



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/06804
Decision Date: 19/06/2026

Applicant:	J D Wallis 2025 Settlement c/o Agent, ., ., ., ., .
Particulars of Development:	Erection of one detached dwelling; with associated parking, turning, landscaping, private amenity space and access arrangements
At:	Land off Church Farm Lane, Woodborough, SN9 5PH

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 proposed development would introduce additional vehicular movements onto Church Farm Lane, which is a narrow, single-track rural lane measuring less than 3 metres in width in places and characterised by constrained geometry and limited opportunities for vehicles to pass. The lane is also used by pedestrians and other non-motorised users, with no segregated provision.

Given the restricted width of the carriageway, the absence of formal passing places, and the presence of bends with limited forward visibility, the additional traffic associated with the development would increase the likelihood of vehicle conflict and give rise to conditions prejudicial to the safety of all highway users. The applicant has not demonstrated, through adequate evidence, that safe and suitable

access to the site can be achieved, nor that these constraints could be satisfactorily mitigated.

In these circumstances, the proposal would result in an unacceptable impact on highway safety and therefore fails to accord with Core Policies 60 and 61 of the Wiltshire Core Strategy and paragraph 115 of the National Planning Policy Framework

Refusal Reason

- 2** The proposed development is located outside the defined limits of development for Woodborough, where Core Policies 1 and 2 of the Wiltshire Core Strategy seek to direct new residential development to established settlements in order to maintain a sustainable pattern of growth. The application site does not lie within a continuous built frontage and would not constitute infill development, but would instead extend built form into the open countryside at the edge of the settlement.

As a result, the proposal would erode the existing settlement pattern and introduce sporadic residential development in a location where new housing is strictly controlled, undermining the spatial strategy for the area. In the absence of any overriding material considerations, the development is therefore contrary to Core Policies 1 and 2 of the Wiltshire Core Strategy and the National Planning Policy Framework, which seeks to support sustainable patterns of development.

Refusal Reason

- 3** The proposed development, by reason of its siting and introduction of built form, would encroach into the open countryside at the edge of Woodborough within the North Wessex Downs National Landscape. The site forms part of the rural setting of the settlement and contributes to the character and scenic quality of the designated landscape.

The proposal would introduce a domestic form of development into this open and undeveloped area, resulting in the erosion of its rural character and a harmful urbanising influence that would not conserve or enhance the landscape. In the absence of overriding justification, the proposal is therefore contrary to Core Policy 51 of the Wiltshire Core Strategy, the Wiltshire Design Guide SPD, and paragraph 189 of the National Planning Policy Framework, which afford great weight to conserving and enhancing landscape and scenic beauty in National Landscapes, and would conflict with the statutory duty under section 85 of the Countryside and Rights of Way Act 2000 (as amended by the Levelling-up and Regeneration Act 2023) to seek to further the purposes of National Landscapes.

Refusal Reason

- 4** The proposed development, by virtue of its siting, layout and access arrangements, would introduce a form of development that is not reflective of the established pattern of development along Church Farm Lane, which is characterised by sporadic, loose-knit frontage development set within generous plots. The proposal would instead occupy land to the rear/side of existing properties and be served by a new engineered access, resulting in a backland form of development that is not characteristic of the locality.

The development would erode an important undeveloped gap that contributes to the spacious and transitional character of the settlement edge and would introduce domestic paraphernalia and engineered features into a currently open and rural setting. As a result, the proposal would fail to respond positively to the local context and would harm the character and appearance of the area.

The development is therefore contrary to Core Policy 57 of the Wiltshire Core Strategy and Section 12 of the National Planning Policy Framework, which require development to respect and respond to the local character, settlement pattern and surroundings.

Refusal Reason

- 5** The proposed development would result in less than substantial harm to the significance of the Woodborough Conservation Area. The site forms part of the rural edge and setting of the Conservation Area, where the transition between built form and the surrounding countryside contributes positively to its character and appearance.

The introduction of built development, together with an engineered access and associated domestic features, would erode this transitional character, extending built form into an undeveloped area and introducing a more urbanised form of development that would detract from the Conservation Area's rural setting.

This harm to significance is not outweighed by public benefits. The proposal would therefore fail to preserve or enhance the character and appearance of the Conservation Area, contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58 of the Wiltshire Core Strategy, and Chapter 16 of the National Planning Policy Framework.

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)).