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26<sup>th</sup> March 2026

Application No: PL/2025/09512

Appeal Ref: 6005381

Proposal: Erection of a dwelling with associated works

Site Address: The Stables at Manor Farmhouse, East Grimstead, Wiltshire, SP5  
3RT

On behalf of: Mr and Mrs Mullens

Dear Sir/Madam,

Please accept the following enclosed documents as the Local Planning Authority's written statement in response to the above mentioned appeal:

- Copy of the Case officer report;
- Copy of the Decision Notice;
- Excerpts of Core Policies CP2, CP48, CP50, CP51, CP52, CP57, CP60, CP61 and CP64 of the Wiltshire Core Strategy;
- Excerpts of paragraphs 2, 7-15, 48 and 110 of the NPPF;
- Excerpt of saved policy C6 of the Salisbury District Local Plan;
- Copy of Appeal Decision APP/Y3940/W/18/3199876;
- Without prejudice conditions

## **APPELLANT'S GROUNDS OF APPEAL (AGOA):**

The majority of the points raised by the Appellant in the AGOA are of little merit or substance and have been addressed in the case officer report enclosed with this response. However, there are a few points that the Local Planning Authority (LPA) would like to reiterate its objection to and expand on our reasons for concern.

As referred to in the officer report, the location of the appeal site is outside the settlement boundary of East Grimstead, and therefore for the purposes of the local plan, is within the open countryside. Similarly the Inspector will see from their visit to the site that the area reads as the open countryside in its character and nature.

The appeal has been submitted on the grounds that the Council can currently demonstrate a 2.42 years housing land supply which is a significant shortfall and the 'fallback' position by way of recent planning approval, PL/2025/03227 for the erection of a new agricultural building.

The Council's housing land supply position is not disputed. However what the appellants agent fails to acknowledge is that the erection of a single dwelling will have a negligible effect on that housing supply and as such the argument for allowing such a dwelling on that basis is weak. Officers were of the opinion that the proposal's conflict with development policies regarding the spatial strategy, the character of the area and amenity would significantly and demonstrably outweigh the benefits of one dwelling as set out within the officer's report.

At paragraph 2.6 of the AGOA, the appellant states, *'the Appellant agrees the site would not constitute infill development under CP2. However, the site is positioned within the small village of East Grimstead where there are many residential properties in the vicinity (to the north, to the south and west).'*

This is the crux of the reasoning for this appeal. The appeal proposal does not adhere to the infill policy as defined within Core Policy 2 of the Wiltshire Core Strategy (WCS) in that the development does not respect the existing character and form of the settlement (criterion i) and thus the appeal site is within an unsustainable location in regard to the requirements of Core Policies 60 and 61 of the WCS. Whilst the appellant has provided evidence of bus stops and train services, buses are extremely limited and train stations are a very significant distance away. Any occupier of the appeal proposal would either be required to walk along narrow, unlit country lanes or travel by car to gain access to these services in a completely unsustainable manner.

To add weight to the position of the LPA, within this response to the submitted appeal, is the dismissed appeal decision APP/3940/W/18/3199876 following the decision of the LPA to refuse outline consent for the erection of a dwelling (our ref: 17/172401/OUT) on land subject to this appeal site. This appeal decision is referred to within the officer report. As identified within the officer report, whilst there is a difference of approximately 50 metres between the location of the development proposals, the schemes are similar in that they occupy land within the ownership of Manor Farmhouse and that permission is sought for the erection of a dwellinghouse. Therefore, this appeal decision is a material consideration for this appeal site in the applying of infill policy as defined at paragraph 4.29 of the WCS as set out by the Inspector at paragraph 8 of this appeal decision. Paragraph 8 states:

8. Paragraph 4.29 of the WCS states that 'for the purposes of Core Policy 2, infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling'. In this instance, the appeal site forms part of a larger arable field and could not be considered to be filling a small gap within the village. I therefore consider that the proposal would not constitute an infill development, and would consequently conflict with Core Policy 2 of the WCS. This policy adds that development proposals are also required to respect the existing character and form of the settlement, not to elongate the village or impose development in sensitive landscape areas and not to consolidate existing loose knit areas of development related to the settlement. Whilst it may be argued that the proposal would be in accordance with some aspects of Core Policy 2, by not altering the form of the settlement or elongating the village, this would not outweigh the conflict I have otherwise found with the first strand of this policy.

Other than a small reference to this appeal decision at paragraph 2.31 of the AGOA, the submitted appeal statement is awkwardly silent on this appeal decision that is a significant material consideration and instead the appellants' statement chooses to focus on other matters of interpretation of case law rulings (on fallback) and of the plans associated with the appeal proposal.

Turning to the issue of case law interpretation, whilst the appellant is entitled to their view, officers consider the site does not benefit from a fallback position. Whilst the ruling for *Mansell v Tonbridge and Malling Borough Council* identified a fallback position through an existing residential use on the site that could be converted under Class Q permitted development rights, there is no such fallback position on this site as the approved agricultural building granted consent under PL/2025/03227 has not yet been implemented and appears to be little more than a cynical attempt to try and prove a fallback position where there is none. Whilst it is noted that there could be a 'possibility' in case law ruling that the agricultural barn is erected, the question is asked as to why the application for the erection of a dwellinghouse was then submitted within 3 months of the date of the decision approving the agricultural barn thus then nullifying the potential for this building to be erected. It is officer's view that there was never any genuine intention to erect the agricultural barn and therefore the Local Planning Authority considers there is no realistic fallback position.

Officers note paragraphs 2.23 – 2.27 of the AGOA and the comparisons made between the case officer findings of the grant of planning permission PL/2025/03227 and the site subject to this appeal proposal. As outlined within the officer report, the proposal subject to the appeal is for residential use, opposed to the previously approved agricultural use with the latter, a commonly found use in the open countryside where this site is located. Whilst officers concluded there may not be harm to users of the surrounding public rights of way by way of this appeal scheme, the residential use as proposed with associated domestic paraphernalia would lead to the suburbanisation of the rural area to the detriment of the character of the countryside setting. This view was echoed by the Inspector in the previous dismissed appeal, APP/3940/W/18/3199876 at paragraph 15 of the decision.

In response to paragraphs 2.35 - 2.41 of the AGOA, whilst there is a distance between the location of the nearest neighbouring property, Wellmead Barn and that of the appeal site, what is not mentioned within the AGOA is that the land levels differ significantly between Wellmead Barn, set at natural ground level and the location of appeal site which is set approximately 1.5

metres above natural ground level. Officers therefore maintain the view that the appeal site would have a detrimental impact on the amenity of this neighbouring property by way of an overbearing nature as set out in the officer report.

As such, the Council respectfully request that the appeal is dismissed.

Yours sincerely

Joe Richardson  
Senior Planning Officer  
Development Management (South)  
Wiltshire Council

# CASE OFFICER'S REPORT

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|-------------------------------|--------------------------|
| <b>Application Reference:</b> | PL/2025/09512            |
| <b>Application Type:</b>      | Full planning permission |
| <b>Consultation Ends:</b>     | 06/01/26                 |
| <b>Case Officer:</b>          | Joe Richardson           |

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|----------------------|-----------------------------------------------------|
| <b>Site Address:</b> | Manor Farmhouse, East Grimstead, Wiltshire, SP5 3RT |
|----------------------|-----------------------------------------------------|

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|------------------|----------------------------------------------|
| <b>Proposal:</b> | Erection of a dwelling with associated works |
|------------------|----------------------------------------------|

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|------------------------|--------|
| <b>Recommendation:</b> | Refuse |
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## Site Description/Proposal:

The application site relates to a large plot of land owned by the occupiers/owners of Manor Farm House that surrounds the property. Land to the south of this dwellinghouse is currently used as paddocks for the stationing of horses/ponies and alpacas. Other livestock such as sheep have grazed the land in the summer months. Upon the land subject to this proposal are two stable blocks for the fore-mentioned livestock. The land benefits from recent planning consent, PL/2025/03227 for the erection of barn/stable block and a change of use land from agricultural to a mixed use of agriculture/equestrian use. This permission has not yet been implemented.

The site forms part of a large open field situated on the edge of the village of East Grimstead and lies in a slightly elevated position in relation to the public highway (Grimstead Road) that runs along the western boundary of the application site which is bounded by mature trees and hedgerow. The dwellinghouse known as Wellmead Barn is adjacent to the site entrance of the application site and other properties known as Laburnum House, Taw Cottage, Hollydene House. Oak Barn Cottage, Manor Cottage are in reasonable proximity.

An extract taken from the submitted existing location plan (DWG No: A-16-202) shows the site below with the two existing stable blocks. To the east and south of the application site are the public rights of way known as GRIM1 and GRIM5. The site is within the Special Landscape Area (SLA), Flood Zone 1, in an area that is at low risk of ground water flooding, is within the River Test SAC catchment area and is within the 13.8km New Forest Recreation Zone of Influence.



Core Policies CP1 (Settlement Strategy) and CP2 (Delivery Strategy) form the settlement strategy for the Wiltshire Core Strategy (WCS). It is evident that the site subject to this planning application is outside of the defined settlement boundary of East Grimstead and therefore, for the purposes of the local plan, is within the open countryside.

Planning permission is sought for the erection of a dwellinghouse and associated works. An extract below taken from the proposed block plan (DWG No: A-05-303 Rev B) shows the layout of the dwellinghouse with the red line and the blue line denoting the land within the applicant's ownership.



