

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09935
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Land near Raybarrow Farm, Nettleton Shrub, Nettleton, Chippenham, SN14 7NN
DEVELOPMENT DESCRIPTION:	Regularisation for creation of enlarged hardstanding & Storage Cabin on agricultural land
RECOMMENDATION:	Refuse

SITE DESCRIPTION/CONTEXT

The site is located on the northern side of a rural road which runs north-west off the Fosse Way towards Nettleton. This rural road is characterised by agricultural fields and some dispersed buildings, some of which are agricultural and some dwellings. In keeping with this characterisation, the site is bound to the east and north by open agricultural land, and to the west by a mix of agricultural buildings and dwellings, including Raybarrow, Raybarrow Farm and Raybarrow Cottage, the latter of which is located at the road frontage. To the south on the opposite side of the highway is a collection of 3no. dwellings which each generally front the highway: Shrub Cottage, Appletree Cottage, Bear Cottage.

The site is located within the Cotswold National Landscape ('CNL', formerly 'AONB') but is not within any conservation area and there are no listed buildings within proximity of the site. It is entirely within flood zone 1 and not shown to be at any increased risk of surface water flooding. There are no Public Rights of Way crossing either the site or additional land owned by the Applicant (as shown outlined blue on the Site Location Plan). The site falls within the Bath and Bradford-on-Avon Bat Special Area of Conservation.

PROPOSAL

The application seeks permission for the creation of hardstanding area and the erection of a storage cabin on the site. The Description of Development refers to 'regularisation' and whilst it is noted that these works have already taken place, it is noted that 'regularisation' is not a form of development.

The hardstanding covers the majority of the site and the annotation states: "*Spoil removed with previously-mounded scalplings regraded to form enlarged, compacted Type-1 parking area.*" The submitted drawings show the cabin to be 're-located to existing hardstanding', located at the frontage of the site; the Applicant has confirmed that the use of this would be for agricultural purposes. In association, the plans also show changes to the site boundary, in particular at the frontage with the highway and it is noted that an additional point of access is shown on the plans.

PLANNING HISTORY

There is no planning history relating directly to the site.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

- The Town & Country Planning Act 1990

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 10 Spatial Strategy for the Chippenham Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 52: Green infrastructure
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 67 Flood Risk;

North Wiltshire Local Plan 2011 (NWLP) – Saved Policies (June 2006)

Policy NE14: Trees, site features and the control of new development

Policy NE18: Noise and Pollution

Draft Wiltshire Local Plan Policies

- Policy 1: Settlement Strategy
- Policy 2: Delivery Strategy
- Policies 6-20: Chippenham Area Strategy
- Policies 64 – 75: Economic, tourism, retail and transport
- Policies 85 – 101: Sustainability, ecology, water and landscape, heritage, air quality

The draft Local Plan is currently going through Examination and at this stage is subject to unresolved objections. As such, the policies contained within that draft Local Plan are considered to hold only limited weight.

Neighbourhood Plan: There is no neighbourhood plan for the parish of Nettleton.

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design and would have an acceptable landscape impact (CP 57 and CP 51 / 52)
- Whether the scheme constitutes high quality design and would impact the character and appearance of the area (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51 / 52)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)

CONSULTATION RESPONSES

WC Highways: No objection subject to conditions. [Noted that the operational development has created a new access.]

Nettleton Parish Council: Objection, reasons of flooding and hardstanding, sewage and lighting.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this

application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process. A total of 7no. representations were received in response to the application, all of which were objection, raising the following points:

- The principle of the development, and related lack of agricultural justification and need for hard-standing.
- Amenity impacts, including lighting and loss of privacy.
- Ecological and biodiversity impacts, including significant loss of trees.
- Landscape harm (part linked to above, loss of screening and landscaped boundaries), and out of character with site and surroundings.
- Retrospective nature of application and concern over nature of proposed use.
- Drainage and potential surface water flood risk.
- Possible archaeological implications.
- Lack of clarity in submission (in particular use of the word 'existing' being misleading – there being no permission for the 'existing cabin').

It is noted that there have also been references made to anti-social behaviour occurring on the site; however, this is not of itself a planning matter (other than potential amenity issues and concerns noted above).

ASSESSMENT

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 Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Assessment and Conclusion

The principle of the carrying out of agricultural development on agricultural land is generally acceptable within countryside locations. However, this acceptability is subject to consideration of a defined and demonstrable need, relevant impacts and, particularly in this instance, whether the character of the proposed development is suitably agricultural. These are considered below. Related to these, there is a lack of evidence of any on-going agricultural activity on either the site or the (relatively small) adjacent parcel of land within the Applicants ownership, which itself appears to be currently being used as paddock land. As such there is no evidential and justified need for the proposed works and additional storage to that already on site at the existing storage barn.

