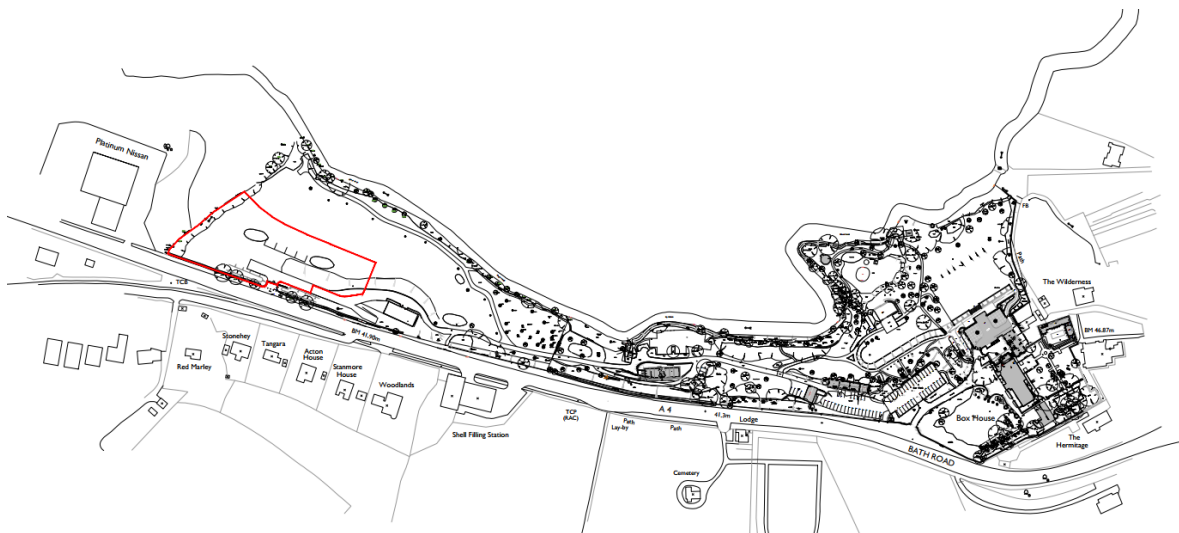


APPLICATION FOR PERMISSION IN PRINCIPLE DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/02127
APPLICATION TYPE:	Permission in Principle
SITE ADDRESS:	Hillbrook, Bath Road, Box, Corsham, SN13 8AE
DEVELOPMENT DESCRIPTION:	Permission in Principle for Erection of Three Dwellings
RECOMMENDATION:	Refuse

PROPOSAL

The application seeks Permission in Principle under the provisions of the Town and Country Planning Act 1990 (as amended). The development proposed is for residential development comprising up to 3no dwellings on land to the north of Bath Road in Ashley. An extract of the submitted location plan is shown below, with the site outlined in red:



No detailed matters of layout, scale, appearance, access, landscaping or drainage are submitted at this stage, as these are not required as part of a Permission in Principle application. Below is an extract of the submitted proposed site plan:



SITE DESCRIPTION/CONTEXT

The site is a parcel of undeveloped agricultural land north of Bath Road in Ashley, outlined in blue on the aerial photograph below. It is outside of the development boundary for Box, and so is in the open countryside for planning purposes.

The site is lower than Bath Road. Although outside of the Ashley Conservation Area (indicated by the green overlay to the southwest of the site on the aerial below) the site is within the Cotswolds National Landscape and also the Green Belt. The black hatching refers to the Grade II listed By Brook Bridge. Public Rights of Way footpaths BOX2 and BOX79 run to the north and south of the site respectively (indicated in purple).



To the west of the site (on higher ground) is the Nissan car dealership. The southern side of Bath Road is predominantly residential, although there is a Shell garage opposite. The area of woodland to the northwest of the site is a designated Natural England Priority habitat. The site is within the buffer zone of the Bath and Bradford on Avon Bats Special Area of Conservation (SAC). The SAC covers a wide area of the Bath and North-East Somerset and Wiltshire Unitary Authority / County areas and is recognised for its national and international

importance for nature conservation. Its qualifying features are its protected priority habitats and species including important populations of Bechstein's Bats, Greater Horseshoe Bats, of which the SAC supports 15% of the UK population, and Lesser Horseshoe Bats.

