



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/09512
Decision Date: 04/02/2026

Applicant:	Mr and Mrs Mullens Manor Farm House Butterfurlong Road, East Grimstead, Wiltshire, SP5 3SB
Particulars of Development:	Erection of a dwelling with associated works.
At:	The Stables at Manor Farm House, East Grimstead, Salisbury, SP5 3RT

In accordance with paragraph 39 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):

- 1** The application site lies outside of the limits of development in the open countryside where future occupiers would be reliant upon the private car. Under Core Policy 1 (Settlement Strategy), Core Policy 2 (Delivery Strategy), Core Policy 23 (Southern Wiltshire Community Area), Core Policy 60 (Sustainable Transport) and Core Policy 61 (Transport & Development) the development is not considered to be 'infill' development so does not comply with the Settlement and Delivery Strategies as a matter of principle. The Strategies are designed to ensure new developments satisfy the fundamental principles of sustainability, and so it follows that where a proposal such as this fails to comply with them then it will be unsustainable in this overarching context. The proposal would therefore cause unacceptable harm to the environmental and social objectives of the area and is, therefore, contrary to Core Policies 1, 2, 23, 60 and 61 of the adopted Wiltshire Core Strategy and paragraphs 2, 7-15, 48 and 110 of the National Planning Policy Framework (NPPF).
- 2** The application site lies within the Special Landscape Area. Saved Policy C6 of the Salisbury District Local Plan and Core Policy 51 of the Wiltshire Core Strategy require development to protect, conserve and where possible enhance landscape character. The development proposal would see the erection of a dwellinghouse

upon the rural parcel of land that by way of its design and siting fails to respect the prevailing character and form of the area, is not in keeping with the surrounding pattern of residential development and would result in unacceptable harm to residential amenity. As a consequence, the scheme would be contrary to Core Policy CP51 (Landscaping), saved policy C6 of the Salisbury District Local Plan, criteria i, ii, iii and vi of Core Policy CP57 (Ensuring High Quality Design and Place Shaping) and the requirements of the NPPF.

Nic Thomas - Director of Planning, Economy and Regeneration

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 \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).