



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/01691
Decision Date: 30/06/2026

Applicant:	Mr Steve Carver 9, Home Farm Close, Steeple Ashton, Trowbridge, BA14 6AH
Particulars of Development:	Construction of 2 storey timber-framed passive house and double garage, creation of an access off Acreshort lane into the site, installation of culvert in existing drainage ditch; creation of gravel drive and parking.
At:	Land South Of Home Farm Close Steeple Ashton, BA14 6AH

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 is located outside the defined settlement boundary of Steeple Ashton and does not meet any of the exceptions for development in the open countryside set out within the Wiltshire Core Strategy. The proposal would therefore result in an unjustified and unsustainable form of residential development, contrary to Core Policies 1 and 2 of the Wiltshire Core Strategy and the spatial strategy of the development plan. The proposal is also contrary to the objectives of the National Planning Policy Framework, in particular those relating to the delivery of sustainable development. Whilst due regard is given to the Council's housing land supply deficit in the planning balance the benefits of this proposal would not outweigh all the harms.
- 2 The proposed development, by virtue of the loss of an established hedgerow, the creation of a new access and associated engineering works, and the introduction of a two-storey dwelling and the domestication of the site (with household

paraphernalia), would materially erode the rural character of this edge-of village location. The development would introduce a suburbanising form of development that fails to respond positively to its landscape context, contrary to Core Policies 51 and 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

- 3** In the absence of an ecological survey, assessment, or supporting information, it has not been demonstrated that the proposed development would avoid harm to protected species or conserve and enhance biodiversity. The proposal includes the removal of established hedgerows and lies within a sensitive bat consultation area, yet no evidence has been provided to assess the ecological purpose or value of the site and its immediate surroundings or to identify appropriate mitigation or enhancement. The proposal is therefore contrary to Core Policy 50 of the Wiltshire Core Strategy and the National Planning Policy Framework.
- 4** The site is identified as being at risk from groundwater flooding, and the application is not supported by a bespoke Flood Risk Assessment or adequate drainage strategy. As such, it has not been demonstrated that the development would be safe for its lifetime without increasing flood risk elsewhere. The Sequential Test has not been satisfied, and the proposal is therefore contrary to Core Policy 67 of the Wiltshire Core Strategy and the National Planning Policy Framework.
- 5** Insufficient information has been submitted to demonstrate that safe and suitable vehicular access to the site can be achieved. In particular, no visibility splays or swept path analysis (affecting land within the control / ownership of the applicant) have been provided, and it has not been demonstrated that vehicles can safely enter, turn within, and exit the site in a forward gear. The proposal is therefore contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and the National Planning Policy Framework.
- 6** In the absence of completed legal agreement at time of determination to secure necessary developer contribution / ecological mitigation measures as required by the adopted Trowbridge and Westbury Bat Mitigation Strategy, the proposed development fails to ensure appropriate mitigation would be in place. Without such a mechanism, the local planning authority cannot be satisfied that the development would adequately mitigate the recreational pressures on nearby bat sensitive sites. The proposal is therefore contrary to Core Policy 50 of the Wiltshire Core Strategy and the provisions of the National Planning Policy Framework

Informative

Pursuant to reason for refusal No.6 cited above, if appealed, the appellant would be required to satisfactorily address the necessary developer obligation through a s106 /Unilateral agreement.

Níc 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)).