Below: View of site from A4 Bath Road:



To the north of the site is the By Brook, a main river. As such the land immediately to the north is within Flood Zone 3 on the Environment Agency Flood Map. Parts of the A4 and land on the western edge of the site are at risk of flooding from surface water, as shown on the extract of the SFRA map below:



It is understood that the applicant owns land adjoining the site, although this has not been confirmed by a blue line on the location plan.

PLANNING HISTORY

N/12/00278/WCM - The carrying out of an engineering operation to improve the level of the land and to create a new bund with planting adjacent to the public highway - application withdrawn.

In their Design and Access Statement (DAS) the applicant references extant permissions 14/07756/FUL and 14/07876/LBC which relate to a storage yard to the east of the site. The DAS states that these permissions also include permission for *“the formation of a new access off the A4 in the position now proposed, with appropriate visibility splays, and a 6m wide road serving the store.”*

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 11 Spatial Strategy Corsham Community Area
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;

- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 67 Flood Risk;

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

North Wiltshire Local Plan 2011 – Saved Policies (June 2006)

- Policy H4: Residential Development in the Open Countryside
- Policy NE14: Trees and the Control of New Development

There is no *Box Neighbourhood Plan* at the time of writing.

National Planning Policy Framework ('NPPF')

- Section 2 (Achieving Sustainable Development)
- Section 13 (Protecting Green Belt land)
- Section 15 (Conserving and enhancing the natural environment)

Relevant Supplementary Planning Guidance

- Cotswolds National Landscape Management Plan 2025 – 2030
- Wiltshire Design Guide (March 2024) Planning Practice Guidance (PPG)

PERMISSION IN PRINCIPLE – PURPOSE AND SCOPE OF ASSESSMENT

Permission in Principle (PiP) is an alternative route to obtaining planning permission, introduced by the Housing and Planning Act 2016. It is intended to provide an early and proportionate decision on whether a site is suitable for development, before detailed design work is undertaken.

The PiP process operates as a two-stage planning permission route for housing-led development:

- *Stage 1 – Permission in Principle:*

Establishes whether the principle of development on a site is acceptable.

- *Stage 2 – Technical Details Consent:*

If PiP is granted, a subsequent application is required to consider the detailed proposals, including layout, scale, appearance, access, landscaping, drainage and infrastructure.

At the Permission in Principle stage, the assessment is deliberately high-level and limited in scope. The purpose of a PiP is not to approve detailed plans, but to provide certainty at an early stage about whether development of a particular type is acceptable in principle at a given location. This approach is intended to help streamline the planning process by allowing developers and communities to understand development potential before significant time and expense is committed to detailed designs.

Importantly, the grant of Permission in Principle does not authorise development to commence. Development can only proceed once Technical Details Consent has been granted.

Planning conditions cannot be imposed on the grant of PiP however conditions can be applied in the usual way at the technical details consent stage. Any PiP approved for residential development must be expressed indicating the minimum and maximum net number of dwellings which are, in principle, permitted. For a valid PiP application only a plan to identify the land to which the application relates is required.

Matters that Can Be Considered at the PiP Stage

Legislation restricts the assessment of a PiP application to the following matters only:

- The location of the development
- The proposed land use(s)
- The amount of development proposed

These are the only issues that can lawfully be taken into account when determining whether Permission in Principle should be granted or refused.

Matters Excluded from Consideration at the PiP Stage

Detailed matters, including (but not limited to) the following, are not considered as part of a PiP application:

- Detailed design and appearance
- Site layout and internal arrangements
- Access arrangements and parking
- Landscaping and boundary treatments
- Drainage and flood mitigation measures
- Utilities and other technical infrastructure

Such matters are reserved entirely for consideration at the Technical Details Consent stage, should Permission in Principle be granted.

KEY ISSUES FOR ASSESSMENT

In determining this application for Permission in Principle, the Local Planning Authority must consider the following key issues:

1. Whether the location of the site is suitable for the proposed form of development, having regard to the spatial strategy set out in the development plan and relevant national policy.
2. Whether the proposed land use is acceptable in principle at this location, taking into account the character and role of the settlement and surrounding area.
3. Whether the amount of development proposed is appropriate, assessed at a high-level and in broad terms only.
4. Whether there are any overriding constraints which would clearly and demonstrably prevent the site from being developed in principle, even allowing for detailed matters to be addressed at the Technical Details Consent stage.

A Permission in Principle application should therefore only be refused where it is clearly demonstrated that the principle of the proposed development is unacceptable, and that such concerns could not reasonably be addressed through a subsequent Technical Details Consent application.

