

APPLICATION FOR FULL PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/06976
APPLICATION TYPE:	Full Planning Permission
SITE ADDRESS:	Land to rear of 1 Pye Corner, Box, SN13 8ED
DEVELOPMENT DESCRIPTION:	Polytunnel and Outbuilding
RECOMMENDATION:	Consent be REFUSED

PROPOSAL

This scheme is requesting permission for the erection of a polytunnel and outbuilding. No change of use has been formally requested under this application; however, the provided planning statement indicates that the site will be used for *growing vegetables for the client's own personal use [...]* and as such assessment on this matter will be made under the 'principle / sustainable development' section of this report.

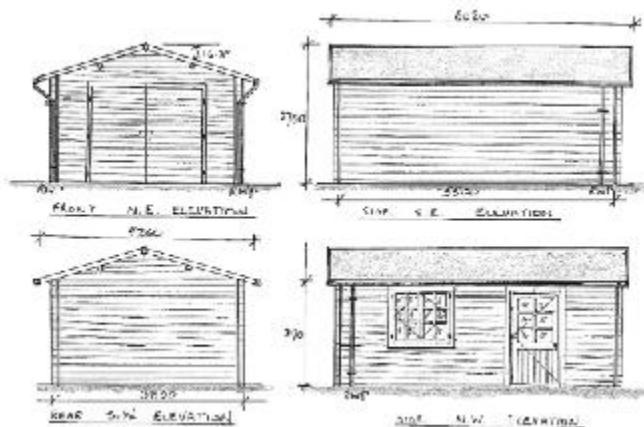


Figure 1: proposed 'shed'

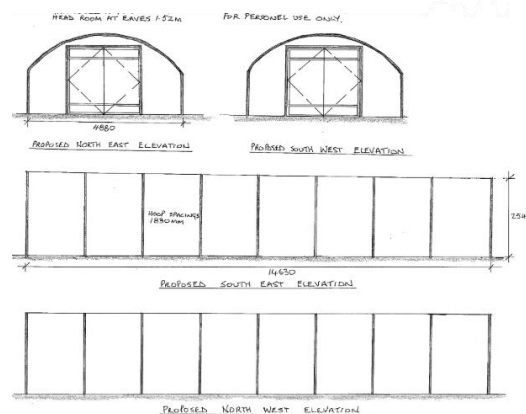


Figure 2: proposed 'polytunnel'

Materials proposed for the shed have been notified as:

- Felt shingle roof (brown)
- Timber walls, door and window

SITE DESCRIPTION

The application site comprises an undeveloped area of non-residential land in Box, a large village part of the Corsham Community area. The application form indicates that the site relates to an area measuring 0.526Ha; however, the provided location plan shows the area intended to be developed (red line) as an area of approx. 0.093Ha, and the full site (both red land and blue land)

within the applicant’s ownership as closer to 0.51Ha. Furthermore, the site as assessed under the provided ecological appraisal is suggested to be 0.1259Ha and includes areas outside of the red line shown on the provided location plan (and indicated on figure 3 below). For the avoidance of doubt, given the inconsistencies across documents provided, the development area is being assessed as that which is shown on the location plan with the full site to be served by the proposed development understood to be both the red and blue line.



Figure 3: map view of site (red) and owned land (blue)



Figure 4: aerial view (2024) of site and framework boundary (black)

At the time of writing Box doesn’t benefit from a made neighbourhood development plan (NDP) but does have a defined framework boundary; the site is outside of this defined boundary, in open countryside for planning purposes and has an existing agricultural planning use but has been identified, at a strategic level, by Natural England as having a likely agricultural land classification of ‘Grade 4’.

The site is wholly on greenbelt land, within the Box Conservation Area (CA) and within the Cotswolds National Landscape (NL) – previously Area of Outstanding Natural Beauty (AONB). The Landscape character type, identified within the Cotswolds NL landscape strategy and guidelines, for the wider NL setting affecting the site area is ‘Enclosed Limestone Valley’. There is no made CA statement or management plan for the Box CA.

The site can be accessed via an existing public right of way (PRoW) byway ‘BOX97’, which connects at the north-east to classified A-road ‘Devizes Road’. The topography of the wider setting surrounding Devizes Road rises from east to west, but the site is only a little higher than that highway and as such is not particularly visible to members of the public from that vantage point; there are unobscured views from certain points along the PRoW, however.



