



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/01476
Decision Date: 19/08/2026

Applicant:	Mr A Stibbard C/O Agent, 4 Woodleys Yard, West Street, Aldbourn, SN8 2BL
Particulars of Development:	Retrospective application for engineering operations comprising alterations to land levels and formation of hardstanding
At:	South Farm, Water Eaton, Swindon, SN6 6JU

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 application site lies within the open countryside where development is strictly controlled in accordance with Core Policies 1 and 2 of the Wiltshire Core Strategy and Section 4 of the National Planning Policy Framework. It is not demonstrated that the development is required for the purposes of agriculture, food production or any other purpose relating to supporting a rural business or community. The proposal is therefore contrary to Core Policies 1, 2, and 34 of the Wiltshire Core Strategy and Sections 4 and 7 of the National Planning Policy Framework.

Refusal Reason

- 2 The development comprising the raising of land levels and formation of extensive hardstanding and enclosure have permanently altered the landform and character

with the creation of harmful urbanising development in the open countryside. The proposed landscaping would not adequately mitigate the visual harm arising from the development. The development therefore fails to conserve or enhance the character and appearance of the countryside, is not adequately justified for the purposes of agriculture, supporting rural life or other rural business and is therefore contrary to Core Policies 51 and 57 of the Wiltshire Core Strategy and Section 19 of the National Planning Policy Framework.

Refusal Reason

- 3** The development has resulted in the loss and degradation of woodland and associated habitats, including land identified as Priority Habitat Deciduous Woodland. Insufficient information has been submitted to demonstrate that the ecological impacts of the development have been adequately avoided, mitigated or compensated, or that the proposal would achieve no net loss of biodiversity and maintain the integrity of local ecological networks. In the absence of a satisfactory habitat compensation strategy the development would not safeguard biodiversity interests or adequately compensate for habitat losses. The proposal is therefore contrary to Core Policy 50 of the Wiltshire Core Strategy and Section 19 of the National Planning Policy Framework.

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)).