CONSULTATION RESPONSES

Box Parish Council: Object:

“Box Parish Council wishes to Object. Over-development in the green belt and within the Area of Nature Conservation Site of Local Importance.”

WC Highways: No objection:

The Local Highway Authority (LHA) considers that there are three matters of relevance to the assessment of the application at the Permission in Principle stage: the suitability of the site for residential development in transport policy terms, whether a safe means of access could be achieved, and whether the proposed development would prejudice the safe and efficient operation of the highway network.

The LHA notes that the site lies along the A4 Bath Road, which benefits from good levels of accessibility to bus services providing connections to Bath, Corsham, Melksham and Chippenham. In transport terms, the site is therefore well served by public transport along this corridor.

In principle, the LHA advises that it would be possible to secure a safe vehicular access to the site, with suitable visibility splays, subject to detailed design being considered at the Technical Details Consent stage should Permission in Principle be granted.

The LHA further advises that the addition of up to three dwellings would not give rise to highway safety concerns and would not result in changes to vehicle movements that would prejudice the safe and effective operation of the local highway network.

Overall, the LHA raises no highway objection in principle, and advises that it will be guided by the Local Planning Authority on the acceptability of the proposal in planning terms.

WC Ecology: Object:

The Council's Ecologist advises that the application site lies within multiple consultation zones (core roost buffers) associated with the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC), including Bechstein's, Greater Horseshoe and Lesser Horseshoe bats.

As such, the proposal has the potential to result in significant adverse effects on the integrity of the SAC, including the possible loss of foraging and commuting habitat and disturbance during construction and occupation, for example through any introduction of lighting.

The Ecologist confirms that a Habitats Regulations Assessment (HRA), including an Appropriate Assessment, is required for Permission in Principle applications. At present, insufficient information has been submitted to enable this assessment to be undertaken. Further information is therefore required, including:

- an ecological/bat assessment of the site (which may need to include bat activity surveys);
- clarification of any vegetation or tree removal proposed;
- clarification as to whether any lighting is proposed; and
- details of any proposed mitigation measures and the mechanism for securing them at the Permission in Principle stage.

The consultation response notes that conditions cannot be imposed to secure mitigation for Permission in Principle applications and that any necessary mitigation would therefore need to be secured by an alternative mechanism.

In addition, the Ecologist highlights the presence of Priority Habitats and designated sites in close proximity to the site, including the By Brook (a County Wildlife Site and Priority Habitat) and adjacent deciduous woodland Priority Habitat. The site and surrounding area are identified as having potential to support a range of protected and notable species.

The Ecologist concludes that, in the absence of the required information, the Local Planning Authority cannot be reasonably certain that the proposal would not result in significant adverse effects on protected sites or species. A holding objection is therefore maintained.

WC Drainage: Object:

The Lead Local Flood Authority (LLFA) has issued a holding objection, advising that insufficient information has been submitted to enable a full assessment of flood risk and surface water drainage at this stage.

The LLFA notes that the application is not supported by a site-specific Flood Risk Assessment (FRA). Whilst the applicant indicates that built development would be located within Flood Zone 1, the LLFA highlights that land immediately to the north and east is within Flood Zones 2 and 3, and that an existing surface water flow path runs from Bath Road across the site towards the ordinary watercourse. The LLFA advises that this flow path must be clearly

accounted for to demonstrate that flood risk would be safely managed and would not increase flood risk elsewhere.

The response identifies a low risk of groundwater emergence but advises that infiltration testing and groundwater monitoring would be required to demonstrate compliance with the National Standards for Sustainable Drainage Systems (SuDS). The LLFA recommends that the applicant seek pre-application advice or submit an outline drainage strategy for review at this stage.

The LLFA confirms that further information is required, including details of the proposed surface water drainage strategy, evidence of application of the surface water disposal hierarchy, pre- and post-development runoff rates, attenuation design and exceedance routing, soakaway testing where relevant, water quality treatment measures, and details of long-term maintenance and management of any drainage infrastructure.

In the absence of this information, the LLFA concludes that a full assessment cannot currently be undertaken and maintains a holding objection, pending submission and review of the required details.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of a site notice displayed near the site.

