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21st March 2026

Application Reference: PL/2026/00843
Land at Whitlocks, Bishopstone, Wiltshire

Dear Mr. Richardson,

Further to my letter of 22nd April 2025, I see that the withdrawn planning application PL/2025/03116 has now been resubmitted as PL/2026/00843.

The application appears to be broadly similar, (with 9 houses rather than 15), and I would like to object for broadly similar reasons:-

- The damage to the Cranborne Chase National Landscape
- The lack of demand for 9 new houses in Bishopstone
- The detrimental impact of creating a 300m built frontage in a Small Village that is characterised by its open settlement pattern

I won't repeat the arguments that I made in my letter last April but please allow me to address a few of the issues in this latest application:-

3.11

The key features of the proposed development are ...a mix of house types and sizes to meet locally identified need

Nowhere in this planning application is there any information to support this claim of 'locally identified need'. The closest that we can get is last year's withdrawn application where the appellant cited a conversation with a Housing Development Officer who identified a need for '2 units' in Bishopstone – one 1-bed and one 3-bed.

4.11

Core Policy 2 states that outside the defined limits of development: “At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development: (i) Respects the existing character and form of the settlement (ii) Does not elongate the village or impose development in sensitive landscape areas (iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement”

It is clear that this proposed development falls foul of part (iii), in that it would consolidate an existing sporadic loose knit area of development. The appellant has included several photos in their planning application so I have enclosed a photo that I took last week from the footpath to the SW of the site. This photo clearly shows the green space that would be lost between Whitlock Rise and Meadow View and the 300m built frontage that would be created.



4.31

The proposals at Whitlocks have been developed with full regard to the objectives and priorities of the Partnership Plan...

This reference to the Cranborne Chase National Landscape Partnership Plan 2025-2030 gives the impression of alignment but a close reading of the Partnership Plan throws up the following paragraphs:

10.1 Development within this nationally important landscape should be limited [National Planning Policy Framework (NPPF) 189]

10.13 Development pressures - ...The annual requirement on Local Planning Authorities to invite the identification of housing sites, along with the current round of Local Plan consultations, can encourage speculative market housing proposals from landowners or developers

10.17 Planning authorities, and their Planning Committees, are under a legal duty to seek to further conserving and enhancing the natural beauty of the National Landscape.

10.23 When judging the merits of applications, it should be borne in mind that a National Landscape has the highest status of protection in relation to landscape and scenic beauty

It seems clear that the proposed development at Whitlocks: is not limited, is a speculative housing proposal from a landowner, and would adversely affect the natural scenic beauty of this National Landscape

5.16

The Plan states that "...people agree that some infill housing would be acceptable as long as the character of the village is maintained; those houses should be for young people from the village and of a type that would be affordable to them". The plan goes on to say that "infilling should only be allowed within the "built areas" as shown on the map in Appendix B"

This paragraph is a reference to the Bishopstone Plan 2015 but it is only a partial quotation. The Bishopstone Plan also says that infilling should be limited to 1-2 houses so this proposal for 9 houses is completely at odds with the Bishopstone Plan

In conclusion, this planning application appears to be speculative development that would damage the open settlement pattern of the village, does not accord with local need and would harm the Cranborne Chase National Landscape.

Thank you for your attention in this matter and I look forward to hearing your determination.

Yours sincerely,

Alastair Cotton