



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/00319
Decision Date: 12/03/2026

Applicant:	Mr Lucas C/O Agent - Atlas Planning Group, Bodenham House Barn, Bodenham, Salisbury, Wiltshire, SP5 4EN
Particulars of Development:	Change of use and conversion of rural building to one (Use Class C3) self-build dwelling with associated landscaping and works
At:	Furze Farm, Landford, Sherfield English, SP5 2BD

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 any defined settlement boundary and is therefore located within the open countryside where new residential development is strictly controlled. No justification has been provided or demonstrated for the residential use proposed. The proposal does not comply with the exception criteria under Core Policies 1 and 2 of the Wiltshire Core Strategy, which restricts residential development in the countryside.

The existing building to be converted lies within a Special Landscape Area and within close proximity to the New Forest National Park (NFNP). 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. Whilst works have recently been undertaken to convert the building to a stable block/livery in accordance with planning consent, PL/2023/10270, there is no evidence to suggest that the building has been used for the approved purposes. Consequently, the building proposed for conversion is not a redundant or disused rural building having never been used for the approved equestrian/livery purposes and therefore, fails to meet the requirements of Core Policy 48 of the Wiltshire Core Strategy for the reuse of rural buildings. Furthermore, the incongruous design and appearance of the building with the intended residential use and associated domestic paraphernalia would result in encroachment into the rural landscape that would not enhance the character or

appearance of the setting of the NFNP. In the absence of any ecological assessment being submitted with this application, the LPA cannot be reasonably certain that the proposed development would not result in significant adverse effects on protected species or habitats. As a result the tilted balance, as outlined in footnote 7 of the NPPF 2024 is not engaged.

The proposal therefore represents an unjustified new dwelling in the open countryside contrary to Core Policy 1 (Settlement Strategy), Core Policy 2 (Delivery Strategy), Core Policy 23 (Southern Wiltshire Community Area), Core Policy 24 (New Forest District Park), Core Policy 48 (Supporting Rural Life), Core Policy 51 (Landscaping), Core Policy 57 (Ensuring High Quality Design and Place Shaping), saved policy C6 of the Salisbury District Local Plan, and paragraphs 84 and 189 of the NPPF. As a result, the substantial conflict with the development policies would in this instance significantly and demonstrably outweigh the modest benefits.

- 2 No ecological assessment has been submitted in support of this application. In exercising its statutory responsibilities, the Local Planning Authority must be reasonably certain that the proposed development would not result in significant adverse effects on protected species or habitats. Without appropriate survey information, the Local Planning Authority cannot be satisfied that the proposal complies with the requirements of Core Policies 50 and 52 of the Wiltshire Core Strategy which require the protection and enhancement of biodiversity.

In the absence of adequate ecological information, the Local Planning Authority is unable to conclude that the development would not result in significant harm to protected species. Consequently, the proposal is therefore contrary to Core Policies 50 (Biodiversity and Geodiversity) and Core Policy 52 (Green Infrastructure) of the Wiltshire Core Strategy and paragraphs 192-193 of the NPPF. In the absence of any ecological assessment being submitted with this application, the LPA cannot be reasonably certain that the proposed development would not result in significant adverse effects on protected species or habitats. As a result the tilted balance, as outlined in footnote 7 of the NPPF 2024 is not engaged.

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)).