Two representations were received from one local resident. The main points raised are summarised as follows:

- The proposal would constitute inappropriate development in the Green Belt and would result in intrusion into its openness;
- The proposal represents inappropriate development within the Cotswolds National Landscape;
- The development would amount to infilling and lead to urbanisation of what is currently open land;
- Concern is expressed regarding the proximity of the site to the Box Tunnel, identified as an important heritage asset;
- Flooding concerns are raised, with reference to flooding along the A4 at this location;

- Highway safety concerns are raised in relation to the junction of Ashley Lane with the A4 and the cumulative effect of additional traffic movements;
- It is queried whether the site forms part of the curtilage of Box House, a Grade II listed building.

These matters are addressed, where relevant, within the assessment section of this report.

ASSESSMENT

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and having regard to the policies of the National Planning Policy Framework (NPPF), applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

At the current time, the statutory development plan relevant to this application comprises the Wiltshire Core Strategy (WCS), adopted January 2015, together with the saved policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006). There is no made Neighbourhood Plan covering the settlement of Box.

The scope of assessment for an application for Permission in Principle is deliberately limited. At this stage, consideration is restricted to matters of location, land use, and the amount of development proposed. Detailed matters such as layout, design, access, drainage and ecology are not for determination at this stage and would only be considered as part of a subsequent application for Technical Details Consent if Permission in Principle were to be granted.

Location – settlement strategy

The application site lies within the settlement of Ashley, which is not identified within the settlement hierarchy set out in the Wiltshire Core Strategy and does not have a defined settlement boundary. As such, the site is considered to lie within the open countryside for planning purposes.

Core Policy 1 (Settlement Strategy) and Core Policy 2 (Delivery Strategy) of the Wiltshire Core Strategy together set out the Council's spatial approach to directing new development to sustainable locations. Core Policy 2 confirms that development outside defined limits of

development will not be permitted other than in the exception policies identified at paragraph 4.25 of the Core Strategy, as follows:

- Additional employment land (Core Policy 34)
- Military establishments (Core Policy 37)
- Development related to tourism (Core Policies 39 and 40)
- Rural exception sites (Core Policy 44)
- Specialist accommodation provision (Core Policies 46 and 47)
- Supporting rural life (Core Policy 48)

None of the circumstances identified at paragraph 4.25 apply to the current proposal. The development is not a rural exception scheme, does not comprise essential rural worker accommodation, and is not otherwise supported by any relevant policy within the development plan. As such, the proposal for up to three dwellings at this location conflicts with the settlement and delivery strategy of the development plan.

The Council acknowledges that it is currently unable to demonstrate a five-year supply of housing land and that reduced weight is therefore afforded to settlement boundary policies. However, notwithstanding this, the location of the proposal outside the defined settlement boundary weighs against the proposal and remains a relevant consideration in the overall assessment.

Green Belt

The application site lies within the designated Green Belt. National policy makes clear that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, with openness and permanence identified as its essential characteristics.

The proposed development does not fall within any of the exceptions to inappropriate development set out at paragraph 154 of the National Planning Policy Framework. In particular, it does not constitute infilling within a village, does not form part of a rural exception scheme, and does not involve previously developed land. The proposal would therefore constitute inappropriate development in the Green Belt, which is, by definition, harmful.

The applicant has not advanced any site-specific very special circumstances to clearly outweigh the harm to the Green Belt arising from the proposal. Accordingly, substantial weight must be given to this harm, in accordance with paragraph 153 of the Framework.

In their submitted Planning Statement, the applicant seeks to rely on the concept of ‘grey belt’ land set out at paragraph 155 of the Framework. However, the Local Planning Authority does not consider that the site meets this definition. The site is not previously developed and occupies an open and visually sensitive valley-side position with a clear relationship to the wider rural landscape. The scale and intensity of development proposed — up to three dwellings — would result in a discernible erosion of openness and would represent encroachment into undeveloped land. As such, the proposal would undermine Green Belt purposes and fails to satisfy the criteria for grey belt development.

Cotswolds National Landscape

With regard to the Cotswolds National Landscape designation, national policy requires great weight to be given to conserving and enhancing landscape and scenic beauty. Section 245 of the Levelling Up and Regeneration Act 2023 (LURA) introduced a statutory duty on relevant authorities to seek to further the statutory purposes of protected landscapes (the ‘seek to further’ duty). With regards to National Landscapes, this requirement has been incorporated into Section 85 of the Countryside and Rights of Way (CROW) Act 2000. Any relevant authority is required to take all reasonable and proportionate steps to explore how the statutory purpose of conserving and enhancing the natural beauty of National Landscapes can be furthered. Similarly, the NPPF advises (paragraph 182) that:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.”

