

Appendix A – Forewoods Common

Planning History and Compliance Record prepared by Holt Parish Council

This appendix provides a factual and chronological record of planning applications and decisions relating to land to the southeast of Forewoods Common within the ownership boundary as shown on the location plan for PL/2026/0112. It is intended to assist the planning officer with knowledge of the cumulative planning history and should be read alongside HPC's formal consultation response.

Notes on Compliance and Drawings

HPC has raised contemporaneous concerns during consultations regarding:

- discrepancies between approved drawings and development as built.
- inaccuracies or omissions in submitted plans, including the depiction, scale or position of buildings; and
- reliance on subsequent applications to regularise development following construction.

These concerns are recorded in our consultation responses and correspondence at the time applications were determined.

16/10536/FUL – Refused (16 February 2017)

Officer Name: Steven Sims

Site Address: Land North of Little Bradford Wood, The Causeway

Proposal: - Erection of an agricultural building and an above ground reservoir and the creation of an access track and associated hard standing

Agent: Mr Steve Glover

Decision: Refused.

The proposed development by virtue of its mass, bulk, height and setting and extent of hard standing proposed, would not conserve or enhance the landscape character of the area and would be harmful to the openness of the surrounding countryside and green belt introducing an element of urban sprawl into this rural landscape. The proposed development is therefore contrary to Core Policies 51 and 57 of the Wiltshire Core Policy and sections 7 and 9 of the National Planning Policy Framework.

17/08767/FUL – Withdrawn (17 October 2017)

Officer Name: David Cox

Site Address: Land North of Little Bradford Wood, The Causeway

Proposal: - Erection of an Agricultural Building and an above ground reservoir and associated Hard Standing

Decision: Withdrawn by the applicant.

19/09952/FUL – Approved with Conditions (22 February 2021)

Officer Name: Verity Giles-Franklin

Site Address: Field at Forewoods Common, Holt.

Proposal: - Erection of an agricultural building for storage of hay and straw only

Agent: Mr. K H Cole

Key condition: - Use restricted solely to hay and straw storage.

Approved dimensions: - Approximately 24.36m × 18.27m.

Development as built: - Barn constructed at approximately 36.7m × 18.6m.

Parish Council position at the time: - Objected on grounds of scale, Green Belt impact and lack of proven agricultural need.

PL/2022/09469 – Approved with Conditions (12 June 2023)

Officer Name: Selina (Nina) Parker-Miles

Site Address: Land Southeast of Forewoods Common, Holt,

Proposal: - Steel portal-framed agricultural building.

Agent: Diana Miller

Officers report - During the course of the application revised plans were received to regularise the location of the proposed barn and to confirm the location of the existing barn. It has also been brought to officers' attention that the existing agricultural barn has not been built in accordance with the approved plans, 19/09952/FUL, however it is understood that the applicant has submitted an application to regularise the built development on site.

Parish Council position at the time: - Objected on grounds of scale, Green Belt impact and lack of proven agricultural need. - Raised concerns regarding the accuracy of submitted drawings, including the depiction and scale of existing buildings.

PL/2023/04195 – Approved (20 December 2023)

Officer Name: Selina (Nina) Parker-Miles

Site Address: Land Southeast of Forewoods Common, Holt,

Proposal: Variation of Condition 2 of 19/09952/FUL to allow for approved agricultural building to be repositioned from location previously permitted (Retrospective)

Agent: Diana Miller

Key point: - This application addressed the siting of the building following enforcement concerns.

Condition 7 - The erected gates shall remain set back 4.5 metres from the edge of the carriageway and open inwards only, in perpetuity. REASON: In the interests of highway safety.

PL/2024/02631 – Approved (7 August 2024)

Officer Name: Selina (Nina) Parker-Miles

Site Address: Land Southeast of Forewoods Common, Holt,

Proposal: Erection of a lean-to extension to existing agricultural building

Agent: Diana Miller

Parish Council position at the time: - Objected on grounds of scale, Green Belt impact and lack of proven agricultural need. - Raised concerns that submitted drawings relied on incorrect dimensions of the existing building.

PL/2025/02523 – Refused (3 December 2025)

Officer Name: Verity Giles-Franklin

Site Address: Land Southeast of Forewoods Common, Holt,

Proposal: Proposed new agricultural dwelling

Agent: Diana Miller

Reasons for refusal: - Failure to demonstrate long-term economic viability or justification for a permanent dwelling. - Inappropriate development causing unacceptable harm to the openness of the Green Belt. - Failure to assess impacts on the Bath and Bradford-on-Avon Bats Special Area of Conservation.

PL/2026/01112 – under consultation

Officer Name: Verity Giles-Franklin

Site Address: Land Southeast of Forewoods Common, Holt,

Proposal: Proposed new agriculture residential dwelling with a section 106 TCPA 1990 Agreement.

Agent: Diana Miller

Related Appeal Reference

APP/Y3940/W/23/3327751 – Meadow View, Leigh Road

Refusal of a cowman's dwelling based on insufficient functional justification and unacceptable countryside and Green Belt impact. This appeal decision is referenced by the Parish Council in its formal consultation response as an example of the policy tests applied to permanent rural worker dwellings.