### Relevant Planning History:

**17/12401/OUT** – Erection of detached dwelling (Access and layout only – all other matters reserved) REF 22/02/18 Dismissed on appeal 10.12.18

**PL/2023/05974** – Detached garage and garden store with ancillary accommodation A.C 08.03.24

**PL/2024/09349** – Single storey side extension, two storey rear extension A.C 10.12.24

**PL/2025/02210** – Erection of a two bedroom annexe to serve Manor Farmhouse WTD on Officer Advice 14.05.25

**PL/2025/03227** - Change of use of land from agricultural to a mixed use of equestrian/agriculture and the erection of a barn/stable block A.C 10.09.25

### POLICIES

#### National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 11 Making Effective Use of Land

Section 12 Achieving Well Designed Places

Section 15 Conserving and enhancing the natural environment

#### Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy

Core Policy 23 Southern Wiltshire Community Area  
Core Policy 48 Supporting Rural Life  
Core Policy 50 and 52 Biodiversity and Geodiversity  
Core Policy 51 Landscaping  
Core Policy 57 Ensuring high quality design and place shaping  
Core Policy 61 Transport and Development  
Core Policy 64 Demand Management

Supplementary Planning Documents:

Wiltshire Local Transport Plan 2015-2026: Car Parking and Cycling Strategy  
Creating Places Design Guide SPD (April 2006)  
National Design Guide 2021  
Wiltshire Design Guide 2024

Emerging Local Plan

Salisbury District Local Plan  
C6 - Special Landscape Area

## **ISSUES**

- Principle of development including site history;
- Housing Land Supply position;
- Design and scale and amenity impacts including SLA;
- Highway safety/parking;
- Ecological Impact including the River Test SAC, New Forest SPA and BNG;
- Drainage;
- Archaeological Impact

## **CONSULTATIONS/REPRESENTATIONS**

**Grimstead Parish Council** – Objection with comments received stating:

Grimstead Parish Council objects strongly to this application, and noted the considerable increase in community feeling against this application as well at its meeting of 5th January 2026. The Parish Council's fundamental objections are the same as those raised against the previous application for the barn (PL/2025/03227), and is concerned particularly about the increased impact a house would have on the local environment and infrastructure compared to the barn, due to the change and intensification of use. Light pollution will be an issue. The house remains an overdevelopment of the site, and the ridge being 10m from the road level, will be an overbearing and dominating structure in the rural street scene. The Parish Council feels strongly that the reasons for refusing a previous application - 17/12401/OUT apply equally here. The Parish Council has requested that this application be called into the Southern Planning Committee for determination is the Case Officer is minded to approve, as it feels Wiltshire Council should thoroughly assess the cumulative impact of these recent applications for the site together with the planning history. A site visit by the Planning Committee is also strongly recommended. The Parish Council also wonders, if the application is approved, whether it will be faced with another application for a barn, originally required to help manage the animals and other agricultural activities.

**WC Highways** – No objection subject to conditions with comments received stating:

The site is located in the village of East Grimstead off the classified C323 Dean Road. East Grimstead does not have a development boundary and I will be guided by you as to whether you consider the proposal to be contrary to policies CP57 (xiv), CP60(i) and CP61 of the Wiltshire Core Strategy and the NPPF 2024 paras 109-111 which seek to reduce the need to travel particularly by private car, and support and encourage sustainable, safe and efficient movement of people and goods. The proposal includes adequate off street parking to meet Wiltshire's current parking standards. Although possible a turning manoeuvre to enable vehicles to enter and exit the site in a forward gear will be tight and I recommend for the ease of applicants the parking and turning area is enlarged. The proposal will utilise an existing vehicle access which is considered adequate. Should you be minded to support the development, I raise no highway objection, providing the following condition is imposed:

No part of the development hereby permitted shall be occupied until the turning area & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

**WC Ecology** – No objection subject to conditions – please refer to the Ecological section of this report for full comments.

Conditions to be imposed:

Compliance with the New Forest SPA

Water Usage

Installation of proposed PTP;

Details of ecological enhancements to be provided

**WC Drainage** – No objection subject to a condition requiring a surface water drainage strategy

**WC Archaeology** – No objection with comments received stating:

Manor Farmhouse, East Grimstead, is an early 19th-century, unlisted dwelling lying within the historic village of East Grimstead. The Farmhouse lies some distance north of the proposed location of the new dwelling, which lies in a paddock in which Wiltshire's Historic Environment Record (HER) notes linear crop marks recorded on aerial photographs dating to the 1970s. It is speculated that these crop marks might relate to features associated with the medieval village. The site of the new dwelling was previously subject to an approved application (PL/2025/03227) for a new barn/stable, which received no response from the Archaeology Service. On this basis and in view of the uncertain archaeological potential, I have no archaeological concerns with this proposal, and no further action is required as regards the buried archaeological heritage in relation to this planning application.

**Third party representations** – 9 x letters of objection with comments received summarised as the following:

- The existing stables and access do not have any planning permission;
- Area is already waterlogged and will be increased;
- Lack of Drainage/Surface Water mitigation;
- Overbearing impact of the proposal on amenity of nearby properties;
- Incremental development of land within a Special Landscape Area;
- Ecological species will be disturbed;
- Site is outside of any settlement boundary;

- Environmental impact of building a large 5 bedroom property;
- Limited infrastructure within East Grimstead;
- Proposal is overbearing, will dominate the landscape/vernacular and dominate the landscape;
- Overlooking of the surrounding area given the site is significantly raised above road level;
- Loss of agricultural land;
- Principle of residential development on the land is unsustainable and contrary to planning policies;
- Inconsistencies within the submitted planning statement in comparison to application PL/2025/03227;
- Correct consultation processes were not followed regarding consultation for the previous application;
- The applicant is blatantly ignoring conditions imposed on application PL/2025/03227;
- Several attempts by previous owners to get permission for a residential property within the area have failed;
- More affordable housing is required in the area, not more large houses;
- The proposed hedgerow screening for the development is insufficient;
- Proposal is not in-keeping with the general vernacular of the village;
- Light pollution.

### **Call-in of application:**

Should officers be minded to recommend approval of this proposal, Cllr Cooper has 'called-in' the application to be determined by the Southern Area Planning Committee on the following key issues:

- Scale of development;
- Visual impact on the surround area;
- Relationship to adjoining properties;
- Design – bulk, height, general appearance;
- Environmental/highway impact

Other reasons are stated as the following:

The site was identified as having a change of use of land and approval of the barn. Given the previous applications on this site, it is worthy of a public examination of this application.

## **ASSESSMENT**

### **Principle of development including site history**

The Wiltshire Core Strategy (WCS) sets out a Settlement Strategy and a Delivery Strategy for the sustainable delivery of new development within the County. Applying the normal principle that applications for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise; proposed new development which does not comply with the Settlement and Delivery Strategies will be unsustainable, and so unacceptable as a matter of principle, in this overarching context. The WCS for the area was adopted by Wiltshire Council in January 2015.

Core Policies CP1 (Settlement Strategy) and CP2 (Delivery Strategy) form the settlement strategy for the Wiltshire Core Strategy (WCS). The village of East Grimstead is identified as a small village in the WCS where the settlement boundary has been removed and therefore has no defined limits of development/settlement boundary. The site subject to this planning application is outside of the defined settlement boundary of East Grimstead and therefore, for the purposes of the local plan, is within the open countryside.

Core Policy 2 Delivery Strategy sets out the housing and employment land targets for the County, and the locations where these facilities can be delivered in the most sustainable manner. The policy goes on to state that within the limits of development, as defined on the proposals map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

The policy then goes on to consider schemes outside the defined limits of development, where development will not be permitted unless it meets the criteria set out in policy CP 34 (additional employment land), CP 37 (military establishments), CP 39 and 40 (development related to tourism), CP 44 (rural exception sites), CP 46 and 47 (specialist accommodation provision) and CP 48 (supporting rural life) or in Small Villages that 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

Officers are aware of application, 17/12401/OUT that sought permission for the erection of a detached dwelling within the grounds of Manor Farmhouse approximately 50metres south to the location of this proposal. This application was refused and subsequently, dismissed on appeal by the Planning Inspectorate (APP/Y3940/W/18/3199876). This appeal decision is a material consideration of this planning application. The application subject to this scheme would utilise the existing access/egress as per the refused application, 17/12401/OUT. For comparative purposes, the proposed layouts are shown below



## **Proposed layout (above)**

## **Layout of refused app 17/12401/OUT (above)**

The refused application, 17/12401/OUT was dismissed on appeal by the Planning Inspectorate. Officers note paragraph 8 of the appeal decision confirms that the proposal for the erection of a dwellinghouse does not constitute an infill development and would consequently conflict with Core Policy CP2 of the WCS. This paragraph is shown below:

8. Paragraph 4.29 of the WCS states that 'for the purposes of Core Policy 2, infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling'. In this instance, the appeal site forms part of a larger arable field and could not be considered to be filling a small gap within the village. I therefore consider that the proposal would not constitute an infill development, and would consequently conflict with Core Policy 2 of the WCS. This policy adds that development proposals are also required to respect the existing character and form of the settlement, not to elongate the village or impose development in sensitive landscape areas and not to consolidate existing loose knit areas of development related to the settlement. Whilst it may be argued that the proposal would be in accordance with some aspects of Core Policy 2, by not altering the form of the settlement or elongating the village, this would not outweigh the conflict I have otherwise found with the first strand of this policy.