Figure 5: Wiltshire topographic map (approx. site red dot)



Figure 6: street view (google 2024) of PRoW from A-road

The site is within multiple core roost zones associated with the Bath and Bradford on Avon Bat Special Area of Conservation (SAC), with Box Mine Site of Special Scientific Interest (SSSI) located approximately 600m north-east. The red line of the site has been confirmed at appeal as unlikely to constitute priority habitat but that development at the site would require *an assessment to determine whether the proposal would be likely to have a significant effect on the SAC*.

The site has been identified by the Environment Agency (EA) as being in flood zone 1 (in an area at the lowest risk of flooding from rivers and seas) and the Councils strategic flood risk assessment as not being at high risk of ground or surface water flooding.

RELEVANT PLANNING HISTORY

Relevant planning history at the site (inter alia)

- PL/2021/06688 refused the *Erection of a single self-build dwelling, resurfacing of Pye Lane and associated works* on 10.02.2022
 - o The decision was appealed under APP/Y3940/W/22/3298740 and dismissed on 12.10.2022
- 19/11549/FUL refused the *erection of a single self-build dwelling and associated landscaping works* on 06.03.2020

Recent, relevant planning history in the wider area (inter alia):

St Merryn, Henley Lane:

- PL/2024/02167 granted householder planning permission for a [...] *polytunnel in the garden to the side of the house for domestic use, growing vegetables etc.* on 17.05.2024

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS)

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP11: Spatial Strategy for the Corsham Community Area
- CP41: Sustainable Construction and Low-Carbon Energy
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Shaping

Saved Policies of the North Wiltshire Local Plan (NWLP)

- NE14: Trees, Site Features and the Control of Development
- NE18: Noise and Pollution

Wiltshire Local Transport Plan 3 (LTP4)

Wiltshire Design Guide (WDG)

Wiltshire Council Level 1 Strategic Flood Risk Assessment (SFRA)

Countryside and Rights of Way Act 2000 (CROW)

Cotswolds AONB Landscape Strategy and Guidelines

- LCT 4: Enclosed Limestone Valley

National Planning Policy Framework (NPPF)

Planning Policy Guidance (PPG)

ISSUES

The main issues in the consideration of this application are:

- Principle / Sustainable Development
- Impact on the Greenbelt
- Impact on the Conservation Area
- Impact on the National Landscape
- Design and Neighbouring Amenity
- Ecology / Biodiversity and Trees

CONSULTATION

Box Parish Council: No objection

Box PC has no objection

Councils Arboricultural Team: No objection subject to conditions

There is no arboricultural objection to this application however the applicant should be mindful that, as the trees are within a Conservation Area, any works to trees may require consent from the LPA.

Should permission be granted, please add [a ...] condition

Councils Conservation Team: No comment

In view of existing work load priorities and the need for this team be selective in the use of resources - we defer to the case officer to determine the application in light of national and local Conservation Policy Guidance.

Especially given the temporary nature of the proposed constructions and their agricultural use.

This should not be assumed as support for the application or opposition—it is simply a need to target our responses to cases that have either a high degree of complexity or significant impacts on the Historic Built Environment.

Officers note: This standard reply regarding workload priorities, and the lack of intention to provide a bespoke comment, is noted; the indication that the temporary nature and proposed use is the reason for not prioritising the representation is taken as a broad observation based on surface review of the description of development provided and not an authoritative assessment of the scheme. Officer assessment of all matters will be made in the body of this report.

Councils Ecology Team: No objection subject to conditions

Information considered:

- *Preliminary Ecological Appraisal, BNG Ecology, December 2025*
- *Proposed Site Plan, Planning Services Ltd, October 2025*
- *Design and Access Statement, Ian Rea, October 2025*
- *Biodiversity Net Gain, BNG Ecology, December 2025*
- *Statutory Biodiversity Metric, James Mansfield, December 2025*
- *Condition assessment sheets*

The site comprises a plot of grassland (potentially former woodland) where it is proposed to erect a wooden shed and poly tunnel for horticultural use (non-commercial). A previous proposal for a single dwelling (PL/2021/06688) was refused and then subsequently dismissed at appeal, with one of the reasons for planning refusal relating to ecology and adverse impacts on Priority Habitat and protected sites. The Inspector commented that they did not consider the site to comprise Priority Habitat, though acknowledged its location within the Bath and Bradford-on-Avon Bat SAC (see below) and requirement for Appropriate Assessment.