Design and Impact on the Character and Appearance of the Area

Policy Context

Set in the context of Section 12 of the NPPF, Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Assessment

To an extent the impact on the character and appearance overlaps with the landscape and visual impact, which is considered separately below. The historic and recent photographs included below show that the timber fence along the site frontage has already been installed; it is noted that this does not include the proposed additional access which is shown on the submitted plans – that section is similarly fenced. The timber fence is undesirable in design terms, where site boundaries are generally characterised by lower level fences and stone walling, often cock-and-hen style. It is noted that there are other isolated examples of similar fencing in the locality, including opposite the site, but in that instance that boundary clearly

demarcates a residential dwelling and its curtilage and the use of this style of timber fencing in this location for an agricultural parcel of land is incongruous and inappropriate, being more indicative of a commercial use.

Similarly, the introduction of hardstanding, which covers the majority of the site, is not representative of an agricultural use. This, coupled with the introduction of a container onto the site which does not complement the existing established barn at the highway frontage, is considered to be inappropriate in design and form for an agricultural site.

Conclusion

Overall, the impression and appearance of the site in its changed state and nature represents an incongruous character in this rural setting. As such, the application conflicts with Core Policy 57, which requires that *“Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.”* Limbs (i) and (ii) of CP57 require that development responds positively to the value of the natural setting and relates positively to its landscape setting, and that important landscaping features are retained and enhanced. This application does not meet these fundamental aims of Core Policy 57. The application similarly conflicts with the NPPF aims set out at Section 12, including creating high quality, beautiful and sustainable places (paragraph 131), and that decisions ensure that development is: *“sympathetic to local character and history, including the surrounding built environment and landscape setting”* (paragraph 135).

Landscape and Visual Impact

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

The NPPF emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.
- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

Paragraph 189 of the NPPF requires 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.”*

Under Section 245 of the Levelling-up and Regeneration Act 2023, LPAs and other relevant authorities must now “seek to further” the statutory purposes of National Landscapes (formerly Areas of Outstanding Natural Beauty), replacing the previous duty to merely “have regard to” them. This is an active duty, requiring authorities to take reasonable and proportionate steps to support the conservation and enhancement of the natural beauty, special qualities, and key characteristics of these designated areas when exercising any function that affects them.

The Cotswolds National Landscape Board has recently updated and published their ‘Cotswolds National Landscape Management Plan 2025 – 2030’ (CNLMP) which includes policies relating to (inter alia) landscape, local distinctiveness and biodiversity and nature recovery.

The site is shown¹ as being within the Dip-Slope Lowland character type. Key characteristics of the area include:

- *Strong and structured, productive farmland character, with an open character but smaller in scale than the High Wold and High Wold Dip-Slope.*
- *Well-managed, productive agricultural landscape of mixed arable and improved pasture, together with more limited areas of permanent pasture, mainly within the valley bottoms indicate a well-managed, productive agricultural landscape*
- *Medium to large scale regular fields predominate, mainly enclosed by hedgerows, with hedgerow trees, together with some stone walls or post and wire fencing indicating strong similarities with the High Wold and High Wold Dip-Slope landscape to the north and west.*
- *Settlement pattern of intermittent small nucleated villages, hamlets and isolated farmsteads, together with occasional larger settlements, contribute to the strong rural character.*

Some of the listed ‘Potential Landscape Implications’ arising from new development include (inter alia):

- *“Visual intrusions introduced to the landscape*
- *Erosion of the sparse settlement pattern of the Dip-slope Lowland*
- *Introduction of ‘lit’ elements to characteristically dark landscapes.*
- *Upgrading of minor roads and lanes in areas of new development and introduction of suburbanising features such as gateways, kerbs, and lighting.*
- *Loss of tranquility and sense of seclusion.*
- *Suburbanisation and domestication of agricultural landscape by the introduction of gardens e.g. ornamental garden plants and boundary features, parking areas, lighting, and conversion of tracks to manicured drives and ornamental gateways*
- *Appearance of ‘mini parklands’ out of context with the surrounding landscape.*

¹ Cotswold AONB Landscape Character Types

- *Appearance or extension of stables and ‘white tape’ field boundaries for horses and ponies (see 11.11 below)*
- *Damage to road verges and roadside hedges and walls and the creation of informal passing places”*

One of the recommended strategies to address and limit these issues and impacts is to: *“Avoid isolated development, that will intrude negatively into the landscape and cannot be successfully mitigated.”*

Paragraph 136 of the NPPF stresses the importance of trees, stating:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible...”