Officers consider there is little difference between this application and that of the refused application, 17/12401/OUT. As set out by the Inspector above, infill is defined at paragraph 4.29 of the WCS as 'the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one'.

The scheme would not adhere to the infill policy as defined within Core Policy 2 of the WCS in that the development does not respect the existing character and form of the settlement (criterion i). As a consequence, the site is considered to be in an unsustainable location for the proposed residential development, having regard to the spatial strategy of the development plan, likely scale and layout of the built form within the plot of land and site's accessibility to facilities and services. Therefore, the development proposal is unacceptable in principle.

In addition to the criteria of Core Policy 2 set out above, Core Policies 60 and 61 require, amongst other things, development to support sustainable patterns of development, reduce the need to travel particularly by private car, and encourage sustainable and safe movement of people within Wiltshire. The site location would not facilitate this or encourage use of sustainable modes of transport. Future occupiers of the site would need to travel significant distances via narrow rural highways to access a range of essential services further adding to the LPA's argument that the principle of the development is unacceptable in this case.

Furthermore, within the planning statement accompanying this application, reference is made to the approved barn/stable block (our ref: PL/2025/03227) being considered as a fallback position should this scheme not be approved. Reference is made to the case law judgement for *Mansell v Tonbridge and Malling Borough Council*. This case concerned a planning permission for the demolition of a barn and bungalow and replacement with four dwellings. The scheme was granted planning permission partly because the applicant could alternatively use Class Q permitted development rights to convert the agricultural building into up to three dwellings, with the existing bungalow remaining, a potential fallback scenario. Whilst this was challenged, the Court held the Council had acted lawfully in that the Class Q fallback was realistic enough to be considered by virtue of the existing agricultural building on site.

The crux of the matter when applying this case law judgement to this scheme is that the agricultural barn/stable block approved under PL/2025/03227 has not yet been implemented and therefore, does not benefit from any Class Q permitted development rights to be converted into a dwellinghouse. Therefore, the fallback position as argued within the planning statement does not exist.

### **Housing Land Supply position**

The Local Planning Authority (LPA) can currently demonstrate a 2.42 years housing land supply which is a significant shortfall. The presumption in favour of sustainable development ('tilted balance') as set out in paragraph 11 (d) of the NPPF therefore applies to the determination of applications in Wiltshire at this current time.

As above, it is acknowledged that currently the Council cannot demonstrate a 5 year housing land supply and therefore, the additional dwelling proposed by way of this scheme is a consideration within the planning balance for the determination of this application.

In this case the proposed development would provide one new dwelling, which in housing supply terms, would make a nominal contribution towards addressing the shortfall. This benefit is considered in more detail within the Planning Balance section of this report.

Notwithstanding the above, all other matters are considered in more detail below.

### **Design, scale and amenity impacts including SLA**

At a local level, WCS policy CP57 (Ensuring High Quality Design & Place Shaping), further requires a high standard of design in all new developments through, in particular, enhancing local distinctiveness; retaining and enhancing existing important landscaping and natural features; being sympathetic to and conserving historic buildings and landscapes in terms of layouts, massing, building heights and plot sizes; and making efficient use of land whilst taking into account the local context and surrounding uses.

The revised NPPF puts greater emphasis on the need for good design. Paragraph 135 sets out that developments should function well and add to the overall quality of the area; demonstrate good architecture, layout and appropriate and effective landscaping; be sympathetic to local character; and establish a sense of place. It states at Paragraph 139 that development that is not well designed should be refused.

Core Policy 57 also requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 135f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

The location of the application site is on the outskirts of the village of East Grimstead and therefore, for the purposes of the local plan, is within the open countryside. There are sporadic residential properties within proximity to the application site that include the dwellinghouses known as Laburnum House, Taw Cottage, Hollydene House, Oak Barn Cottage and Manor Cottage. Adjacent to the entrance to the application site, is the dwellinghouse known as Wellmead Barn.

Also of relevance is WCS policy CP51 (Landscaping) that states: *Development should protect, conserve and where possible enhance landscape character and must not have a harmful*

*impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.*

In addition to its countryside village location, the site forms part of a Special Landscape Area (SLA) per policy C6 of the saved Salisbury District Local Plan (SDLP). This policy states that whilst generally not of as such high quality as within Areas of Outstanding Natural Beauty (now referred to as the National Landscape), some areas are considered worthy of being preserved. As such, in accordance with saved policy C6, development proposals are required to be sympathetic and appropriate to the landscape, having regard to scale, sitting, landscaping and design.

The proposed dwellinghouse is to be sited perpendicular to the location of the previously approved barn/stable block under planning consent, PL/2025/03327 and would replace two existing stable blocks that do not benefit from planning permission. Whilst these stable blocks are unauthorised from a planning permission perspective, these types of buildings are typically found in rural locations such as this.

In terms of the scale and massing of the dwellinghouse, this is identical to that of the previously approved barn/stable block. The approved elevations under the previous consent and proposed elevations are shown below from comparative purposes.



**Previously approved (above)**

**Proposed (above)**

As shown above, the appearance of the proposed dwellinghouse is in stark contrast to that of the previously approved agricultural barn/stable block with a large degree of glazing on all elevations and roofslopes added offering views of the surrounding area and to an extent, to Wellmead Barn, that is immediately adjacent to the site. Whilst materials to be used in the construction of the building would be the same as approved previously, the scheme proposes an entirely different use that would in officer opinion result in associated domestic paraphernalia, leading to the suburbanisation of the existing rural setting to the detriment of the character of the countryside setting. This view is echoed by the Inspector in paragraph 15 of the previous appeal decision which states:

15. With its associated domestic paraphernalia, the proposal would inevitably lead to the suburbanisation of an essentially rural setting, to the detriment of the intrinsic character, openness and beauty of the countryside. Contrary to what is suggested by the appellant, the screening provided by the existing landscaping would only be partial, and would not, in my view, successfully mitigate against the harm caused by the proposal.

Comments received regarding the level of shielding provided by the existing hedgerow as stated within the planning statement and comments from members of the public are duly noted. Given the elevated location of the site from the public highway, the scheme would not

fully mitigate against the harm caused by this proposal to the amenity of the immediate area, namely Wellmead Barn or to the wider countryside setting.



The proximity of Wellmead Barn to the siting of the new dwellinghouse is shown in the photographs and aerial photograph obtained from Council held records above. Wellmead Barn is shown by the blue dot shown the aerial photograph. When having consideration for the requirements of Core Policies CP51 and CP57 of the WCS and saved policy C6 of the Salisbury District Local Plan, the new dwelling is considered to have a detrimental impact to the amenity of this property by way of the overbearing nature of the scheme. Whilst there is existing hedgerow that runs along the boundary of the site that offers a degree of shielding, this hedgerow is deciduous, the application site is elevated from the public highway and therefore, given the relationship of the neighbouring property, Wellmead Barn would have a detrimental impact on the amenity of this dwellinghouse. As a consequence, the siting and overall design of the dwellinghouse fails to respect the prevailing character and form of the area and; given the proximity of the new dwellinghouse would result in an unneighbourly relationship to Wellmead Barn.

Having regard for the bridleway/public rights of way known as GRIM1 and GRIM5 that runs around the southern and western boundaries of the site, whilst views of the proposed dwellinghouse would be visible from this vantage points, there would in officer opinion, not be any adverse impact to users of these bridleways/public rights of way to warrant refusal of planning permission.

### **Highway safety/parking**

The site benefits from an existing access/egress obtained from Grimstead Road and this access/egress is unaltered by this proposal.

The Council's Highways Officer has assessed this proposal and has no objection to this scheme by way of the parking proposed in relation to the adopted parking strategy of Wiltshire Council. Further comments are made about manoeuvrability and whilst tight, it is recommended that parking and turning are enlarged within the site. However, no objection is raised to this element of the proposal.

Notwithstanding the above, comments are raised about the location of the site being outside of any development boundary and thus, the scheme could be considered as being contrary to Core Policies CP60 and CP61 of the Wiltshire Core Strategy and relevant paragraphs of the NPPF.

Core Policies 60 and 61 of the adopted WCS requires that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives and that the proposal is capable of being served by safe access to the highway network. It is noted that paragraph 110 of NPPF recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. However, this does not negate the need for new housing sites to be well-connected to a range of local services to support day-to-day living. Given the location of the site at East Grimstead, it is very likely that future occupiers of this dwellinghouse will heavily rely on the use of private motor vehicles to access essential services and employment.

As a consequence, officers consider the site to be in an unsustainable location contrary to the requirements of Core Policies CP60 and CP61 of the WCS and paragraph 110 of the NPPF.

### **Ecological Impact including the River Test SAC, New Forest SPA and BNG**

CP50 and CP52 of the Wiltshire Core Strategy and the National Planning Policy Framework require that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. It will therefore be necessary to assess the site for its potential to support habitats and species of importance to nature conservation.

The application is accompanied by an Preliminary Ecological Assessment (PEA) undertaken by Pro Vision dated November 2025 that has been assessed by the Council's Ecology Team.

