



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/06976
Decision Date: 09/02/2026

Applicant:	Mr David Di Claudio Squirrels Leap Box Wiltshire SN13 8LL
Particulars of Development:	Polytunnel and Outbuilding
At:	Land to rear of 1 Pye Corner, Box, SN13 8ED

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):

Refusal Reason

- 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.

Refusal Reason

- 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.

Refusal Reason

- 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.

Informative

- 1** - 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.

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)).