



**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

Application Reference Number: PL/2026/01831

Decision Date: 07/04/2026

Applicant:	Mawley Hall LLP 22, CHANCERY LANE, LONDON, CITY OF LONDON, WC2A 1LS
Particulars of Development:	Farm wetland creation project. Scrapes will be made to allow water to flow onto farmland.
At:	Land South of 6 Acre Lane, Hungerford

Refusal Reason

- 1** The Local Planning Authority considers that the proposed development does not constitute permitted development under Schedule 2, Part 6, Class A of the GPDO, for the following reasons:

1. Proximity to Classified Road (A.1(h))

Part of the development would take place within 25 m of the metalled carriageway of a classified road. Development in this location is expressly not permitted under limitation A.1(h).

As the development is not permitted development, the Local Planning Authority cannot grant prior approval and the application is refused.

Informative

- 2** Informative

The applicant is advised that any works to divert, alter, or interfere with the Shalbourne Stream may require separate consents, including but not limited to:

- Environment Agency Flood Risk Activity Permit for works affecting a main river or its flow regime.
- Lead Local Flood Authority Land Drainage Consent for works affecting ordinary watercourses.
- Engagement with Natural England may be required due to the hydrological connection to Freeman's Marsh SSSI.

No works should proceed until all necessary permissions and consents have been obtained from the relevant regulatory bodies.

Nic Thomas - Director of Planning, Economy and Regeneration

