Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Outline Planning Permission (Some Matters Reserved)

Application Reference Number: PL/2023/10502

Decision Date: 18 April 2024

Applicant:	Mr and Mrs Brunt Manor Farm, The Street, Grittleton, Wiltshire, United Kingdom, SN14 6AN
Particulars of Development:	Erection of two dwellinghouses.
At:	Land West of Stonewold House, Alderton Lane, Grittleton, Wiltshire, SN14 6AN

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): (2)

1 The proposed development, due to the position of the site within the 'open countryside', would conflict with the settlement strategy of the Wiltshire Core Strategy. The development of the proposed site would elongate the built form along Alderton Road into the countryside, would consolidate development to the west of Alderton Road and impose development in a sensitive landscape area (National Landscape) contrary to the requirements of Core Policy 2 (i) & (ii). The proposal would not represent 'infill' within the existing built area of the village as defined by the Wiltshire Core Strategy. Furthermore, the site is within a location that has limited access to local services and public transport facilities and future occupants would need to travel by car to reach services, facilities and employment opportunities. There are no material circumstances which justify the approval of the proposed development and no objective evidence to demonstrate it would meet an identified housing need of the settlement or meet the criteria identified by Core Policy 2. The proposed development is considered to conflict with Core Policies 1, 2, 10, 60, 61 of the Wiltshire Core Strategy, Saved Policy H4 of the North Wiltshire Local

Plan and Chapters 2, 4, 5 & 9 of the National Planning Policy Framework.

2 The application fails to demonstrate how the proposed development will integrate effectively into its surroundings, to conserve and/or enhance landscape character, relate positively to its landscape setting and protect the landscape character and visual amenity. Introducing two new dwellings to this site would erode the rural character, appearance and distinctiveness of the location within the National Landscape. The development therefore fails to accord with CP51 (ii), (iii), (ix) & 57 (i), (iii), (vi) of the Wiltshire Core Strategy, CE1 & CE3 of the Cotswold National Landscape Management Plan as well as Chapter 15 of the National Planning Policy Framework.

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)).