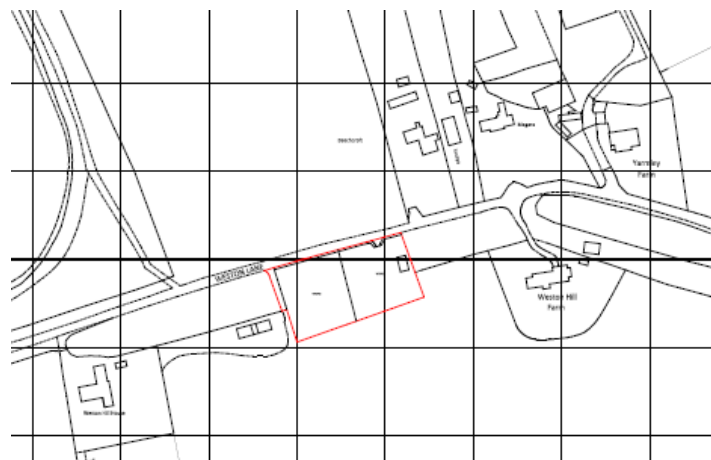
3. Site Description

The application site is an open area of land that has been used for small farming practices. There is an agricultural building on the site which has an existing access from Weston Lane.

The site is on the south of Weston Lane with open farmland to its north and south. To the west and east sides of the site is woodland.



WCS Salisbury & Southern Wiltshire proposals map



Site outlined in red

In planning policy terms the site lies within the countryside outside of the housing policy boundary (defined limits of development) of Winterslow. The site also lies within a Special Landscape Area (saved local plan policy C6 refers).

4. Planning History

- S/2005/1176 Agricultural field barn. AC
- S/1997/1732 Retention of existing building, change of use to residential and alterations to provide pitched roof. REF
- S/2006/2616 Retrospective planning extension and alterations to existing barn. AC

5. The Proposal

The application proposes the development of the land by the erection of two detached five bedroom dwellinghouses with access and parking.

6. Local Planning Policy

The Wiltshire Core Strategy (WCS) was adopted in January 2015 and constitutes the primary planning document. Also of relevance are the NPPF & NPPG and the emerging Winterslow Neighbourhood Plan.

7. Summary of consultation responses

Winterslow parish council – Support

WC Highways – Concerns over visibility splays

Spatial Planning – Object (see detailed response below)

Ecology – No comment

Tree Officer – None received

The Winterslow Neighbourhood Plan Steering Group has submitted a letter jointly authored with Winterslow parish council in which full support is given to the proposed development.

8. Publicity

The application has been advertised by way of site notice and letters to near neighbours.

The publicity has generated three letters in support of the application and one letter of objection from third parties.

The Winterslow Neighbourhood Plan Steering Group has submitted a letter jointly authored with Winterslow parish council in which full support is given to the proposed development.

9. Planning Considerations

9.1 Principle of development and policy

The Council's Spatial Planning officer has assessed the proposal and provides the following consultation response:

“The application is to be considered in the context of the adopted Wiltshire Core Strategy (WCS), NPPF and the saved policies of the Salisbury District Local Plan (SDLP). Paragraphs 11 and 12 of the NPPF confirms that applications must be determined in accordance with the development plan and that proposals which conflict with the development plan should be refused unless material considerations indicate otherwise.

Need for this development

Para 47 bullets 1 and 2 of the National Planning Policy Framework states:

To boost significantly the supply of housing, local planning authorities should:

- ***use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;***
- ***identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later***

in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%

(moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

With the adoption of the Wiltshire Core Strategy in January 2015, the council meets both of these objectives.

Policy CP24 of the WCS sets out a series of indicative housing numbers across broad locations in Wiltshire, which are designed to guide an even distribution of housing delivery across the area. The application site is not located within or adjacent to the settlement boundary of Winterslow, and is therefore in the open countryside.

The CP24 indicative housing requirement for the rest of the community area (excluding Downton) for the remaining plan period is 615 dwellings. Of these 611 now have planning permission or have been constructed and therefore as set out in Appendix 6 of the updated Housing Land supply report of 2015 there is only a requirement for 4 dwellings over the remainder of the plan period.

Table 2 of the Council's current Housing Land Supply Statement 2015 demonstrates that each housing market area in Wiltshire, including South Wiltshire which this site is located, has a 5 year housing land supply, plus a 5 % buffer. Therefore, there is no need for this development at this time.

Other policy considerations

Core Policy 1 outlines the settlement strategy for Wiltshire and identifies the settlements where sustainable development will take place. Winterslow is listed as a large village within the Southern Wiltshire Community Area.

The site is outside the settlement boundary of West Winterslow, the site is therefore in the open countryside for planning purposes.



Core Policy 2 addresses the issue of development outside of settlement boundaries. Under Core Policy 2, development will not be permitted outside the limits of development unless it has been identified within the subsequent Site Allocations Development Plan Document and Neighbourhood Plan.

