

The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/08409
Decision Date: 27/04/2026

Applicant:	Mr Robert Vaughan Outmarsh Farmhouse, Semington, Wiltshire, BA146JX
Particulars of Development:	Retrospective application for the siting of a static caravan for temporary residential use in connection with agricultural operations for a period of three years.
At:	Outmarsh Farm, Outmarsh, Semington, Trowbridge, BA14 6JX

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):

Refusal Reason

- 1 The application site is located within open countryside outside any defined settlement boundary as set out in the adopted Wiltshire Core Strategy 2015 where new residential development is strictly controlled. The applicant has failed to satisfactorily demonstrate that there is an essential functional and financial need for a full-time worker to reside on the site to support the submitted enterprise, as required by national and local planning policy.

Furthermore, insufficient justification has been provided to demonstrate why the farming business could not be suitably managed and operated from the existing nearby dwelling at Outmarsh Farmhouse, which is considered to be suitably located to provide any animal husbandry or site security needs for the identified landholding. In the absence of clear evidence of exceptional circumstances to justify a new dwelling in the countryside, the siting of a static caravan for residential occupation represents inappropriate development which conflicts with Core

Policies CP1, CP2 and CP48 of the Wiltshire Core Strategy 2015 and NPPF paragraphs 8, 11 and 84.

The siting of the static caravan, together with associated domestic paraphernalia including outdoor seating and tables, introduces a visually intrusive form of development within the open countryside with an unacceptable domestication and encroachment in the rural landscape contrary to Core Policies CP51 and CP57 of the adopted Wiltshire Core Strategy.

The defined red lined application site extent is also considered excessive and disproportionate in terms of establishing a reasonable curtilage associated to the static caravan.

Informatives

The plans and documents that have been considered by the Council pursuant to this application are as follows:

Site Identification Plan

Location Plan

Caravan Elevations – Dwg 00001 Rev C

Caravan Floor Plan – Dwg 00002 A

Site Plan Rev E

The Applicants Supporting Justification Statement

In recognising the unauthorised status of the proposal, the Council's Planning Enforcement team will be informed of the refusal decision and be invited to begin formal enforcement proceedings.

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)).