



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/2025/08613

Decision Date: 10/12/2025

Applicant:	Mr Tom Nicholas 1 Queenfield Farm, Lower Woodrow, Melksham, Wiltshire, SN12 7RA
Particulars of Development:	Permission in Principle for the Erection of up to 5 Dwellings
At:	Land South of 214B Corsham Road, Whitley, Melksham, Wiltshire, SN12 8QF

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 development as proposed, would materially conflict with the Council's strategic core policies CP1, CP2 and CP15 of the adopted Wiltshire Core Strategy, by virtue of the site not being allocated for housing and being located outside settlement limits, as well as significantly and demonstrably conflicting with the Joint Melksham Neighbourhood Plan 2 2020-2038, which allocates other land for housing (as made on 4 August 2025) and that the benefits of the development would not outweigh the aforesaid Plan conflicts and that the application is hereby refused in full compliance with the National Planning Policy Framework paragraph 14.

Refusal Reason

- 2 The proposal to erect up to 5 dwellings with its associated infrastructure on the identified site would materially erode a green buffer that is important to and distinguishes the villages of Whitley and Shaw. The proposed site, being outside the defined settlement limits of Whitley and Shaw, would adversely affect the character and appearance of the local area through the urbanisation of this green buffer, which is considered important to preserve the individual village identities. The proposal is contrary to Core Policy 51 of the adopted WCS and Policy 19 of the made Joint Melksham Neighbourhood Plan 2 2020-2038, which

requires proposals to conserve and respect the separate identity of these village settlements.

The applicant has also failed to evidence the site's agricultural land classification (by soil sampling) and as such, the Council cannot verify whether the proposal would result in the loss of 'best and most versatile' agricultural land.

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.