Comments received from the Ecology Team state:

Information considered:

- Planning Statement, Atlas Planning Group, November 2025
- Natural England Nutrient Neutrality budget calculator for the Solent Marine Sites
- Product sheet for One2Clean, GRAF
- PIA certificate for One2Clean wastewater treatment tank
- Preliminary Ecological Appraisal, Pro Vision Ecology, November 2025
- Biodiversity Net Gain Assessment, Pro Vision Ecology, November 2025
- Statutory Biodiversity Metric, Jake Purchase, 25/11/2025
- Condition assessment sheets
- Proposed Block Plan, David Brazier ARB, A-05-303 revision B

The site comprises an area of agricultural land where it is proposed to construct one dwelling. A previous proposal for the construction of one barn in the same location (PL/2025/03227) was approved; the current application proposes a dwelling instead. A new Preliminary Ecological Appraisal has been submitted, though it is noted that an update site visit has not been undertaken since December 2024.

A location plan for the proposed PTP has been provided. As such, there are no outstanding ecology concerns, and this response assumes that the applicant will be proceeding with the Council's strategic nitrogen credits scheme.

## **COMMENTS:**

### **River Test catchment**

This development falls within the River Test catchment which drains into the Solent. This region is protected by a number of international designations and the proposal has the potential for adverse effects alone or in combination to the Solent designated sites (Solent Maritime SAC, Solent and Southampton Water Special Protection Area (SPA)) with other developments through increased nitrogen in the catchment. In line with Natural England's Advice on Nutrient Neutrality, a calculation of the nitrogen burdens of the proposal is required. Natural England has issued guidance and a calculator tool to be used by applicants and this is available here: [Solent: nutrient neutrality calculator - GOV.UK](#). A nitrogen budget has been submitted. The nitrogen budget indicates that a GRAF One2Clean PTP will be installed, with the details in the budget corresponding with the submitted PIA certificate.

A location map has now been provided, showing that the PTP will be sited within the redline boundary. No further information is required.

Overall, the budget is in line with Natural England's advice and it is agreed that the development will result in a nitrogen burden of 2.2 kg/N/yr and mitigation is required. Wiltshire Council has a strategic nitrogen mitigation scheme to available to applicants located in the River Test catchment in Wiltshire.

**The cost of Nitrogen credits from the Council's strategic scheme to mitigate the burden would be £6,138 (£2790 per 1 kg/N).**

The purchase of nitrogen credits prior to the commencement of development must be secured by planning obligations. Where a Section 106 agreement is not in place, mitigation can alternatively be secured under Section 111. In such cases, the credits must be purchased upon the granting of planning permission by completion of S111 process.

### ***Bespoke Mitigation or Alternative Strategic Scheme***

Alternatively, a bespoke scheme of mitigation can be submitted provided this has been agreed with Natural England. Alternative strategic mitigation sites are available in the Solent. The latest information on mitigation options is available on the Partnership for South Hampshire website: Potential mitigation schemes available to developers - Partnership for South Hampshire ([push.gov.uk](http://push.gov.uk)).

### **New Forest protected sites**

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.

Following a Cabinet decision on 7 May 2024, Wiltshire Council's "Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1.1, 21 March 2023) is being revised. Cabinet approved revised mitigation measures to manage recreational pressures on the New Forest protected sites, including the cessation of use of Community Infrastructure Levy (CIL) to fund Strategic Access Management and Monitoring (SAMM) measures for minor residential development (1-49 dwellings) and tourism / visitor

accommodation within the 13.8km zone of influence. Instead, SAMM measures are to be funded by developer contributions at a rate of £612 (plus legal fees) per unit of residential or tourism accommodation. This revision applies to all development that will result in a net increase in accommodation units within the 13.8km zone of influence from the New Forest protected sites and therefore applies to this application. Evidence for the revised approach derives from the New Forest SAMM Report (Footprint Ecology, October 2023) which can be found here: [Research into recreational use of the New Forest's protected habitats - New Forest National Park Authority \(newforestnpa.gov.uk\)](https://newforestnpa.gov.uk/research-into-recreational-use-of-the-new-forest-protected-habitats). The New Forest SAMM Report was commissioned by all the local planning authorities with areas lying within the 13.8km zone, in order to identify and implement a consistent strategic approach to mitigation across the zone of influence. It will therefore be necessary for developer contributions of £612 per dwelling (plus legal fees) to be secured via s111 agreement, unilateral undertaking or s106 agreement for this application to ensure the necessary mitigation is secured. This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in combination with other plans and projects.

### **Other designated sites**

There are two Sites of Special Scientific Interest (SSSIs) within 2km of the site: Bentley Wood (500m east) and Brickworth Down and Dean Hill (1.5km south) (statutory-designated sites). Furthermore, there are three County Wildlife Sites (CWSs) within 1km: Brookmead Meadow 280m southwest, Hazel Hill Wood 660m northwest, and Furzy Close Copse and Horse Close Copse 1km west (non-statutory designated sites). Given the nature of the proposal, the habitats to be lost, as well as the intervening distance between the site and these designated areas, it is not considered that these sites will be adversely affected by the development.

### **Protected species**

#### *Bats*

The stable building to be removed was assessed as having negligible potential to support roosting bats in December 2024, due to it being open-fronted and possessing no exterior or interior potential roost features. Although over one year has passed since this assessment, it is considered unlikely that the condition of the building will have changed significantly. Therefore, no further survey will be required. There are records of numerous species of bats (Brown Long-eared, Serotine, Common and Soprano Pipistrelle) within 200m of the site, and the Mottisfont Bat SAC consultation zone is 240m east. New lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals. **It is recommended that a sensitive lighting scheme should be used, and a planning condition should secure biodiversity enhancements to include roosting opportunities for bats, in line with CP50 and the NPPF.**

#### *Great Crested Newts*

There are seven records of Great Crested Newts (GCNs) within 500m of the site, the closest being 320m northwest. OS maps show one pond immediately adjacent to the site, though this was not noted within the Preliminary Ecological Appraisal and historic aerial imagery shows it has not been present for over two decades (if ever). The nearest pond is therefore considered to be 210m west of the site, though is separated by roads and residential properties. The next nearest pond is over 250m away. The report states that the hedgerow on site (to be retained) might provide suitable terrestrial habitat for GCN, but the grassland does not since it is a short sward and not tussocky. The report therefore concluded that the proposed development poses minimal threat to GCN, and we support this finding.

### Reptiles

There are historical records of Smooth and Grass Snake in the field immediately east of the site. However, the only habitat on site suitable for use by reptiles is considered to be the hedgerow (to be retained). The Preliminary Ecological Appraisal recommends continued management of the grassland to ensure the sward remains short and thus unsuitable for use by GCN or reptiles.

### Biodiversity Net Gain

Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) this application is required to deliver 10% Biodiversity Net Gain (BNG). The Biodiversity Gain Plan condition will automatically apply if approval is forthcoming. A completed statutory metric calculation (Jake Purchase, 25/03/2025), map and habitat condition assessments (Jake Purchase, survey date 04/12/2024) confirming the baseline and predicted post-development biodiversity units of Site have been submitted. The stable and hardstanding were constructed in 2022, and therefore, the baseline for the site has been assessed using historic data and satellite imagery. Prior to the construction of the stable, the site had comprised a grazed paddock since at least 2014. Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. The pre-development (baseline) situation is summarised below.

|                                                               |                                                |
|---------------------------------------------------------------|------------------------------------------------|
| On-site pre-development (baseline) biodiversity value         | 0.73 Habitat units                             |
|                                                               | 0.10 Hedgerow units                            |
|                                                               | 0.00 Watercourse units                         |
| Are there any <a href="#">irreplaceable</a> habitats on-site? | No                                             |
| Has any habitat <a href="#">degradation</a> of occurred?      | Yes – baseline taken as pre-degradation values |

Confirmation of how the development will achieve BNG is a post-determination matter however consideration should be given to how any proposed BNG will be secured. It is intended that an area of land off-site (to the south of the redline boundary) would be enhanced to achieve a 10% gain. All land located outside the redline application boundary of the development site is considered off-site (refer to information here [Make off-site biodiversity gains as a developer - GOV.UK](#)).

All off-site biodiversity gains sites must be registered on the national biodiversity gains site register. Guidance on how to register a biodiversity gains site including a list of item required to apply can be found here - [Register a biodiversity gain site - GOV.UK](#). In order for the Biodiversity Gain Plan condition to be discharged all off-site gains must be shown on the Biodiversity Gain Plan as allocated to this development on the national biodiversity gains site register. Off-site gains must be secured via a legal agreement for at least 30 years. This must be a planning obligation (Section 106 agreement) or conservation covenant. Wiltshire Council will not enter into a Section 106 agreement for off-site gains unless the off-site gain site has been verified. Contact [ecologychargeableservice@wiltshire.gov.uk](mailto:ecologychargeableservice@wiltshire.gov.uk) to request further information on site verification.

If officers were minded to recommend approval for this scheme, suggested conditions as per the recommendations of the Council's Ecology Team could be imposed in respect of protected species, lighting, the River Test SAC and the New Forest SPA.

## Drainage

Comments received regarding drainage and flooding matters are duly noted. The site is within Flood Zone 1, an area that is at low risk of ground water flooding. The Council's Drainage Team have been consulted upon this application and following comments are provided:

The proposed site is in Flood Zone 1 with low risk of surface water flooding. However, the existing access to the proposed site is subjected to flooding for 1 in 100-year rainfall event. Also, the site is partially at high risk of groundwater flooding with groundwater levels expected to be between 0.025m and 0.5m below the ground surface. The proposal seeks planning permission for the erection of a residential dwelling, together with creation of a parking area, landscaping and associated works. This application is following a previously approved application (PL/2025/03227) for the change of use of land from agriculture to a mixed use of equestrian/agriculture and the erection of a barn/stable block. Although this is not yet implemented. The building takes the identical size and siting of the recently approved agricultural barn and is located at the southern end of the wider Manor Farmhouse. No drainage strategy details are provided along with this application

The following condition is suggested to be imposed if officers are minded to recommend approval of this scheme:

- 1. No development shall take place until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG, Non Statutory Technical Standards for SuDS and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority.**

If officers were minded to recommend approval of this scheme, a condition as outlined above could have been imposed onto any consent. However, for the reasoning as outlined within other sections of this report, planning permission is to be refused.