The site is located within multiple parcel and core roost buffers (consultation zones) for Bechstein's, Greater Horseshoe and Lesser Horseshoe bats associated with the Bath and Bradford-on-Avon SAC. The current proposal therefore has potential to result in significant adverse impact on the special features of the Bath and Bradford-on-Avon SAC.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the currently proposed development which:

- (i) involves no loss of a roost of a qualifying species;*
 - (ii) does not propose removal of any trees or hedgerow, or significant level of permanent habitat loss;*
 - (iii) does not propose any additional external lighting, and*
 - (iv) will not result in a notable increase in levels of human disturbance,*
- there is no mechanism for adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment.*

Whilst the site is mapped as Priority Habitat (namely, deciduous woodland and traditional orchard), the site has comprised a clearing of grassland and scrub since at least 2002,

with some scattered fruit trees present in the southwest. The site may have in the past qualified as deciduous woodland, with the Ecology Officer noting for PL/2021/06688 that the site contained numerous tree stumps and ancient woodland indicator species. However, with regard to the definitions of said habitats outlined by the Joint Nature Conservation Committee, the current ecology report states that "historic habitats outlined by All Ecology [do not meet] the above definitions provided". Further, with respect to PL/2021/06688, the Inspector was satisfied that the site did not currently constitute Priority Habitat. On the balance of evidence, it is accepted that the site does not presently comprise Priority Habitat, but it may have historically.

The proposed development is therefore considered in the context that the site could have been a Priority Habitat in the past, but has since been managed/degraded. The proposal will result in the loss of a small area of grassland and scrub (<0.01 ha), to accommodate a 19.8m shed and a 71.4m² polytunnel, which are temporary structures. No tree removal is proposed, and no root protection areas will be impacted. The works are overall considered to be relatively low-impact compared to the previous scheme of a dwelling, which would have also introduced a change in land use and increased disturbance levels. The site will be enhanced with at least 17 fruit trees and native hedgerow. The proposed fruit trees are all of the Rosaceae family and, if managed at a low intensity, could eventually form traditional orchard Priority Habitat. Similarly, the new hedgerow would comprise Priority Habitat. There will be an improvement for wildlife via this tree and hedge-planting, also improving connectivity with the adjacent woodland. As such, whilst there will be an overall loss of 91.2m² of habitat that may have once comprised deciduous woodland Priority Habitat, it is considered that suitable compensation is proposed, alongside minimal further disturbance or degradation.

The adjacent woodland comprises lowland mixed deciduous woodland Priority Habitat, and is also within the applicant's ownership. Given the nature of the development, it is unlikely that there will be any large risk of pollution or disturbance to the woodland during construction and operation. The ecology report's proposed buffer zone is welcomed (Section 6.2), and works should be carried out in compliance with the report's recommendations, to be secured via a condition.

Bat activity surveys were undertaken in 2021 in association with the previous application/appeal. The site was confirmed to have been used by some of the SAC's qualifying species, Greater Horseshoe and Lesser Horseshoe bats, with low levels of foraging recorded, and limited commuting activity. Additional autumn surveys showed no increase in activity. As such, considering the proposed habitat improvements as well as lack of any new lighting and the small scale of the current proposal, the works are not considered likely to result in any significant loss of foraging habitat for bats. The scrub could provide some suitable habitat for nesting birds. The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds (such as vegetation clearance) from March to August inclusive. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged.

The scrub on-site and the adjacent woodland are suitable for use by dormice. However, given that that no trees or woodland will be lost, and there will be no increase in disturbance of the woodland, surveys and mitigation are not considered necessary for this

scheme. Instead, precautionary measures must be implemented, including sensitive vegetation clearance and timing considerations, as per Section 6.2 of the ecology report. The clearing on-site provides some potential reptile habitat, but reptile surveys undertaken in 2021 did not record any presence. The closest pond is >250m away, and it is unlikely that great crested newts are present. As above, the general mitigation outlined in Section 6.2 will ensure the risk posed to these species is reduced nonetheless.

[...]A completed statutory metric calculation, map (Biodiversity Net Gain, BNG Ecology, December 2025; Statutory Biodiversity Metric, James Mansfield, December 2025) and condition assessment sheets confirming the baseline biodiversity units of the site have been submitted. It is acknowledged that some fruit trees have already been planted in advance for BNG; the justification provided in the BNG report is acceptable. Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted.

