Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/07186

Decision Date: 12 February 2024

Applicant:	Mr Christian Bishop Oaklands, Clarendon Road, Alderbury, Wiltshire, SP5 3AX
Particulars of Development:	Erection of log cabin for residential use
At:	Land to the north of Oaklands, Clarendon Road, Alderbury, Wiltshire, SP5 3AX

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason(s): (2)

1 The application site subject to this proposal is a parcel of agricultural land to the rear of the residential dwellinghouse known as Oaklands accessed via an existing access from Clarendon Road. The site lies outside the defined settlement boundary for Alderbury and therefore, for the purposes of the local plan is within the open countryside. The proposed development is considered contrary to the adopted Development Plan housing delivery strategy in that it involves a parcel of land designated as open countryside and; is outside of the defined settlement boundary for the Large Village of Alderbury thus resulting in unfettered residential development in the open countryside where any occupier(s) of the proposal would be reliant on the use of a private car. Consequently, the proposal is contrary to Core Policies CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP60 (Sustainable Transport) and CP61 (Transport and New Development) and the requirements of the NPPF.

2 The site is situated within the River Test catchment area that is a European site. Advice from Natural England indicates that every permission that results in a net increase in foul water entering the catchment could result in increased nutrients entering this European site causing further deterioration to it. The application does not include any detailed proposals to mitigate the

impact of these increased nutrients and consequently, without such detailed proposals, the Council as a competent authority cannot conclude that there would be no adverse effect on the integrity of this European Site as a result of the development. The proposal would therefore conflict with Wiltshire Core Strategy policy CP50 (Biodiversity and Geodiversity) and paragraphs 181 and 186 of the National Planning Policy Framework.

Parvis Khansari **- Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - Appeal a planning decision: Overview - GOV.UK (www.gov.uk)).