## Archaeological Impact

The Council's Archaeologist has reviewed this application and provided the following comments below:

Manor Farmhouse, East Grimstead, is an early 19th-century, unlisted dwelling lying within the historic village of East Grimstead. The Farmhouse lies some distance north of the proposed location of the new dwelling, which lies in a paddock in which Wiltshire's Historic Environment Record (HER) notes linear crop marks recorded on aerial photographs dating to the 1970s. It is speculated that these crop marks might relate to features associated with the medieval village. The site of the new dwelling was previously subject to an approved application (PL/2025/03227) for a new barn/stable, which received no response from the Archaeology Service. On this basis and in view of the uncertain archaeological potential, I have no archaeological concerns with this proposal, and no further action is required as regards the buried archaeological heritage in relation to this planning application.

As for the reasoning as outlined above, there would be no impact to any buried archaeological heritage by way of this proposal.

## Planning Balance

In determining this application, the local planning authority is fully aware that if development accords with an up-to-date Local Plan it should be approved, and that proposed development

that conflicts should be refused unless other material considerations indicate otherwise. It is considered that the overall strategy of the Core Strategy to direct development to the most sustainable settlements remains desirable and accords with the objectives of the NPPF.

Paragraph 11 (d) and footnote 8 of the NPPF state that where a housing land supply cannot be demonstrated then, for applications including housing provision, the policies which are most important for determining the application should be considered out-of-date. As a result, the presumption in favour of sustainable development (often referred to as the 'tilted balance') should be applied and permission should be granted unless protection policies set out in footnote 7 of the NPPF apply, or the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. The implications of the housing land supply position, and in particular the weight to be attributed to the development plan policies, must be taken into account when determining applications. The weight to be attributed to such policies is a matter of judgment for the decision-taker. The extent of the housing land supply shortfall and how it has arisen, the actions being taken to recover the shortfall, and the potential for the proposal to deliver housing in the forthcoming five-year period to help remedy the current shortfall should also be taken into account in the balancing exercise.

Therefore, as the Council cannot currently demonstrate a 5 year housing land supply, the tilted balance is engaged and permission should be granted unless the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.

The degree of weight to be given to each issue will be weighed in the planning balance below.

#### Harms

The application site lies within the open countryside away from any recognised settlement identified within the Wiltshire Core Strategy and does not constitute 'infill' development. There is a general presumption against development outside the defined limits, with it being strictly controlled and only permitted in line with exceptions under other policies, which this scheme does not meet. As the scheme is located outside of the limits of development where development would not be supported, substantial weight is now to be attributed to Core Policies 1, 2 and 23 of the WCS (2015) and on this basis the development is considered contrary to the delivery strategy and the application rejected in terms of the principle of development.

Core Policy CP57 of the adopted WCS states that *"A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Proposals should seek to enhance local distinctiveness and have regard to existing townscapes, patterns of development and the historic environment and landscape setting."*

Core Policy CP51 of the WCS states that *"Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures."*

The development proposal would see the erection of a dwellinghouse within the plot of land following the removal of the two unauthorised existing stable blocks. As identified within this report, the siting and overall design of the new dwellinghouse would fail to respect the prevailing character and form of the area and; given the proximity of the new dwellinghouse would result in an unneighbourly relationship to the neighbouring property, Wellmead Barn in regard to overlooking/amenity impacts. Thus, the scheme would be in conflict with Core Policies CP57 of the adopted WCS which requires new development to *"draw on the local context and to complement the locality and have regard to existing townscapes and patterns*

*of development*", Core Policy CP51 that states "*development should protect, conserve and where possible enhance landscape character*" and saved policy C6 of the Salisbury District Local Plan that requires development proposals to be sympathetic and appropriate to the landscape, having regard to scale, siting, landscaping and design.

Core Policies 60 and 61 of the adopted WCS requires new development to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. The site is located within the open countryside with limited access to local facilities, services or employment opportunities. On balance it is considered that future occupiers of the dwelling would be heavily reliant on the private motor vehicle for day to day access to essential services and employment opportunities and as such the proposed location is not considered to promote a sustainable pattern of development.

### Benefits

The Council cannot demonstrate a 5 year housing land supply and this deficit is a material planning consideration. In this case the proposed development would provide one new dwelling, which in housing supply terms, would make a nominal contribution towards addressing the shortfall, but it would nevertheless make a contribution which must be given some weight in the planning balance. There would also be some short-term benefits afforded to the construction phase of the development through direct and indirect job creation and the future householders of the properties would pay council tax. In addition, the development would contribute towards CIL infrastructure funding in the area. These benefits can cumulatively be given moderate weight in the planning balance.

### **Conclusion**

Officers note the concerns received from the members of the public and the Parish Council to this proposal that have been carefully considered and are duly noted. Officers also note the call-in of this application by Cllr Cooper should officers be minded to grant planning permission.

The scheme is located outside of the limits of development and is not considered to be compliant with the 'infill' policy as outlined at paragraph 4.25 of the Wiltshire Core Strategy (WCS). On this basis the development is considered contrary to Core Policies 1, 2 and 23 of the adopted WCS. The location of the proposed dwelling would be located in an unsustainable location where future occupiers would be reliant on the private motor car to access essential services and employment opportunities contrary to Core Policies 60 and 61 of the adopted WCS. Furthermore, the proposed development would fail to respect the prevailing pattern of development, resulting in a detrimental impact upon visual amenity, and would be an unneighbourly form of development, contrary to Core Policies 51 and 57 of the adopted WCS and saved policy C6 of the Salisbury District Local Plan.

On balance, the substantial conflict with the development policies would in this instance significantly and demonstrably outweigh the benefits and accordingly, it is recommended that the application is refused.

### **RECOMMENDATION**

That planning permission be refused for the following reason(s):

1. The application site lies outside of the limits of development in the open countryside where future occupiers would be reliant upon the private car. Under Core Policy 1

(Settlement Strategy), Core Policy 2 (Delivery Strategy), Core Policy 23 (Southern Wiltshire Community Area), Core Policy 60 (Sustainable Transport) and Core Policy 61 (Transport & Development) the development is not considered to be 'infill' development so does not comply with the Settlement and Delivery Strategies as a matter of principle. The Strategies are designed to ensure new developments satisfy the fundamental principles of sustainability, and so it follows that where a proposal such as this fails to comply with them then it will be unsustainable in this overarching context. The proposal would therefore cause unacceptable harm to the environmental and social objectives of the area and is, therefore, contrary to Core Policies 1, 2, 23, 60 and 61 of the adopted Wiltshire Core Strategy and paragraphs 2, 7-15, 48 and 110 of the National Planning Policy Framework (NPPF).

2. The application site lies within the Special Landscape Area. 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. The development proposal would see the erection of a dwellinghouse upon the rural parcel of land that by way of its design and siting fails to respect the prevailing character and form of the area, is not in keeping with the surrounding pattern of residential development and would result in unacceptable harm to residential amenity. As a consequence, the scheme would be contrary to Core Policy CP51 (Landscaping), saved policy C6 of the Salisbury District Local Plan, criteria i, ii, iii and vi of Core Policy CP57 (Ensuring High Quality Design and Place Shaping) and the requirements of the NPPF.



**The Town and Country Planning Act 1990**  
**Refusal of Full Planning Permission**  
**Application Reference Number: PL/2025/09512**  
**Decision Date: 04/02/2026**

|                                    |                                                                                                  |
|------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                  | Mr and Mrs Mullens<br>Manor Farm House Butterfurlong Road, East<br>Grimstead, Wiltshire, SP5 3SB |
| <b>Particulars of Development:</b> | Erection of a dwelling with associated works.                                                    |
| <b>At:</b>                         | The Stables at Manor Farm House, East Grimstead,<br>Salisbury, SP5 3RT                           |

**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 of the limits of development in the open countryside where future occupiers would be reliant upon the private car. Under Core Policy 1 (Settlement Strategy), Core Policy 2 (Delivery Strategy), Core Policy 23 (Southern Wiltshire Community Area), Core Policy 60 (Sustainable Transport) and Core Policy 61 (Transport & Development) the development is not considered to be 'infill' development so does not comply with the Settlement and Delivery Strategies as a matter of principle. The Strategies are designed to ensure new developments satisfy the fundamental principles of sustainability, and so it follows that where a proposal such as this fails to comply with them then it will be unsustainable in this overarching context. The proposal would therefore cause unacceptable harm to the environmental and social objectives of the area and is, therefore, contrary to Core Policies 1, 2, 23, 60 and 61 of the adopted Wiltshire Core Strategy and paragraphs 2, 7-15, 48 and 110 of the National Planning Policy Framework (NPPF).
- 2** The application site lies within the Special Landscape Area. 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. The development proposal would see the erection of a dwellinghouse

upon the rural parcel of land that by way of its design and siting fails to respect the prevailing character and form of the area, is not in keeping with the surrounding pattern of residential development and would result in unacceptable harm to residential amenity. As a consequence, the scheme would be contrary to Core Policy CP51 (Landscaping), saved policy C6 of the Salisbury District Local Plan, criteria i, ii, iii and vi of Core Policy CP57 (Ensuring High Quality Design and Place Shaping) and the requirements of the NPPF.