REPRESENTATIONS

At the time of writing one public representation of support has been raised, providing the following summarised comments:

- The scheme will improve the sustainability of the site
- The scheme will be positive for biodiversity
- The scale and location is appropriate

ASSESSMENT

Principle / Sustainable development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted WCS and, where applicable, any made Neighbourhood Plans.

Land Use Context

Assessments carried out as part of previous planning applications and associated appeals indicate that the permitted planning land use for the site is agricultural.

Operational development that supports an existing lawful land use is generally acceptable in principle, as it facilitates activities already established on the site; however, where a proposal

involves a change in the primary use of the land, this constitutes a change of use under planning law and the scheme must be assessed against relevant national and local policies to establish whether it is acceptable in principle.

Section 336 of the Town and Country Planning Act 1990 defines “agriculture” in the following way:

“agriculture” includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly;

Planning law provides a distinction between the use of agricultural land associated with an agricultural enterprise and hobby or personal use.

The provided application form describes the development as *proposed poly tunnel and wooden shed for potting and garden [implements]*.

The provided planning statement indicates that *the proposals will contribute towards lowering carbon footprint through the growing of fruit and vegetables, avoiding trips taken by car to the nearest supermarket some 5 miles away.*

The provided design and access statement indicates that the *intended use for the land is for Horticulture [...] the use of the polytunnel for horticultural use for the benefit of him and his family and not for public sale [...] potting shed and storage of garden implements for [...] personal use.*

Taking all of the above into account, the intended use of the site, and structures which are proposed to be developed in support of that use, is akin to a private amenity use and as such requires a change of use of the land.

Policy Context

CP1 and CP2 of the WCS relate to the spatial strategy for Wiltshire, setting the policy foundations for sustainable development within the county. CP13 of the WCS expresses that development in the Corsham Community Area should be in accordance with the Settlement Strategy set out in CP1.

CP2 outlines that, other than in circumstances permitted by other policies within the WCS, development will not be permitted outside the limits of development, as defined on the policies map. Supporting text found at 4.25 identifies the exception policies within the WCS as being:

CP34, CP37, CP39, CP40, CP44, CP46, CP47 and CP48.

Assessment

The development proposed would be to support private, hobby, use of the site and not in association with an agricultural enterprise; the scheme therefore includes a requirement for a change of use from agricultural.

The proposed change of use has been assessed against the relevant core planning policies. Developing the land for a polytunnel and potting shed that would be used for domestic purposes does not comply with the strategic aims of the area and there are no applicable WCS policies which would otherwise provision an exception.

The application does not demonstrate that the development meets the aims of policies within the WCS or otherwise demonstrate that there are material considerations which would outweigh the conflict with WCS policy. In the absence of policy support, the development proposed is not acceptable in principle.

Development within the Greenbelt

Chapter 13 of the NPPF relates to protecting Green Belt land and expresses how the Government attaches great importance to Green Belts.

Paragraph 142 expresses that:

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 143 expresses that the Green Belt serves five purposes, including:

- (a) to check the unrestricted sprawl of large built-up areas*
- (c) to assist in safeguarding the countryside from encroachment*

Paragraph 153 directs that *inappropriate development is, by definition, harmful to the Green Belt.*

Paragraph 154 instructs Local Planning Authorities to regard development in the Green Belt as inappropriate unless set exception apply, summarised below:

- (a) buildings for agriculture and forestry*
- (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments [...]*
- (c) the extension or alteration of a building [...]*
- (d) the replacement of a building [...]*
- (e) limited infilling in villages*
- (f) limited affordable housing [...]*
- (g) limited infilling or complete redevelopment of previously development land [...]*
- (h) other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*
 - (i) mineral extraction*
 - (ii) engineering operations*
 - (iii) local transport infrastructure [...]*
 - (iv) the re-use of buildings [...]*

(v) *material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
(vi) *development, including buildings, brought forward under a Community right to Build Order or Neighbourhood Development Order*

Notwithstanding that buildings for agriculture and forestry are identified as a set exception, which in some circumstances could include structures which are similar to those being proposed under this application, given that the use of the buildings are not for 'agriculture' insofar as the statutory definition applies, the development does not meet any of the set exceptions.

The application demonstrate that the proposal is inappropriate development in the Green Belt which is, by definition, harmful.