This is reflected in Core Policy 51 (WCS), which requires that proposals affecting National Landscapes to demonstrate they have taken account of the objectives, policies and actions set out in the Management Plans for these areas, stating that:

“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: [including, inter alia] ...

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.”

Although accepted that such information is not necessarily required at the in-principle stage, there is no information provided as to how the application proposal has mitigated any negative landscape impacts ‘as far as possible’, with reference to the distinctive character areas and relevant guidance relating to the Cotswold National Landscape. This National Landscape designation acts as a further constraint, reinforcing the inappropriateness of residential development at this location in principle.

When taken together, the Green Belt and Cotswolds National Landscape designations provide a strong reason for refusal, as referenced in footnote 7 of the NPPF.

Amount of development

The application seeks Permission in Principle for up to three dwellings. At the Permission in Principle stage, the amount of development proposed is a relevant consideration and must be assessed in broad, high-level terms.

Whilst a single dwelling in certain locations may, in some circumstances, result in limited impact, the proposal for three dwellings represents a materially greater scale and intensity of development. The cumulative effect of additional built form, domestic activity, vehicle movements and associated lighting would give rise to a more pronounced impact on the openness of the Green Belt and the character of the surrounding landscape.

The development cannot reasonably be described as minor infill, and the increased scale decisively alters the balance when compared with smaller, site-specific proposals elsewhere. The amount of development proposed therefore weighs against the grant of Permission in Principle.

Other Constraints

In addition to the matters set out above, the site is subject to a number of environmental constraints, including proximity to the Bath and Bradford-on-Avon Bats Special Area of Conservation, Priority Habitats, and flood risk immediately adjacent to the site boundary.

These constraints serve to highlight the environmental sensitivity of the site and the limited scope for development in principle. However, these matters are not relied upon as independent reasons for refusal and do not form the basis of the decision. The application has been assessed regarding principle grounds relating to location, Green Belt designation, landscape protection and the scale of development proposed.

Representations and parish council comments

The issues raised within the representation received and by Box Parish Council have been carefully considered. Matters relating to the principle of development within the Green Belt and Cotswolds National Landscape are addressed in the assessment above. Other concerns raised, including highway safety, flood risk and heritage matters, are either not determinative at the Permission in Principle stage or are addressed separately through consultation responses. They do not alter the overall conclusion reached in respect of the fundamental suitability of the site for development in principle.

Five-Year Housing Land Supply

The Local Planning Authority acknowledges that it is currently unable to demonstrate a deliverable five-year supply of housing land. The provision of new housing is therefore afforded weight as a material consideration.

However, in this case the application site lies within the Green Belt and the Cotswolds National Landscape, areas identified in footnote 7 to paragraph 11 of the National Planning Policy Framework as being of particular importance. For the reasons set out above, the scale and nature of development proposed would cause harm which provides a strong reason for refusal. Accordingly, the absence of a five-year housing land supply does not outweigh the identified harm or justify the grant of Permission in Principle.

Comparison with Nearby Permission in Principle Approval

Regard has been had to the grant of Permission in Principle for one dwelling at Land East of Becketts, Ashley (PL/2025/00999), which lies on the opposite side of the A4 and in relatively close proximity to the application site. This decision is acknowledged as a material consideration.

However, that proposal related to the erection of a single dwelling within a small and visually contained site, closely associated with existing built development and framed by highways on two sides. The officer report for that scheme explicitly noted that the decision was finely balanced, with the benefits arising from the proposal described as modest.

In contrast, the current application seeks Permission in Principle for up to three dwellings on a site occupying a more open and visually sensitive position within the valley, with a closer physical and visual relationship to the wider rural landscape, the By Brook corridor and adjacent undeveloped land. The scale and intensity of development now proposed would therefore give rise to a materially different impact on both the openness of the Green Belt and the character and scenic qualities of the Cotswolds National Landscape.

For these reasons, it is not considered that the conclusions reached in respect of PL/2025/00999 are directly transferable to the current proposal, and limited weight is attributed to that decision in the determination of this application.

Historic Permissions and Access Arrangements

Reference has also been made to historic planning permissions at Box House which included approval for a new access from the A4 in association with a large-scale commercial and heritage-led scheme.