***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)).

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## Core Policy 2

### Delivery Strategy

In line with Core Policy 1, the delivery strategy seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178 ha of new employment land and at least 42,000 homes distributed as follows:

|                               | Minimum housing requirement (dwellings) |
|-------------------------------|-----------------------------------------|
| East Wiltshire HMA            | 5,940                                   |
| North and West Wiltshire HMA  | 24,740                                  |
| South Wiltshire HMA           | 10,420                                  |
| West of Swindon <sup>28</sup> | 900                                     |
| Wiltshire                     | 42,000                                  |

This will be delivered in a sustainable pattern in a way that prioritises the release of employment land and the re-use of previously developed land to deliver regeneration opportunities, and to limit the need for development on Greenfield sites, with approximately 35% of development taking place on previously developed land.

The 42000 homes will be developed in sustainable locations in conformity with the distribution set out above, against which the land supply situation will be assessed. A more detailed distribution is set out in the Community Area Strategies. Development proposals should also be in general conformity with these.

Sites for development in line with the Area Strategies will be identified through subsequent Site Allocations DPDs and by supporting communities to identify sites through neighbourhood planning.

### Within the defined limits of development

Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

### Outside the defined limits of development

Other than in circumstances as permitted by other policies within this Plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

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:

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<sup>28</sup> The West of Swindon does not form a HMA - see paragraph 4.29

- i) Respects the existing character and form of the settlement
- ii) Does not elongate the village or impose development in sensitive landscape areas, and
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.

## **Core Policy 48: Supporting rural life**

### **Supporting rural life**

- 6.61 Core Policy 48 explains the approach that will be taken to support rural communities, outside the limits of development of Principal Settlements, Market Towns, Local Service Centres and Large Villages and outside the existing built areas of Small Villages. The policy is based on the following key objectives:

- Protecting the countryside and maintaining its local distinctiveness.
- Supporting the sensitive reuse of built assets to help meet local needs.
- Supporting improved access between places and to services.
- Supporting the community in taking ownership of local services.

The approach to development within small rural settlements is set out in Core Policy 2.

- 6.62 Residential development will not normally be permitted in the countryside unless it meets the requirements of Core Policy 44 (rural exceptions sites). However, additional dwellings may be justified in certain circumstances when they are required in the interests of supporting rural employment, for example in association with equestrian activities when worker accommodation is needed onsite. In view of the exceptional circumstances applications will be scrutinised thoroughly and opportunities for accommodation within nearby settlements must be considered initially.
- 6.63 Proposals to convert or re-use buildings for employment, tourism or residential uses, community uses, meeting rooms or places of worship will need to fulfil the requirements set out in Core Policy 48. Proposals must not lead to subsequent applications for replacement buildings elsewhere. It is recognised that the insensitive re-use of rural buildings can be damaging to the character of the building and its rural setting. Furthermore, additions and extensions should normally be avoided.
- 6.64 Improving accessibility between places within the countryside may sometimes mean that development requiring planning permission is required, such as new roads, cycle routes, gates, signposts and bus shelters. Some telecommunications works may also fall into this category. In such cases, Core Policy 48 introduces a presumption in favour of such works which can greatly benefit rural areas, where these are environmentally acceptable. Core Policy 48 also identifies measures to support community ownership of local shops, pubs and other services where this is appropriate to retain the facility. Core Policy 49 provides further details on the protection of existing community services and facilities.

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## **Core Policy 48**

### **Supporting rural life**

#### ***Dwellings required to meet the employment needs of rural areas***

*Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.*

#### ***Improving access to services and improving infrastructure***

*Proposals which will focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements, will be supported where the development will not be to the detriment of the local environment or local residents.*

#### **Conversion and re-use of rural buildings**

*Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where it satisfies the following criteria:*

- i. The building(s) is / are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building; and*
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and*
- iii. The building can be served by adequate access and infrastructure; and*
- iv. The site has reasonable access to local services or*
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding*

*Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.*

#### **Community ownership**

*Community ownership and /or management of local shops, pubs and other services will be supported where appropriate to retain a local facility through the following measures:*

- vi. Development proposals for the adaptation of a building, such as sub-division or change of use, will be supported where these are necessary to allow a viable continued use*
- vii. Appropriately scaled enabling development will be considered, where this is environmentally acceptable and justified through a supporting viability study, and where it can help maintain and enhance the community uses provided and*
- viii. The facility may be protected from loss of its current use until such time as the community has had a realistic opportunity to take control of the asset.*

#### **New Shops**

*New shops in villages will be supported where they are small in scale and would not threaten the viability of nearby centres. Farm shops will be supported where they utilise existing buildings, are small in scale and cause no unacceptable impact on nearby village shops or the character of the area.*

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## **Core Policy 50**

### **Biodiversity and geodiversity**

#### **Protection**

*Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.*

*All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.*

*Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraph 6.70 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.*

#### **Biodiversity enhancement**

*All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.*

Wiltshire Core Strategy Adopted January 2015

#### **Local sites**

*Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:*

- i. Cannot reasonably be avoided*
- ii. Are reduced as far as possible*
- iii. Are outweighed by other planning considerations in the public interest and*
- iv. Where appropriate compensation measures can be secured through planning obligations or agreements.*

*Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.*

### **Local sites**

*Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:*

- i. Cannot reasonably be avoided*
- ii. Are reduced as far as possible*
- iii. Are outweighed by other planning considerations in the public interest and*
- iv. Where appropriate compensation measures can be secured through planning obligations or agreements.*

*Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.*

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### **Core Policy 51: Landscape**

#### **Landscape**

- 6.73 The European Landscape Convention promotes landscape protection, management and planning, and applies to all landscapes, towns and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection. Development on the edges of towns and villages will be broadly controlled in line with Core Policy 3 (Delivery Strategy), however the principal pressure on the landscape arising from new development is erosion of the separate identity, character, visual and functional amenity of settlements and their setting, and impacts on the open countryside. Another challenge is to allow for appropriate development while having full regard to the conservation and enhancement objectives of the most highly valued landscapes including the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFP) and the Stonehenge and Avebury World Heritage Site (WHS).
- 6.74 Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. The term 'landscape' here is used to refer to both the built, historic and natural environment in urban, peri-urban and rural areas. There are currently ten Landscape Character Assessments (LCA's) which cover Wiltshire, and these will be used for the purposes of implementing this policy until they are replaced:
- Wiltshire Landscape Character Assessment (1:50,000) (2005)
  - North Wiltshire Landscape Character Assessment (1:25,000) (2004)
  - South Wiltshire Landscape Character Assessment (1:25,000) (2008)
  - Kennet Landscape Character Assessment (1:25,000) (1999) and adopted Kennet Landscape Conservation Strategy (2005)
  - West Wiltshire Landscape Character Assessment (1:25,000) (2007)
  - North Wessex Downs AONB Landscape Character Assessment (1:25,000) (2002)
  - Cotswolds AONB Landscape Character Assessment (1:50,000) (2004)
  - Cranborne Chase and West Wiltshire Downs Landscape Character Assessment (1:25,000) (2003)
  - Cotswold Water Park Integrated Landscape Character Assessment (1:25,000) (2009)

- Salisbury Plain Training Area Landscape Character Assessment (1:25,000) (2003).

Work will be undertaken with these LCAs and the AONB Management Plans to establish a Landscape Strategy for Wiltshire early 2015.

6.75 Other relevant assessments and studies which would include:

- those which are professionally prepared to best practice guidelines e.g. landscape sensitivity studies and historic landscape characterisation work
- local studies which are approved by the Council e.g. Village Design Statements, Parish Plans.

Applications for development which would by its nature, scale, appearance or location have the potential to change local landscape character must be accompanied by a Landscape and Visual Impact Assessment.

6.76 The national significance of the landscape of Wiltshire is acknowledged in the designation of 44% of the area administered by Wiltshire Council as an AONB while a small area of the New Forest National Park is also present within the south of the county. When determining proposals in AONBs and the New Forest National Park, great weight will be given to conserving landscape and scenic beauty in accordance with paragraphs 115 and 116 of the NPPF. Particular attention is also drawn to paragraph 14 (including footnote 9), which restricts the presumption in favour of sustainable development in such areas. However Core Policy 51 also addresses development outside these areas which could affect the setting of these highly valued landscapes. The current Management Plans for these areas are as follows:

- Cranborne Chase and West Wiltshire Downs AONB Management Plan 2009 – 2014<sup>33</sup>
- North Wessex Downs AONB Management Plan 2009 – 2014<sup>34</sup>
- Cotswolds AONB Management Plan 2013 – 2018
- New Forest Management Plan 2010 – 2015.

6.77 Proposals for development within or affecting the AONBs or NFNP should demonstrate that they have taken account of the objectives, policies and actions set out in those current or any other revised or replacement Management Plans. Other documents prepared by the AONBs or NFNP may also be relevant, including position statements, woodland and biodiversity strategies, landscape sensitivity and tranquillity studies, and the landscape character assessments listed above. Development affecting the Stonehenge and Avebury World Heritage Site and its setting should be considered in light of Core Policy 59, while any development in the setting of the Bath World Heritage Site should have regard to the findings of the Bath World Heritage Site Setting Study (2009) and any associated Supplementary Planning Document as a material planning consideration.

