Wiltshire Council

The Town and Country Planning Act 1990 The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Refusal of Permission in Principle

Application Reference Number: PL/2023/08406

Decision Date: 13 December 2023

Applicant:	Mr Gil Schwenk The Long Barn, Lower Stanton St. Quintin, Chippenham, SN14 6DB
Particulars of Development:	Permission in Principle for the Erection of 2no. Dwellings
At:	The Long Barn, Lower Stanton St Quintin, Chippenham, Wilts, SN14 6DB

In pursuance of their powers under the above Act, the Council hereby REFUSE Permission in Principle for the development referred to in the above application and plan submitted by you, for the following reason(s):

Refusal Reason(s): (4)

1 The proposed development, by reason of its location outside of any defined settlement boundary within the open countryside and not falling within the definition of 'infill' development, would be contrary to the settlement, delivery and community area strategies of the Wiltshire Core Strategy. The proposed development is deemed to be unsustainable as it would conflict with the Council's plan-led approach to sustainable development and is unacceptable in principle. The harm arising from the proposal is not significantly and demonstrably outweighed by any benefits, including to housing land supply. The application therefore fails to accord with Core Policies 1, 2 and 10 of the Wiltshire Core Strategy (Jan 2015); Saved Policy H4 of the North Wiltshire Local Plan (June 2006); and Sections 2, 4, 5 and 9 of the NPPF (2023).

2 The proposal, located remote from a range of services, employment opportunities, is contrary to the key aims of local and national sustainable transport policy guidance which seeks to reduce growth in the length and number of private motorised journeys. New development should be located and designed to reduce the need to travel by private car and should encourage the use of sustainable transport alternatives. The site is in the open countryside and is not well served by public transport and as such, the vehicle movements associated with the site are likely to take place via private modes. The proposal is therefore contrary to Core Policies 60 'Sustainable Transport' and 61 'Transport and New Development' of the adopted Wiltshire Core Strategy (Jan 2015) and Paragraphs 104, 105 and Section 9 of the NPPF (2023).

3 The proposed location of the development on a clearly sensitive, transitional greenfield site at the edge of the settlement, would have an adverse impact on the existing natural, generally open rural character and appearance of the site. The function this site serves as an interface

between built and natural form would be irrevocably and demonstrably harmed, this weighing significantly against the proposal. As such, the application conflicts with Core Policy 51, and Core Policy 57, and Sections 12 and 15 of the NPPF (2023).

4 The site is identified as being at risk of groundwater flooding. Insufficient information has been provided to confirm acceptability in principle in terms of flood risk and drainage and as such the proposal is contrary to Section 14 of the NPPF (2023).

Parvis Khansari - **Corporate Director, Place**

1. **Appeals**

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, he/she may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990. Forms can be downloaded from the web site: www.planning-inspectorate.gov.uk or accessed via the Planning Portal: http://www.planningportal.gov.uk/planning/appeals.

Appeals must be made within 6 months of the date of the refusal. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted by the Local Planning Authority, having regard to the Statutory requirements, to the provisions of the Development Order, and to any Directions given under the Order. A copy of the appeal documents should be sent direct to the Council using the following email address: planningappeals@wiltshire.gov.uk.