Core Policy 51 refers specifically to the importance of trees in terms of the landscaped setting of settlements at criteria (i), (ii), (iii), (vi), as follows:

In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

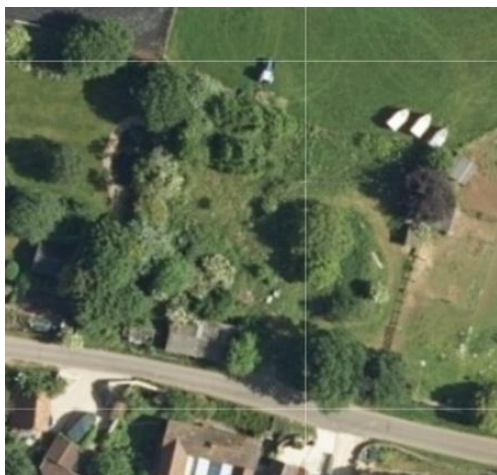
- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe...*
- vi. Important views and visual amenity.”*

Saved Policy NE14 (NWLP) states that:

“Permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development.”

Assessment

The application submission does not include any information on landscape impact but it is clear from historic images that the site has experienced considerable change over the last 12 to 18 months. A selection of publicly available historic images demonstrate this and included below as a record, along with a more recent aerial from 2026 for comparison:



2017



2020



2023



2026

From these images it is clear that there has been significant change of the character of the site since 2023, from its long established rural and agricultural appearance, to one of a cleared site with an overtly urbanised character and appearance.

In addition to these aerial images, available google streetview images demonstrate the associated extent of change along the streetscene, as follows:



Looking north-east (July 2024)



Looking north-east (Feb 2026)



Looking south-east (July 2024)



Looking south-east (February 2026)

Finally, and as a related aside, whilst not forming a part of this application reference to the introduced equine use on the blue land adjacent to this application site would bring with it its own landscape issues and impacts which are separately identified in the CNLMP.

Conclusion

These changes, which this planning application confirms constitute 'development', have been undertaken unlawfully and are considered to represent significant adverse change. With the duty on the local planning authority to 'further the duty' of conserving and enhancing land situated within the National Landscape, the change which has occurred to the site is considered to be unacceptable in the context of Core Policy 51 (WCS), Saved Policy NE14 (NWLP) and Section 15 of the NPPF.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents. The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

Assessment and Conclusion

The third party representations and concerns raised on this issue are noted. In particular, concerns related to noise, lighting and general disturbance – some of these latter issues, particularly where they relate to anti-social behaviour, do not fall within scope of consideration of this planning legislation. Lighting and noise however, are planning matters and require due consideration. In terms of lighting, it appears that a high-level external light has been installed at the site, although as this is not shown on the submitted plans it would be possible to control / restrict this by way of Condition if necessary and appropriate – which is considered to be the case given the rural setting of the site.

In terms of noise, on the basis of the proposed development, and the stated and confirmed retained agricultural use of the site by the Applicant, it is not considered that noise impact would represent a justifiable reason for refusal of the application, in the context of CP57 and Section 12 of the NPPF.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Assessment and Conclusion

The Highway Officer has been consulted on the application and notes that a second access is shown to be created at the site. Although raising no objection in principle to this, they do confirm that this would require approval via a licence agreement. There appears to be no valid reason for the additional access, the site being adequately served by the existing access. In terms of highway safety and impacts, the Highway Officer's response confirms that the access would be required to demonstrate appropriate visibility splays, these being 43m from a 2.4m setback, although stating that these details can be required by Condition.

In addition, further recommended Conditions relate to the set-back of the gates by 4.5m from the carriageway, and separately that the surface material is bound to a distance from the carriageway of 5m. Whilst it would appear to be possible to ensure that the surface material is bound, the submitted plans show access gates set back 1.3m from the highway and as such the created additional site access is, as shown unacceptable for highway safety reasons (irrespective of any licence agreement).

The application thus conflicts with Core Policy 61 (WCS), which requires that proposals are served by safe access to the highway network.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Paragraphs 192 to 195 of the NPPF require the protection and enhancement of biodiversity and geodiversity, in particular whether priority species are involved.

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

As well as located in a sensitive landscape (as above), the site falls within the designated Bath and Bradford-on-Avon Bat Special Area of Conservation (SAC) and is thus also within an ecologically sensitive area. Within such designated areas there is a duty upon local planning authorities to consider – through the HRA / Appropriate Assessment process – whether any proposed works may have significant direct or indirect effects. As demonstrated from the photographs above, there has been a material loss of habitat over recent months, which has, regrettably, been carried out prior to any formal planning application / permission. As to whether such loss has resulted in ‘significant’ effects remains unclear, but it is clearly unfortunate that a site which clearly held ecological value until relatively recently has been wilfully eroded.