6.78 Core Policy 51 refers to development within the setting of an AONB or national park; setting is considered to be all of the surroundings from which a designated landscape can be experienced, or which can be experienced from the designated landscape. Its extent is not fixed and may change as the landscape and its surroundings evolve. Elements of a setting may make a positive or negative

<sup>33</sup> As adopted by Wiltshire Council

<sup>34</sup> As adopted by Wiltshire Council

contribution to the natural beauty of a landscape, and may affect the ability to appreciate it.

- 6.79 There is a need to protect the distinct character and identity of the villages and settlements in Wiltshire, and a particular issue has been highlighted in those parts of the Royal Wootton Bassett and Cricklade Community Area which adjoin the administrative area of Swindon Borough Council, where there may be additional development pressure. The separate identity of these settlements should be protected in line with Core Policy 51. The local community may also wish to consider this matter further in any future community-led plan, such as a neighbourhood plan.
- 6.80 The emerging Wiltshire Landscape Strategy will review the need for Special Landscape Areas (SLAs) in Wiltshire, and if necessary, also clarify their special characteristics and boundaries. In the interim they will continue to be protected under relevant saved local plan policies, and if evidence demonstrates the need for SLAs these policies will be superseded by a Wiltshire-wide policy.
- 6.81 The extent of the Western Wiltshire Green Belt is shown on the policies map. The purpose of the Green Belt is to check the expansion of towns in the area, principally Bristol and Bath, and to safeguard surrounding countryside, and its particular objectives are to:
- maintain the open character of undeveloped land adjacent to Bath, Trowbridge and Bradford on Avon
  - prevent the coalescence of Bradford on Avon with Trowbridge or the villages to the east of Bath
  - limit the spread of development along the A4 between Batheaston and Corsham; and Protect the setting and historic character of Bradford on Avon.

Applications for development within the Green Belt will be determined in accordance with national planning policy.

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## **Core Policy 51**

### **Landscape**

*Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. 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*
- iv. Visually sensitive skylines, soils, geological and topographical features*
- v. Landscape features of cultural, historic and heritage value*
- vi. Important views and visual amenity*

- vii. *Tranquillity and the need to protect against intrusion from light pollution, noise, and motion*
- viii. *Landscape functions including places to live, work, relax and recreate, and*
- ix. *Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

*Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.*

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## **Core Policy 52**

### **Green infrastructure**

*Development shall make provision for the retention and enhancement of Wiltshire's Green Infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:*

- Retain and enhance existing on site green infrastructure*
- Make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards*
- Put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development*
- Provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy and*
- Identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.*

*If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.*

*Proposals for major development<sup>35</sup> should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.*

*Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.*

*Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.*

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#### Core Policy 57 Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the exiting pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
- ii. The retention and enhancement of existing important landscaping and natural features, (for example trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
- iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials streetscape and rooflines to effectively integrate the building into its setting
- iv. Being sympathetic to and conserving historic buildings and historic landscapes
- v. The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41
- vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)
- viii. Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site
- ix. Ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible; in accordance with Core Policy 66 – Strategic Transport Network
- x. The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials
- xi. Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future
- xii. The use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
- xiii. In the case of major developments, ensuring they are accompanied by a detailed design statement and master plan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.



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## **Core Policy 61**

### **Transport and New Development**

*New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.*

*As part of a required transport assessment, the following must be demonstrated:*

- i. That consideration has been given to the needs of all transport users (where relevant) according to the following hierarchy.*
  - a. Visually impaired and other disabled people*
  - b. Pedestrians*
  - c. Cyclists.*
  - d. Public transport.*
  - e. Goods vehicles.*
  - f. Powered two-wheelers.*
  - g. Private cars.*
- ii. That the proposal is capable of being served by safe access to the highway network*
- iii. That fit for purpose and safe loading/unloading facilities can be provided where these are required as part of the normal functioning of the development.*

*Where appropriate, contributions will be sought towards sustainable transport improvements and travel plans will be required to encourage the use of sustainable transport alternatives and more sustainable freight movements.*

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## Core Policy 64

### Demand Management

*Demand management measures will be promoted where appropriate to reduce reliance on the car and to encourage the use of sustainable transport alternatives. These measures include:*

- i. Car parking management - efficiently and effectively managing the car parking stock through the implementation of appropriate supply, maintenance, charging and enforcement measures. These measures include:*
  - a. public car parking charges – parking charges will be set taking account of a number of factors including the service role and strength of the local economy, the utilisation of existing parking spaces, the availability of sustainable transport modes and parking charges in neighbouring areas*
  - b. Private non-residential parking standards – the provision of parking associated with new private non-residential development will be limited to maximum parking standards (except for disabled parking spaces). These maximum standards will be reduced to reflect local circumstances and the relative accessibility by sustainable transport modes in accordance with an accessibility framework*
  - c. Managing publicly available private non-residential parking – there will be a presumption that any planning application which includes provision for*

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Wiltshire Core Strategy Adopted January 2015

*publicly available private non-residential parking will be required to provide an accompanying car park management plan and, subject to a case-by-case analysis, to implement parking restrictions and charges consistent with those of council run car parks in the local area*

- d. Residential parking standards – the provision of car parking associated with well designed new residential development will be based on minimum parking standards. In determining the appropriate mix of parking types, the presumption will be that unallocated communal parking will be included in the majority of new residential development. Reduced residential parking requirements will be considered where there are significant urban design or heritage issues, where parking demand is likely to be low or where any parking overspill can be controlled.*
- ii. Traffic management measures - traffic management measures will be developed to promote sustainable transport alternatives, reduce reliance on the car, lower the risk of accidents and improve the environment*
- iii. Charging measures – opportunities for charging measures, such as road user charging and the workplace levy, will be kept under review.*
- iv. Smarter choices measures – appropriate smarter choices measures (e.g. travel plans, personalised travel planning, car sharing and information and marketing campaigns) will be developed to influence people's travel behaviour towards more sustainable travel options.*

2. Planning law requires that applications for planning permission be determined in accordance with the development plan<sup>2</sup>, unless material considerations indicate otherwise<sup>3</sup>. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs<sup>4</sup>. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection<sup>5</sup>.
8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
  - a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

## The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas<sup>6</sup>, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>7</sup>; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance<sup>7</sup> provides a strong reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination<sup>9</sup>.

<sup>6</sup> As established through statements of common ground (see paragraph 28).

<sup>7</sup> The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.

<sup>8</sup> This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 227.

<sup>9</sup> The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
  - a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
  - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).

### 3. Plan-making

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.
48. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
110. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

*With the exception of the urban areas of Salisbury and Wilton and the Amesbury/ Bulford/ Durrington/Larkhill area, the remaining part of the District not included in the AONB is designated in the Structure Plan as a Special Landscape Area. The landscape in this area, whilst generally not of as such high quality as within the AONB, is considered worthy of being preserved. Therefore only development which is essential to the rural economy or desirable for the enjoyment of its amenities will be permitted, and the location, scale and nature of such development will be carefully controlled in order to conserve the character of the Special Landscape Area.*

*Policy C6*



# The Planning Inspectorate

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Your Ref: 17/12401/OUT  
Our Ref: APP/Y3940/W/18/3199876

07 December 2018

Dear Sir/Madam,

Town and Country Planning Act 1990  
Appeal by Mr and Mrs M Tydeman  
Site Address: Manor Farm House, East Grimstead, SALISBURY, SP5 3RT

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

[https://www.surveymonkey.co.uk/r/Planning\\_inspectorate\\_customer\\_survey](https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey)

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

***Nadia Hussain***

Nadia Hussain

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>*

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# Appeal Decision

Site visit made on 12 November 2018

**by S Edwards MA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 07 December 2018**

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**Appeal Ref: APP/Y3940/W/18/3199876**

**Manor Farmhouse, Butterfurlong Road, East Grimstead SP5 3RT**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
  - The appeal is made by Mr and Mrs Tydeman against the decision of Wiltshire Council.
  - The application Ref 17/12401/OUT, dated 19 December 2017, was refused by notice dated 22 February 2018.
  - The development proposed is described as 'erection of detached dwelling (access and layout only. All other matters reserved)'.
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## Decision

1. The appeal is dismissed.

## Procedural Matter

2. Outline planning permission is sought, with the matters of access and layout to be considered at this stage. The appeal has therefore been determined on this basis.
3. A revised version of the National Planning Policy Framework (the Framework) was published after the determination of the planning application. Both parties were given the opportunity to comment on this matter and I have had regard to the updated Framework in determining this appeal.

## Main Issues

4. The main issues are (i) whether the proposed development would constitute a suitable location for housing, and (ii) the effect of the proposal upon the character and appearance of the countryside and Special Landscape Area (SLA).

## Reasons

### *Location*

5. The appeal site currently forms part of a large open field situated on the edge of the village. It is proposed to develop the south-western corner of this field. The vehicular access for the proposed dwelling would be created using the existing access serving Manor Farmhouse and would run alongside the western boundary of the plot. The site lies in a slightly elevated position in relation to the road, and is bounded by trees and hedgerows. There is an existing public footpath running alongside the southern boundary of the site.

