



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/2025/08695

Decision Date: 05/12/2025

Applicant:	Mr and Mrs Wood PRATERS FARM, EASTON TOWN, SHERSTON, MALMESBURY, SN16 0PS
Particulars of Development:	PERMISSION IN PRINCIPLE FOR THE PROPOSED ERECTION OF UP TO FIVE DWELLINGS
At:	Land at Praters Farm, Sherston, Malmesbury, SN16 0PS

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

- 1 The site lies outside the defined settlement boundary for Sherston and is not allocated for development in the Sherston Neighbourhood Plan. Core Policy 1 directs new housing to sustainable locations within settlement boundaries to protect the countryside and maintain a plan-led approach. Development outside these boundaries is generally restricted to specific exceptions, which do not apply here. Although the Sherston Neighbourhood Plan is more than five years old, it remains part of the development plan and identifies appropriate sites for growth. Introducing housing on an unallocated site would undermine the spatial strategy and conflict with Core Policy 1 and NPPF objectives to promote sustainable patterns of development and respect locally prepared plans.

Refusal Reason

- 2** The site lies within a designated National Landscape (formerly Area of Outstanding Natural Beauty), which is afforded the highest level of protection under national policy. The proposed development would introduce built form into an open rural setting, resulting in a harmful change to the character and appearance of the landscape. This would conflict with Paragraph 176 of the National Planning Policy Framework (NPPF), which requires great weight to be given to conserving and enhancing landscape and scenic beauty, and with Core Policy 51 of the Wiltshire Core Strategy.

Refusal Reason

- 3** The proposed development would harm the setting of Praters Farmhouse and its associated Threshing Barn (both Grade II listed) by introducing suburban built form into an open field that currently contributes to their historic farmstead character and rural context. This change would erode the legibility and significance of these heritage assets, contrary to the statutory duty under Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 to give special regard to preserving listed buildings and their settings. The harm has not been clearly or convincingly justified and conflicts with Chapter 16 of the National Planning Policy Framework (paragraphs 208, 210, 212, and 213), which require great weight to be given to the conservation of heritage assets and for any harm to be justified, as well as Core Strategy Policies CP57 and CP58, which seek high-quality design and the conservation of the historic environment.

Refusal Reason

- 4** The introduction of up to five two-storey dwellings in this location would appear incongruous with the established rural edge and historic farmstead pattern, leading to coalescence and loss of local distinctiveness. This is contrary to Core Policy 57 (Ensuring High Quality Design) and NPPF guidance on achieving well-designed places

Nic Thomas - Director of Planning, Economy and Regeneration

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.