



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2023/10495
Decision Date: 22/09/2026

Applicant:	Elmfield Spinney Development Ltd Elmfield House Petersfinger Road, Salisbury, Petersfinger, SP5 3BZ
Particulars of Development:	Conversion of Elmfield House and outbuildings to 6 x dwellings and the erection of 15 dwellings, hard and soft landscaping and associated works
At:	Elmfield House, Petersfinger, SP5 3BZ

In accordance with In accordance with policy DM3 (1)(a) 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 Reasons

- 1** Petersfinger Road is a narrow, no-through road, which lacks any pedestrian facilities along a key section of the route and the increase in traffic generated by the development will increase the risk to pedestrians walking within the carriageway and thus, be to the detriment to highway safety in the area. The development will also likely increase pedestrian trips towards the key facilities towards the North along Petersfinger Road, further increasing the risk of conflict between vehicles and pedestrians.

Insufficient information has been provided to fully assess the impact of the development on the safe and efficient operation of the A36 trunk road, with a lack of information provided relating to:

- a preliminary design for the proposed pedestrian/cycle access onto the A36, its means of connection with the existing footway and its suitability for shared use;

- the proposed surface water drainage and foul sewage arrangements, their impact on the existing National Highways culvert structure and National Highways means of access for maintenance purposes.

This proposal is therefore contrary to NPPF transport policies TR3 and TR4 and Wiltshire Core Strategy, Core Policies 57, 60 and 61.

- 2 The proposal fails to demonstrate that the required 20% betterment against greenfield rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100 year return period storm events, and is therefore contrary to NPPF policies F4-8, and Wiltshire Core Strategy CP67 which requires that all new development must address flood risk from all sources and not increase flood risk elsewhere, supports the use of Sustainable Drainage Systems (SuDS), and requires that developments demonstrate how surface water will be managed sustainably.
- 3 The application fails to provide sufficient arboricultural information to demonstrate that the trees on the site would be adequately protected during the construction and operational phases of the development. The proposed access to the parking and turning space in the south east of the site is located almost entirely on top of tree root protection areas and under tree canopy, and ground protection is proposed to prevent compaction of the ground, shown as being laid close to the base of the trees. The proposal will result in the loss of too many trees, groups and hedges, and Local Planning Authority cannot be satisfied that the proposed development would avoid unacceptable harm to trees. The proposal therefore conflicts with CP50 and CP57 of the Wiltshire Core Strategy (2015), which requires development to protect, conserve, and enhance Wiltshire's natural environment, including important landscape features such as trees.
- 4 The application does not provide sufficient information to demonstrate that the proposal would not result in significant adverse impacts to protected habitats and species or be compliant with WCS CP50 and the NPPF. The submission does not include the necessary information, to include:
 - Details of the bat roosts to be lost and those to be retained
 - Details of the proposed bat loft on technical drawings including location and access points as well as dimensions
 - Assessment of the impacts on dormouse and where required surveys which conform to best practice
 - An EPP demonstrating areas of the site which are unconstrained, those areas where sensitive design or restrictions may be required, and any areas of the site which are to be retained, remain undeveloped, enhanced, form part of the landscaping
 - A completed River Avon SAC: nutrient neutrality calculator

The Local Planning Authority, as competent authority, must therefore take a precautionary approach, and it is considered that based on the submitted

information, the proposal could have a significant effect on habitat and protected species, contrary to the aims of policy CP50 of the Wiltshire Core Strategy and similar guidance in the NPPF 2024 (including the provisions of paragraph 11d footnote 7), and the associated PPG and the Habitat Regulations.

- 5** The layout of dwellings, associated amenity space, and parking provision, is not considered acceptable, and would not reflect a high standard of amenity for future occupiers. As proposed, the development would be contrary to the provisions of CP57 of the Wiltshire Core Strategy, the adopted Wiltshire Design Guide, and relevant policies of the NPPF. It is considered that the proposed layout does not comply with Core Policy 57 (Point vii) of the Wiltshire Core Strategy, which requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment, and requires development to ensure appropriate amenity levels for future residents. It is also contrary to Policy P3(2)(b), and L2(1)(d.iii) of the NPPF, which requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers, and maintain acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space, which has not been achieved in the proposed development.
- 6** The site is located in a prominent position along the A36 highway, where important and well-established landscaping and features define the area. The proposed design, layout, and boundary treatments would introduce an urban appearance in an area of rural character. It is proposed that all established trees and existing brick wall adjacent to the highway is removed, and replaced with domestic fencing, which is not considered to maintain the quality of appearance in this location. Within the site, landscaping, boundary treatments, layouts, and overall design of the proposed development would not reflect high quality design, nor would it make a positive contribution to the character of the area. The layout is considered to give rise to opportunities for crime or antisocial behaviour, and does not include the provision of renewable energy sources, contrary to CP57, and CP41 of the WCS. Parking arrangements, layouts, and amenity space are not provided in line with the objectives of CP57 of the Wiltshire Core Strategy, the Wiltshire Design Guide, or the NPPF. The affordable housing mix is not acceptable as it does not meet demonstrable need, in accordance with Core Policies 43 and 45 of the Wiltshire Core Strategy.

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)).