The Planning Inspectorate

Room 3D
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5120
Customer Services:
0303 444 5000

Email: west2@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Development Services
Wiltshire Council
Development Services
County Hall
Trowbridge
BA14 8JF

Your Ref: PL/2023/06108
Our Ref: APP/Y3940/W/24/3355438

27 May 2025

Dear Sir/Madam,

Town and Country Planning Act 1990
Appeal by Mr Michael Barrett
Site Address: Land NE of 1 Lamplands , Ramsbury, Marlborough, Wiltshire, SN8 2PW

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

Sean Ernsting
Sean Ernsting

https://www.gov.uk/government/publications/planning-inspectorate-privacy-notices

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - https://www.gov.uk/appeal-planning-inspectorate

Planning Inspectorate

Appeal Decision

Site visit made on 29 April 2025

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th May 2025

Appeal Ref: APP/Y3940/W/24/3355438
Land northeast of 1 Lamplands, Ramsbury, Marlborough SN8 2PW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Michael Barrett against the decision of Wiltshire Council.
- The application Ref is PL/2023/06108.
- The development proposed is siting of a mobile home and the rebuilding of existing storage barn.

Decision

1. The appeal is dismissed.

Preliminary Matters

2. At the time of the site visit I noted that a mobile home and associated structures have been placed on site. The application has been submitted retrospectively and I have dealt with the appeal on this basis.

3. I have taken the description of development from the Council's decision notice as it simply and accurately describes the scheme. The Council has confirmed that the rebuilding of the storage barn is not in dispute and as such I have determined the appeal on this basis.

Main Issues

4. The main issues are:

   - Whether the site is an appropriate location for residential development having regard to the development strategy for the area;
   - The effect of the proposed development upon the character and appearance of the area including the North Wessex Downs National Landscape (NL);
   - Flood risk; and
   - The effect of the proposal upon the River Kennett Site of Special Scientific Interest (SSSI)

Reasons

Appropriate location

5. The appeal site is an irregular shaped parcel of land located to the south of the village of Ramsbury. Core Policy 1 of the Wiltshire Core Strategy (2015) (WCS) classifies Ramsbury as a Large Village due to its limited number of services and facilities. The policy states that development will be limited to that needed to help

meet the housing needs of settlements and to improve employment opportunities, services and facilities.

6. WCS Core Policy 2 outlines the delivery strategy for the area and states that development will be delivered in a sustainable pattern that prioritises the release of employment land and the re-use of previously developed land and to limit the need for development on Greenfield sites. Development outside the defined limits of development will be limited to those specifically permitted by other WCS policies. These policies do not support the provision of market housing in countryside locations.

7. I acknowledge that the appellant's son is a contract farmer and lives and stores his equipment and tools on site. However, as the development would not be located within a settlement boundary it would not be an appropriate location for new housing. Nor has the proposal been presented on the basis of local housing need or an essential need for a countryside location.

8. As such, I conclude that the development is contrary to WCS Core Policies 1, 2 and 14 which, amongst other things, seek to direct new development to the most sustainable locations.

Character and appearance including effects upon the North Wessex Downs NL

9. The site is located within the North Wessex Downs NL which is an ancient landscape embracing the high, open arable sweeps of the chalk downs and dramatic scarp slopes, moulded dip slopes, sheltered chalk river valleys, intimate and secluded wooded areas and low-lying heath with a rich mosaic of woodland pasture, heath and commons.

10. Paragraph 189 of the National Planning Policy Framework (the Framework) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designated to avoid or minimise adverse impacts on the designated areas.

11. The site contains a mobile home, hard surfaced areas and ancillary structures including chicken coops and domestic paraphernalia. The development has introduced a mobile home and associated structures and paraphernalia into the landscape introducing domestic activity and items into an otherwise undeveloped field appearing as a discordant feature harming the character and appearance of the area and the NL.

12. The mobile home is largely screened from view by fencing and tall planting from the road but when seen from Lamplands that extends to the south of the site the development is most evident. Despite the position and height of fencing the mobile home is evident in localised views, as well as the domestic structures and paraphernalia spread over large areas of the site appearing as unduly discordant features.

13. Whilst a small field this encroachment into undeveloped and open countryside undermines the scenic beauty of the North Wessex Downs NL. As such, the proposed development is contrary to WCS Core Policies 51 and 57 which,

amongst other things, require high quality design that is complementary to the locality and for developments to protect, conserve and where possible enhance landscape character.

Flood risk

14. Based on the Environment Agency flood maps and the submitted Flood Risk Assessment (FRA) areas of the site fall within Flood Zones 2 and 3 including the access into the site.

15. Flood Zones 2 and 3 represent a medium to high probability of flooding. Paragraph 170 of the Framework states that inappropriate development in areas at risk of flooding should be avoided by directing it away from areas at highest risk (whether existing or future). The Framework goes onto state that a sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding.

16. Despite submission of a FRA and the position of the mobile home I cannot be certain from the evidence before me that no built development within the site, including access or escape routes, land raising or other potentially vulnerable elements, would be located on areas that would not be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

17. In addition, no information has been provided in respect of the drainage scheme and thus there is no certainty that the development would not increase the risk of flooding off-site and in particular at the nearby chalk stream.

18. Taking the above into account the development fails to accord with WCS Core Policies 50 and 67 and the Framework which, amongst other things, seek to steer developments to the lowest areas of flood risk.

Other Matters

19. The appeal site is located within a chalk stream which connects to the River Kennett SSSI. The Council's third reason for refusal relates to the potential impact upon protected habitats and species and the lack of an ecological assessment. However, as I have found harm in respect of the location of a residential use, the effect upon the scenic beauty of the North Wessex Downs NL and flood risk which is significant enough to dismiss the appeal there is no benefit in me pursuing this matter any further.

20. I note the comments made in respect of crime and security and the potential for the business to grow, however, these factors do not outweigh my concerns in respect of the main matters.

21. My determination is focused on the merits of the proposal before me. Whilst the appellant is receptive to amendments to make the scheme more acceptable this is not a matter for me in consideration of this appeal.

Conclusion

22. For the reasons set out above the appeal does not succeed.

B Thandi

INSPECTOR