6. East Grimstead, which is located within the Southern Wiltshire Community Area, is identified within Core Policy 23 of the Wiltshire Core Strategy – adopted January 2015 (the WCS) as a small village. Core Policy 1 of the WCS defines the settlement strategy for Wiltshire, setting out a general presumption against residential development outside the defined limits of the Principal Settlements, Market Towns, Local Services Centres and Large Villages. In small villages such as East Grimstead, which are defined as having a low level of services and facilities, and few employment opportunities, development is only considered acceptable where it is required to help meeting the housing needs of settlements and to improve employment opportunities, services and facilities.
7. Based on the evidence before me, the proposal would not assist in meeting an identified need, as set out by Core Policy 1 of the WCS. There is a church in East Grimstead, but future occupiers would have to travel further afield to access local facilities and services required for day-to-day living. Whilst, as pointed out by the appellant, there is also a permanent parish reading room and a mobile library stationed within the village on a monthly basis, these would not alleviate the occupants' need to travel to purchase everyday items such as food. The appellant suggests that the village is well served by buses running between West Dean and Salisbury. However, in the absence of evidence to demonstrate the service frequency, this is a consideration which I can only attach limited weight to. Overall, I consider that for convenience purposes there is a greater likelihood that for the large majority of trips, residents would rely on private motor vehicles.
8. Paragraph 4.29 of the WCS states that 'for the purposes of Core Policy 2, infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling'. In this instance, the appeal site forms part of a larger arable field and could not be considered to be filling a small gap within the village. I therefore consider that the proposal would not constitute an infill development, and would consequently conflict with Core Policy 2 of the WCS. This policy adds that development proposals are also required to respect the existing character and form of the settlement, not to elongate the village or impose development in sensitive landscape areas and not to consolidate existing loose knit areas of development related to the settlement. Whilst it may be argued that the proposal would be in accordance with some aspects of Core Policy 2, by not altering the form of the settlement or elongating the village, this would not outweigh the conflict I have otherwise found with the first strand of this policy.
9. The appellant makes reference to the judgment of Braintree<sup>1</sup>, which clarified the interpretation of 'new isolated homes in the countryside' as referred within paragraph 79 of the Framework (previously paragraph 55). The Courts found that the term 'isolated' should be given its ordinary objective meaning of 'far away from other places, buildings or people; remote' (Oxford Concise English Dictionary). It therefore refers to a dwelling that is physically remote or separate from a settlement. Given that the proposal would be sited within the village of East Grimstead and proximity to existing residential development, it would not result in the creation of an isolated dwelling in the countryside for the purposes of paragraph 79 of the Framework.

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<sup>1</sup> Braintree DC v SSLG Greyread Ltd & Granville Developments Ltd [2017] EWHC 2743 (Admin); [2018] EWHC Civ 610

10. I have had regard to several appeal decisions related to residential development in the countryside, which were notably allowed despite conflicts found with settlement strategies and the existence of deliverable five year housing land supplies, or because the impact of a single dwelling was considered to be limited. Other than these elements, the locational circumstances of these appeals are however not directly comparable to those which apply in this particular appeal. As such, they have limited weight and I have determined this appeal on its own merits.
11. I conclude that the appeal site would not be an appropriate location for a new dwelling. The scheme conflicts with the aims of Core Policies 1, 2, 57 (xiv), 60 and 61 of the WCS insofar as they generally presume against future residential development in small villages such as East Grimstead, seek to reduce the need to travel using the private car and encourage sustainable modes of transport.

#### *Character and appearance*

12. In addition to its countryside village location, the appeal site forms part of a SLA. Paragraph 7.9 of the Salisbury District Local Plan (adopted June 2003), which provides supporting text to saved Policy C6, states that whilst generally not of as such high quality as within Areas of Outstanding Natural Beauty, some areas are considered worthy of being preserved. Consequently, in accordance with saved Policy C6, development proposals are required to be sympathetic and appropriate to the landscape, having regard to scale, sitting, landscaping and design.
13. The appeal site acts as a lengthy break in built development on the eastern side of the road, between Manor Farmhouse and Drove Farm Cottages. The mature hedgerow fronting onto the road acts as a positive landscape feature which contributes to the rural character of the locality.
14. Whilst the development would be located within proximity of Drove Farm Cottages, I note that the site has a more natural affinity with the predominant surrounding rural landscape which it forms part of. Although the proposal is in outline, and only the layout and access arrangements for the development are to be considered at this stage, it is suggested that it would have the appearance of a barn. Even if this were to change, a dwelling located on land rising above the road level, albeit set back, would be qualitatively different from this existing, untouched open field, particularly as the proposal would be visible from further afield, notably the restricted byway just off the main road, as land rises away from the village.
15. With its associated domestic paraphernalia, the proposal would inevitably lead to the suburbanisation of an essentially rural setting, to the detriment of the intrinsic character, openness and beauty of the countryside. Contrary to what is suggested by the appellant, the screening provided by the existing landscaping would only be partial, and would not, in my view, successfully mitigate against the harm caused by the proposal.
16. I conclude that the proposal would harm the character and appearance of the area, including the SLA, and conflict with Core Policies 2 and 51 of the WCS, and saved Policy C6 of the Salisbury District Local Plan (Appendix D to the WCS). Amongst other things, these policies seek to protect the character and appearance of the countryside, and safeguard the quality of the landscape within a SLA. The proposal would also not be in accordance with the aims of

the Framework, notably by failing to recognise the intrinsic character and beauty of the countryside, and conserving natural resources.

### **Other matters**

17. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to consider whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The Holy Trinity Church and the Canal Bridge are both Grade II listed buildings, but these are sited at reasonable distance away from the appeal site. Consequently, I consider that the proposal would not adversely affect the setting of these designated heritage assets.
18. The Council is able to demonstrate a deliverable five year housing land supply, and this is not disputed by the appellant. The appellant has brought my attention to a High Court decision<sup>2</sup> regarding the extent of the presumption in favour of sustainable development. However, a subsequent judgment of the Court of appeal<sup>3</sup> stated that parties should not seek to rely on this High Court judgment to support an argument that the presumption in favour of sustainable development exists independently of paragraph 11 (previously paragraph 14) of the Framework.
19. The appellant makes further reference to the Braintree decision, which suggests that a rural home 'could contribute to social sustainability because of its proximity to other homes'. Whilst this is so, and I consider that the proposal would bring some benefits to the area's housing supply and choice, as well as the creation of labour opportunities during the construction phase, these do not outweigh the harm identified in respect of the main issues.

### **Conclusion**

20. I therefore conclude that the appeal should be dismissed.

*S Edwards*

INSPECTOR

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<sup>2</sup> Wychavon DC v SSCLG & Crown House Developments Ltd [2016] EWHC 592 (Admin)

<sup>3</sup> Barwood Strategic Land v East Staffordshire BC and SSCLG [2017] EWCA Civ 893

**Without prejudice conditions:**

If the Planning Inspector is minded to grant this appeal, it is recommended that conditions to the following effect are attached to the granting of any planning permission:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

DWG No: A-16-202 Site Location Plan and Block Plan Date Received 03.12.25

DWG No: A-05-303 Rev B Proposed Block Plan with PTP Date Received 26.01.26

DWG No: A-05-310 Proposed Elevations Date Received 03.12.25

DWG No: A-05-308 Rev B Proposed Floor Plans Date Received 03.12.25

Preliminary Ecological Assessment undertaken by Pro Vision Dated November 2025 Date Received 08.12.25

Nutrient Calculator for the Solent Marine Sites Date Received 15.12.25

Biodiversity Net Gain Assessment undertaken by Pro Vision Dated November 2025 Date Received 03.12.25

Metric Conditions Assessment Date Received 03.12.25

Package Treatment Plant specifications Date Received 15.12.25

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. No development above slab level shall commence on site under details of the brick for the plinth, roof tile, timber cladding, rainwater goods, windows, roof lights, doors and glazing for the new dwellinghouse been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed in writing with the Local Planning Authority in order to ensure that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the wider area.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no extensions or alterations to the roofslopes to the approved dwellinghouse or the insertion of first floor windows or rooflights other than as approved as part of a formal planning application by the Local Planning Authority.

REASON: In the interests of the amenity of the area.

5. The dwellinghouse hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and shall

not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

6. The proposed package treatment plant and drainage field shall be installed, maintained and operated in accordance with the submitted specification and details hereby approved. Any subsequent replacements shall have an equivalent or improved performance specification. The package treatment plant and drainage field shall be installed, connected and available for use before the development is occupied and they shall be maintained and operated thereafter for the lifetime of the development.

REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard.

7. The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017.

8. Prior to commencement of any works hereby permitted including vegetation removal and demolition, details of the number, design and locations of ecological enhancements including the type and locations of bat and bird nest opportunities shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before first occupation of the dwelling.

REASON: To provide mitigation/enhancement for biodiversity.

9. No part of the development hereby permitted shall be occupied until the parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

10. No development shall commence on site until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved strategy.

REASON: To ensure the proposal can adequately drain and in the interests of flood risk.

11. No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

(i) location and current canopy spread of all existing trees and hedgerows on the land;

- (ii) full details of any to be retained, together with measures for their protection in the course of development;
- (iii) a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- (iv) means of enclosure to include details of fencing and gates;
- (v) all hard and soft surfacing materials;
- (vi) minor artefacts and structures to include refuse storage units.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development.

12. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the dwelling or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees, hedgerow or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development.

#### **INFORMATIVE TO APPLICANTS**

1. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy)
2. A non-mains sewerage system is proposed. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department.

We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance “Water supply, wastewater and water quality”. Any installation of a Package Treatment Plant needs to meet approval of the Environment Agency’s requirements under their permitting role.

3. The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.
4. In relation to condition 7, evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme means confirmation of payment of the financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.