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/2023/10028

Decision Date: 23 January 2024

Applicant:	Messrs Gorringe, Bennett and Marks
Particulars of Development:	Permission in Principle for the erection of a minimum of 7 dwellings and a maximum of 9 dwellings.
At:	Land to the north of Newtown Road, Ramsbury, Wiltshire.

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): (1)

1 The application site is located in an unsustainable location in the open countryside, where the development of new homes is strictly controlled. The development of seven to nine market homes is not acceptable in principle, such that the proposal conflicts with Wiltshire Core Strategy Core Policies 1, 2 and 14 and is within an unsustainable location thereby conflicting with Core Polices 60 and 61. The harm arising from the proposal is not significantly and demonstrably outweighed by any benefits, including to housing land supply.

The site is located within a rural location and designated landscape, the North Wessex Downs National Landscape. The site is set within a very strong rural character, supported by the mature hedge and tree boundary that robustly defines the boundary features of this area, against the rising agricultural fields. The proposed urban development of seven to nine new homes in this rural location with associated infrastructure, retaining features and domestic paraphernalia would read as an overdevelopment of the site, out of character with the very low-density character of the locality. The result would create an urban development that would be a permanent and irreversible change in land use and detrimental to the character of the site and its immediate environs. Development would therefore cause demonstrable harm to the local rural character and the landscape setting of the North Wessex Downs National Landscape, in conflict with Wiltshire Core Strategy Core Policies 51 and 57; and paragraph 135 and section 15 of the National Planning Policy Framework (Dec, 2023).

There are clear reasons for refusing the application against the policies of the Framework that protect areas/assets such as National Landscapes of particular importance and so it is argued that the tilted balance would not engage and does not support the principle of development.

The scheme would therefore conflict with Core Policies 1, 2, 14, 51, 57, 60 and 61 of the Wiltshire Core Strategy and with the National Planning Policy Framework (Dec, 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.