



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/02084
Decision Date: 03/07/2026

Applicant:	Mr K Lockwood Land North of 554 Canal Bridge, Semington, Wiltshire, BA14 6JT
Particulars of Development:	Proposed erection of 1no. high-quality, sustainable, single storey dwelling including car port, home office; new planting and biodiversity enhancement measures.
At:	554 Canal Bridge, Semington, Trowbridge, BA14 6JT

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, due to its location outside the defined settlement boundaries of Semington and Berryfield within the open countryside, represents an unsustainable form of development that is contrary to the spatial strategy set out in Core Policies 1, 2 and 15 of the Wiltshire Core Strategy.

The proposal would result in the unjustified encroachment of residential development into the countryside and would fail to support a sustainable pattern of growth. The site is poorly related to services and facilities and future occupiers would be likely to rely predominantly on the private motor vehicle, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and the aims of the National Planning Policy Framework.

Furthermore, the proposal would erode the physical and visual separation between Berryfield and Semington, contrary to Policy 19 of the Joint Melksham Neighbourhood Plan, which seeks to maintain the separation between those

settlements. The proposal would also fail to conserve the openness of the countryside and maintain the transition between settlement edge and countryside, contrary to Policy 18 of the Joint Melksham Neighbourhood Plan.

When assessed against paragraph 11(d) of the National Planning Policy Framework, the adverse impacts of the development are considered to significantly and demonstrably outweigh the benefits.

Refusal Reason

- 2** The proposed development would introduce built form, domestic curtilage and associated paraphernalia into an undeveloped parcel of agricultural land that contributes to the open and rural character of the area. The development would result in the urbanisation of the site and would harm the character and appearance of the countryside, which is characterised by open fields and limited built form.

As such, the proposal is contrary to Core Policy 51 of the Wiltshire Core Strategy, Policy 18 of the Joint Melksham Neighbourhood Plan 2 and the aims of the National Planning Policy Framework, which seek to recognise and protect the intrinsic character and beauty of the countryside.

Informative

For the avoidance of doubt the following plans and documents have been taken into account in the assessment of this application: -

- Site plan 4515 - al-1-02C received 13 May 2026
- 4515 - Design and Access Statement - 2026-05-08 received 8 May 2026
- Existing and Proposed Site Block Plan - Showing SuDs 4515 - al-1-02 received 22 Apr 2026
- Surface Water Drainage Strategy received 22 Apr 2026
- SuDs validation checklist received 22 April 2026
- Flood Risk Map 10 Apr 2026
- Location Plan received 27 Mar 2026
- Proposed Elevations and Floor Plans - House and Office / Car Port 4515 - al-1-03A received 27 Mar 2026
- Preliminary Ecology Appraisal received 27 Mar 2026
- Application Form received 27 Mar 2026
- DLL-ENQ-WILT-00152 - 554 Canal Bridge, Semington - Countersigned IACPC with Annex 3 map received 2 July 2026

Nic Thomas - Director of Planning, Economy and Climate

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)).