Those permissions were granted in a very specific context and were intrinsically linked to the operation and viability of Box House as a single managed estate. They do not establish an acceptable fallback position or a generalised principle for residential development on the application site, nor do they alter the assessment of the site's suitability for housing at the Permission in Principle stage.

Permission in Principle – Recent Appeal Decisions

It is also noted that recent appeal decisions (e.g. Appeal Ref: 6000749) have reinforced the strict and limited nature of the Permission in Principle regime, particularly in respect of constrained sites and proposals involving multiple dwellings. Inspectors have confirmed that Permission in Principle is intended as a gatekeeping stage, and that where fundamental site constraints and the scale or intensity of development raise concerns as to suitability in principle, such matters are appropriately addressed at this stage rather than deferred to Technical Details Consent.

PLANNING BALANCE AND CONCLUSION

The application seeks Permission in Principle for residential development comprising up to three dwellings on the site.

The Local Planning Authority recognises that it is currently unable to demonstrate a deliverable five-year supply of housing land and that the provision of new housing carries weight as a material consideration. The proposal would make a modest contribution towards housing delivery.

However, this benefit must be weighed against the harm identified. For the reasons set out in the assessment above, the proposal is located outside the defined settlement boundary, within the Green Belt and the Cotswolds National Landscape, and involves a scale of development that would be inappropriate in this sensitive location. These matters go to the principle of development and are not capable of being resolved or mitigated through a subsequent Technical Details Consent application.

In this case, the site lies within areas identified in footnote 7 to paragraph 11 of the National Planning Policy Framework as being of particular importance. As such, the harm arising from the proposal provides a strong reason for refusal, and the absence of a five-year housing land supply does not outweigh the identified conflict with the development plan and national policy. Overall, there are no material considerations that indicate a decision other than refusal should be made.

RECOMMENDATION: That Permission in Principle be REFUSED for the following reasons:

1. Principle of Development / Location

The application seeks Permission in Principle for residential development comprising up to three dwellings on land which lies outside the defined settlement boundary of Box, within the open countryside. The proposal conflicts with the spatial strategy of the Wiltshire Core Strategy, which directs new residential development to defined settlements where it can be sustainably located. None of the exceptions set out in the supporting text to Core Policy 2 of the Wiltshire Core Strategy apply in this case.

The current shortfall in the five-year housing land supply does not outweigh the harm arising from the principle of residential development at this location, nor does it justify granting Permission in Principle where the site is fundamentally unsuitable for development. The proposed development is therefore contrary to Core Policies 1, 2 and 11 of the Wiltshire Core Strategy (2015) and to the National Planning Policy Framework, in particular Section 2.

2. Green Belt and Cotswolds National Landscape

The application site lies within the Green Belt and the Cotswolds National Landscape.

The proposed development does not fall within any of the exceptions to inappropriate development set out in paragraph 154 of the National Planning Policy Framework and would therefore constitute inappropriate development in the Green Belt, which is, by definition, harmful. No very special circumstances have been demonstrated to clearly outweigh this harm.

The Local Planning Authority does not consider that the site meets the definition of 'grey belt' land as defined in paragraph 155 of the Framework, having regard to the site's more open and visually sensitive valley-side location and its relationship to the wider rural landscape. The development of up to three dwellings would erode the openness of the Green Belt and cause harm to the character and scenic qualities of the Cotswolds National Landscape, to which great weight must be afforded.

These matters go to the principle of development and could not reasonably be addressed or mitigated through a subsequent application for Technical Details Consent. The proposal is therefore contrary to Core Policy 51 of the Wiltshire Core Strategy (2015) and to the National Planning Policy Framework, in particular paragraph 11 and footnote 7 (Section 2: Achieving Sustainable Development), and Sections 13 and 15.

Informative – Refused Documents

This decision relates only to the plans and documents listed below which formed the basis of the application as submitted and assessed by the Local Planning Authority. Any revised or additional drawings or documents have not been considered as part of this decision:

Application form received 30 March 2026

Site location plan 3131-HB-7 received 30 March 2026

Planning Statement received 30 March 2026

Design and Access Statement received 30 March 2026

Proposed Site Plan 3131-HB-2 received 30 March 2026

Proposed Site Plan 3131-HB-4 received 30 March 2026

Existing Site Plan 3131-HB-1 received 30 March 2026

Existing Site Plan 3131-HB-3 received 30 March 2026

Existing and Proposed view from footpath 3131-HB-6 received 30 March 2026

Proposed Site Sections 3131-HB-5 received 31 March 2026