Core Policy 2 states that development proposals outside of defined settlements will be strictly limited, and only acceptable in certain circumstances, none of which are applicable to the application proposal. The WCS does not propose any strategic housing allocations in Winterslow, and it is envisaged that any non-strategic housing sites will come forward either through the Neighbourhood Planning process or through the forthcoming Wiltshire Housing Sites DPD. The Council are currently working towards a Housing Sites Allocations DPD, and Winterslow Parish Council has begun the Neighbourhood Plan making process.

The housing requirements set out at CP24 are indicative in order that the Council and community, through the development of subsequent Sites Allocation DPD and Neighbourhood Plans, may apply a flexible approach to housing delivery. It is considered that the proposal is contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community.

Attention needs to be given to the progression of the Draft Neighbourhood Plan for Winterslow which is ongoing. The Neighbourhood Plan steering group has gathered evidence relating to land ownership and land availability within the village and surrounding area. From the evidence that they have gathered, they have shortlisted the top ten preferred sites for residential development, as voted for by the local community. This site forms two of the 10 sites identified for development within the Neighbourhood Plan.

A joint letter of support has been received from the Parish Council and the Neighbourhood Plan Steering Group. However, the site is still in the open countryside, not adjacent to the main part of the village, and is therefore contrary to Core Policy 2, until such time as the Neighbourhood plan is has gone through the various stages, including examination and referendum and has been made (adopted)."

It is considered that the proposal is contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community. Therefore Officers raise a **policy objection** to the application at this time. Subject to the site allocation being maintained in the Neighbourhood Plan when adopted, then this site may have potential for residential development in the future.

9.2 Design and Impact on area and amenity

The proposed dwelling houses are noted to be of a large scale and are centralised within the two plots. The design of the large 5 bedroom dwellings are considered to be of an appropriate style for the rural locality. The plots to dwelling ratio is considered to be acceptable and Officers note the proposed external materials consist of facing brickwork, oak cladding under a clay tiled roof and the proposal is considered acceptable in terms of its scale, design and materials.

It is considered that by reason of the siting, existing tree screening, orientation and general relationship between the proposed dwelling and the closest existing neighbouring dwelling (known as Weston Hill Farm and Weston Hill House), the proposed development would not unduly disturb, interfere, conflict with or overlook adjoining dwellings or uses to the detriment of existing occupiers.

9.3 Highways matters

Wiltshire Council Highways have raised concerns with the proposal and have commented: *“The site is located outside of the policy framework and is not well connected to the main part of Winterslow village with the school, shop and other facilities. A residential development in this location would generally attract an adverse highway recommendation on sustainability grounds.*

I have visited the site and I have concerns regarding the available sight lines at both accesses. In this location it would be reasonable to assume that vehicles are travelling in the region of 40mph (although speed surveys would confirm this). On that basis visibility splays of 2.4m by 120m should be provided in each direction at and above a height of 900mm.”

In response to the highway comments, the Agent has provide the following amended drawing 885-20-07 *“detailing the visibility splays of 2.4m by 120m you require, in each direction at and above a height of 900mm.*

This drawing demonstrates that the visibility spays could be accommodated, by the setting back of the vegetation on the front boundary and by changes to the existing access to the east, by lowering the wall and piers as you suggest.

While this would require the relocation of the hedge, despite its established appearance, this a relatively new hedge only planted in 2008 which can be seen in Google Street View, when the applicant planted the hedge whips. Relocation of the hedge is possible by specialist firms which the applicant has used the services of before, with successful results.

The East access was granted permission in the 1986 in accordance with highways guidance issued to the applicant at the time, which included how the brick walls were to be set out. To accord with your requirements the walls and piers can easily be lowered.”

Officers note that the amended plans include the required visibility plays as required by Wiltshire Council Highways, however the front boundary hedge will be removed in order to produce the visibility splays. Whilst Officers do not endorse the removal of the hedge, on balance Officers accept that the hedge can be conditioned to be replanted and maintained for a 5 year period.

9.4 S106 matters

None

10. Conclusion

It is considered that the proposal is contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community. Therefore officers raise a policy objection to the application at this time.

However, subject to the site allocation being maintained in the Neighbourhood Plan when adopted, this site may have potential for residential development in the future, but for the

moment the proposal is considered premature and cannot be supported on planning policy grounds.

11. RECOMMENDATION: REFUSE, for the following reason:

The application site is situated outside of the defined limits of development as set out within Core Policies CP1, CP2 and CP23 of the adopted Wiltshire Core Strategy and the associated policies maps. Whilst the application site has been included in the emerging Winterslow Neighbourhood Plan, the Neighbourhood Plan is not yet formally part of the development plan for the area. The proposal is therefore considered contrary to the Plan-led approach for housing intended to be delivered through the Neighbourhood Planning and Site Allocation processes. As the Council is able to demonstrate a five year supply of housing land, and there is no over-riding need at this time for development in this location, the presumption against development applies until such time as the site may be allocated for development by the Council or local community. The proposal is therefore contrary to Core Policies CP1, CP2 and CP23 of the adopted Wiltshire Core Strategy, the emerging Winterslow Neighbourhood Plan, and the aims of the NPPF, which advocates a plan-led approach.