Impact on the Conservation Area Setting

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a general duty on decision makers, when considering whether to grant development which affects a listed building or its setting, and CA setting, respectively. The duty requires decision makers to have special regard to the desirability of preserving these assets, or any features of special architectural or historic interest which it possesses.

CP58 of the WCS requires development to protect, conserve and (where possible) enhance the historic environment.

The Councils Conservation Team were consulted for their comment; however, given current workload pressures, have not been able to provide a bespoke representation.

The site is within the Box CA and near Grade II listed 'Mead House', 'Lamb House', and 'Lamb Cottage'. Given the degree of functional and visual separation, however, the proposed development is not considered likely to harm the setting of these listed buildings and as such the following assessment of harm focusses on the CA setting alone.

The CA does not benefit from a made CA statement, management plan, or similar; however, previous applications/appeals acknowledge that the site forms part of the *verdant backdrop* to the CA, which adds value to the significance of the CA character and appearance.

Different to assessments associated with the erection of a dwelling in this location, the proposed polytunnel and shed would likely be viewed as temporary structures and as such the degree of harm associated with their proposed installation is lesser; however, the proposed hobby use nonetheless raises visual amenity concerns.

The provided application form indicates that *the current applicant and owner since April 2025 is now on site clearing and maintenance*. Whilst day-to-day land management activities are not controlled by the planning system, the proposed change of use of the site for hobby growing is likely to necessitate further clearance of vegetation and incremental physical change to accommodate the intended cultivation. Taking fully into account that the vegetation at the wider site is considered to enhance the CA setting, these foreseeable effects form a material consideration when assessing the planning implications on the heritage setting.

Whilst the polytunnel and shed in themselves do not pose significant harm to the CA setting, the likelihood of ongoing vegetation removal and associated domestication of the land indicates that

granting planning permission would lead to a gradual but tangible change in the site's character, diminishing the natural qualities of the site and its contribution to the wider area.

The scheme represents less than substantial harm to the CA setting and does not demonstrate any public benefit which would be necessary to outweigh that harm.

Impact on the Cotswolds National Landscape

Paragraph 189 of the NPPF places great weight on the conservation and enhancement of landscape and scenic beauty in National Parks, the Broads and NLs.

Policy CP51 of the WCS requires development to protect, conserve and enhance landscape character, expressing that any proposals for development within AONBs shall demonstrate that they have taken account of the objectives, policies and actions set out in relevant management plan(s).

Criteria (i) of Policy CP57 expresses that development should enhance local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.

The site is within the Cotswolds NL; detail within the Cotswolds AONB Landscape Strategy and Guidance identifies the wider character area as 'Enclosed Limestone Valley'.

Part 4.1 of the Cotswolds AONB Landscape Strategy and Guidelines relates to *development, expansion and infilling of settlements including residential [...]* and identifies the following potential landscape implications and strategies/guidelines which have some relevance to the scheme:

Potential landscape implications
- Encroachment of built development into the valleys intruding into the landscape
- Proliferation of suburban building styles [...]
- Urbanisation of the valley floor
- Interruption, weakening or loss of the historic character of settlements and the historic context in how they have expanded [...]

Landscape strategies and guidelines
- Maintain the tranquil, secluded and often remote and sparsely settled character [...]
- Maintain the open, undeveloped slopes of the valleys
- Avoid development that will intrude negatively into the landscape [...]
- Ensure that new development does not adversely affect settlement character and form
- Control the proliferation of suburban building styles and materials
- Avoid disconnecting the historic core of settlements from its rural surroundings particularly where they are village CAs
- Plant trees and hedges within and around new development [...]
- Retain existing trees, hedges etc [...]

The less than substantial CA harm which has been identified as one which would result from the domestication of the site, is also a material consideration with regards to assessing NL harm.

The proposed change of use and development of a polytunnel and shed, when seen in long-range views, would not likely become a discernible feature that would unacceptably harm the character of the NL setting.

In short-range views within the NL setting, the scheme will result in some minor encroachment of domestic development into open countryside setting, which would be worsened rather than mitigated, by the proposed uniformity of fruit tree planting for a private orchard. Overall, however, the scale of the development is such that the scheme would not be harmful to the wider landscape setting.

Design and Neighbouring Amenity

Policy CP57 of the WCS requires high quality design and place shaping for all new development including extensions, alterations and changes of use.