Conclusion

In this specific case, whilst mandatory BNG is not applicable given the retrospective nature of the application, Core Policy 50 (WCS) is still relevant and requires that proposals ‘avoid harm’ to ecological assets and to deliver biodiversity and enhancement. The proposed development, an extent of which has already occurred, does not meet this policy requirement and as such the application conflicts with Core Policy 50 (WCS) and paragraphs 193-195 of the NPPF.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Assessment and Conclusion

The third-party representations and concerns raised on this issue are noted. However, the site is within flood zone 1 and is not showing as being at any increased risk of flooding from any other source. As such, and given the nature and scale of the proposal, the application does not trigger the need for consultation with either the Council's Drainage Officer or the Environment Agency. The Highway Officer has confirmed that the means and works to ensure the avoidance of any private water from entering the highway can be acceptably dealt with by way of pre-commencement Condition and (separately) that Land Drainage Consent would need to be sought given the area of hardstanding proposed.

On this basis it is not considered that flood risk and / or drainage matters would constitute a defensible reason for refusal of the application, in the context of Core Policy 67 (WCS) and Section 14 of the NPPF.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

The principle of agricultural related development is generally acceptable within countryside locations, subject to consideration of relevant technical issues and constraints.

The site is set within a sensitive location in terms of both landscape – it falls within the Cotswold National Landscape ('CNL'); and ecology – it is within the Bath and Bradford-on-Avon Bat Special Area of Conservation ('SAC'). The proposed development, some of which has already been carried out, is considered to lead to harm in terms of both landscape character and ecological impact, such as to conflict with the relevant policies of the development plan (Core Policies 51 and 50, WCS) and the relevant sections of the NPPF in these regards.

Related to the landscape impact, the design and character of the proposed development is not considered appropriate for the site and its rural, agricultural / residential setting. The

appearance is incongruous and conflicts with Core Policy 57 (WCS). In addition, the proposal does not demonstrate acceptability in terms of highway safety, leading to conflict with Core Policy 61 (WCS).

Whilst third party concerns regarding amenity and flooding and drainage (in particular) are noted, the application is not considered to be unacceptable for these reasons, with any impacts being capable of suitable control by way of Condition, were the application to be acceptable in all other regards.

The proposed development is thus considered unacceptable in planning terms, with the identified harms and impacts clearly and demonstrably outweighing any benefits arising.

RECOMMENDATION:

That Planning Permission be REFUSED for the following reasons:

1. The proposed development represents an incongruous character and appearance in this rural setting. Visually it does not appear to be related to agricultural activity or use, and no information has been submitted with the application to demonstrate any specific agricultural need. Core Policy 57 (i) and (ii) require that development responds positively to the value of the natural setting and relates positively to its landscape setting, and that important landscaping features are retained and enhanced. The application conflicts with these fundamental aims of Core Policy 57, as well as the NPPF aims of development being sympathetic to its landscape setting (paragraph 135) and creating high quality, beautiful and sustainable places (paragraph 131).
2. The site is situated within the Cotswold National Landscape within which there is a duty on the local planning authority to 'further the duty' of conserving and enhancing land situated within this designated area. The former agricultural character of the site, which complemented its rural location and setting, has been materially eroded and harm has been caused to the site, its setting, and thus the Cotswold National Landscape. The impacts of the proposal thus lead to conflicts with Core Policy 51(ii, iii, v, ix) (WCS), Saved Policy NE14 (NWLP) and Section 15 of the NPPF in terms of landscape and visual impact.
3. The site falls within the Bath and Bradford-on-Avon Bat Special Area of Conservation and, per paragraph 194(a) of the NPPF, the site is afforded the same protection as a habitats site. Core Policy 50 (WCS) requires that proposals 'avoid harm' to ecological assets and to deliver biodiversity and enhancement. The proposed development, an extent of which has already occurred, does not meet this policy requirement and as such the application conflicts with Core Policy 50 (WCS) and paragraphs 193-195 of the NPPF.
4. There is no demonstrated need for the creation of an additional (second) access to the site, as shown on the submitted plans. The application does not demonstrate acceptability in highway terms, in particular: (i) the provision of appropriate visibility splays (without reliance on third-party land), and (ii) the necessary set-back of the proposed gates from the highway, the latter of which may well have impacts on design and character. As such, the proposal is unacceptable in terms of highway safety, and conflicts with Core Policy 61 (WCS).