

The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/08747
Decision Date: 19/02/2026

Applicant:	Ms Bea Schofield C/O Agent - Atlas Planning Group, Bodenham House Barn, Bodenham, Salisbury, Wiltshire, United Kingdom, SP5 4EN
Particulars of Development:	Erection of a self-build dwelling with hard and soft landscaping, parking and associated works following demolition of the existing agricultural barn.
At:	Land at Elms Farm, Elms Cross, BA15 2AL

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 proposed development would result in the creation of a new dwelling in the open countryside outside any defined settlement boundary. Although part of the site benefits from an extant Class Q prior approval for converting the existing agricultural building, this proposal is materially different to the Class Q fallback position, as it seeks to extend the site area and introduce a larger new dwelling with a larger curtilage, altered siting, footprint, scale and built form. This would result in a significantly greater visual impact on the site and surrounding landscape than the approved fallback. The development therefore conflicts with Core Policies 1 and 2 of the adopted Wiltshire Core Strategy (WCS), which direct new housing to sustainable, plan-led locations, and it does not fall within any of the exception categories in paragraph 4.25 of the WCS that would justify a dwelling in this location. As the proposal is not justified by the reuse of an existing building, does

not occupy previously developed land, and offers no betterment over the approved Class Q conversion scheme, it is contrary to the overarching aims of sustainability embodied in the National Planning Policy Framework.

Refusal Reason

- 2** The proposed demolition of the existing agricultural building and construction of a new two-storey dwelling constitutes inappropriate development in the Green Belt by reason of the increased site area, altered siting, and proposed bulk, mass and height of the proposed dwelling and the resulting domestication of the site. Such development would result in demonstrable harm to and the diminution of the openness of the Green Belt, to a significantly greater extent compared to that which would result from the implementation of the approved Class Q scheme for the conversion of the existing building.

In the absence of any very special circumstances, this proposal is not considered to represent appropriate development in the Green Belt and is therefore contrary to paragraphs 142, 153, 154 and 187 of the National Planning Policy Framework, as well as CP51 and CP57 of the adopted Wiltshire Core Strategy through the increased visual impact the proposed dwelling would have when compared to the Class Q fallback.

Furthermore, in accordance with National Planning Policy Framework paragraph 11(d)(i), the identified Green Belt harm provides a clear reason for refusal and the tilted balance does not apply. The benefits arising from the new dwelling carry little weight, as these could be achieved through the extant Class Q prior approval to convert the existing building.

Refusal Reason

- 3** The application site is located within an area identified on the Council's Strategic Flood Risk Assessment as being at high risk of groundwater flooding. No site-specific Flood Risk Assessment has been submitted to demonstrate that the development would be safe over its lifetime, and would not increase flood risk elsewhere, and would incorporate suitable mitigation measures. The proposal therefore conflicts with Core Policy 67 of the Wiltshire Core Strategy and the requirements of the National Planning Policy Framework.

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)).