Whilst the design and materials of the structures are not especially characteristic of the setting, or of particularly high quality, the polytunnel and shed are appropriately functional in appearance and will read clearly as to be used in association with the proposed hobby growing. The domestic design of the shed, however, does exacerbate the primary issue with domestic development not being appropriate for the site.

The location of the site and nature of the proposal is such that permission would not likely result in any unacceptable change to amenity levels currently enjoyed by occupants of nearby dwellings.

Ecology / Biodiversity and Trees

Biodiversity net gain (BNG) is a way of creating and improving natural habitats and ensures that development has a measurably positive impact on biodiversity, compared to what was there before development.

Policy CP50 of the WCS outlines that Wiltshire's natural environment is one of its greatest assets and identifies protection measures necessary for consideration when assessing the impact of development on biodiversity and geodiversity.

Criteria (ii) of Policy CP57 of the WCS encourages development to include:

- (ii) the retention and enhancement of existing important landscaping and natural features (e.g. trees, hedges, banks and watercourses), to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.

Whilst it is noted that the application form suggests that site clearance is being carried out, the scheme does not demonstrate that there will be any removal of any trees required to

accommodate the polytunnel and shed. The Councils arboricultural team has been consulted and raised no objection to the scheme.

Consultation with the Councils ecology team has also been carried out and a test of likely significance has been duly carried out which concluded that the proposal can be screened out of Appropriate Assessment. The representation further expresses that impacts on protected species can reasonably be mitigated by condition and that the BNG information provided with the application is sufficient to establish accuracy of the baseline habitats value.

With the inclusion of recommended conditions, the scheme is not objectionable on grounds of biodiversity impacts.

SUMMARY AND PLANNING BALANCE

The existing planning use of the site is agricultural; the scheme proposes the erection of a polytunnel and shed for hobby growing which represents a material change of use of the land.

The site is outside of a defined framework boundary, the development proposed is not one which meets exception policies of the WCS and the application does not demonstrate a material planning reason for determining the application contrary to the development plan.

The site is on green belt land, in the Box CA, and Cotswolds NL; the domestic development proposed amounts to inappropriate development within the green belt and is consequently harmful. Whilst no harm to the NL setting would be resultant from the development, there would be less than substantial harm to the CA setting with no public benefit proposed.

In terms of design, neighbouring amenity, ecology and trees the scheme does not raise objection that could not be reasonably mitigated by condition. Overall, however, the harm that has been identified is such that the scheme cannot be supported and planning permission is recommended for refusal.

RECOMMENDATIONS:

That planning permission be REFUSED for the following reasons:

1. The site is outside of a defined framework boundary, in open countryside, and has an established agricultural use. The proposed change of use from agricultural to residential is contrary to the aims of CP1, CP2, and CP11 of the Wiltshire Core Strategy. No policies within the Wiltshire Core Strategy provide an exception for the development proposed and no material considerations which would outweigh the policy conflict have been demonstrated.
2. The proposed development, to be used for private recreational purposes, constitutes inappropriate development in the Green Belt, which is by definition harmful. No very special circumstances have been demonstrated that would clearly outweigh this harm. The

proposal conflicts with Section 13 of the National Planning Policy Framework, in particular paragraph 153.

3. By virtue of the proposed development introducing a land use for private recreational purposes, the likelihood of ongoing vegetation removal and associated domestication of the land indicates that granting planning permission would lead to a gradual but tangible change in the site's character, diminishing the natural qualities of the site and its contribution to the wider area. The scheme therefore fails to preserve or enhance the significance of the Box Conservation Area, contrary to the aims of CP48 of the Wiltshire Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVES:

- For the avoidance of doubt, plans and documents considered were:
Application Form
Design and Access Statement
Planning Statement
Ecological Appraisal
Proposed Habitat Plan
Pre-development Post Habitat Degradation Plan
Habitat Degradation Plan
BNG Conditions Report
Biodiversity Metric
Conditions Assessment Sheet
Biodiversity Metric Key Information Sheet
Proposed Block Plan
Proposed Tunnel Elevations and Floor plans
Proposed Shed Elevations and Floor Plans
- On its website Wiltshire Council has made available statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance. The Council also offer a full suite of pre-application advice services; however, on this occasion, the application was unfortunately submitted without any meaningful pre-application discussions. Given the type and degree of harm found it has not been possible to negotiate the application to avoid refusal.