Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/08973

Decision Date: 22 December 2023

Applicant:	Mr Peter Appleby Fairland House, 2 Swan Field, Yate, South Gloucestershire, England, BS375SF
Particulars of Development:	Development of an under used piece of land to provide 1no. private dwelling and 3no. affordable dwellings.
At:	Land East of Becketts, Ashley, Box, Corsham, SN13 8AQ

In accordance with paragraph 38 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(s): (7)

1 The site is located in open countryside outside the limits of development defined in the Wiltshire Core Strategy. As such the application would conflict with Core Policies 1, 2 and 11 of the Wiltshire Core Strategy which seek to properly plan for sustainable development of housing in Wiltshire, as well as Sections 13 and 15 of the NPPF.

2 Given the location of the site outside of any settlement boundary and not within any designated settlement, the proposed dwellings are inappropriate development within the Green Belt and which consequently impact the 'openness' of the Green Belt, this being a fundamental character of the Green Belt which should be permanently safeguarded. The application fails to demonstrate that there are any 'very special circumstances' that exist to outweigh the harm to the Green Belt and as such the application is contrary to Section 13 of the NPPF and Core Policy 51 of the Wiltshire Core Strategy.

3 The site is at a prominent and sensitive location within the designated Cotswold National Landscape (formerly 'Area of Outstanding Natural Beauty'). The application would fail to conserve or enhance the landscape quality of the area and neither conserves nor enhances the National Landscape, a landscape which is valued for its scenic beauty and distinct landscape character and is highly protected. The benefits arising from the application proposal do not outweigh this demonstrable harm and the application conflicts with Section 15 of the NPPF and Core Policy 51 of the Wiltshire Core Strategy.

4 The density, layout and form of the proposed development presents a cramped and over-developed appearance which adversely contrasts with the immediate setting and wider character of the area. The design, appearance and materials of the proposed dwellings is considered to be inappropriate and not reflective of this prominent and sensitive site in a rural area set within the Cotswold National Landscape. Accordingly, the application is contrary to Core Policy 57 (WCS), Section 12 of the NPPF, as well as guidance set out in the Cotswolds National Landscape Management Plan 2023 – 2025.

5 Insufficient information has been provided to demonstrate that the impacts in terms of highway safety, appropriate access and visibility, site safety, appropriate cycle parking and bin store provision, can be satisfactorily addressed. As such the application conflicts with Core Policies 61 and 62 (WCS).

6 The removal of the existing trees on the site which form part of its character, compounded by a lack of detail regarding any proposed compensatory and mitigating site landscaping, is considered unacceptable in terms of landscape impact and leads to conflict with the NPPF (paragraph 136) and Core Policy 51. Insufficient information has been provided to demonstrate that these localised landscape boundary impacts, as well as the siting, floor levels and heights of the proposed dwellings, will not give rise to impact on residential amenity, giving rise to conflict with Core Policy 57.

7 Insufficient information has been submitted with the application to demonstrate the delivery of appropriate and necessary biodiversity net gain, thus giving rise to conflict with Core Policy 50 and Section 15 of the NPPF.

Parvis Khansari - Corporate Director, Place

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)).