



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/2025/09180

Decision Date: 24/02/2026

Applicant:	Andrew Dakin Southfield, Parsons Lane, Crockerton, Warminster, BA12 8AR
Particulars of Development:	Up to 2 self build dwellings to the south of Southfield, Parsons Lane, Crockerton, Warminster, BA12 8AR.
At:	Land at Southfield, Parsons Lane, Crockerton, Warminster, BA12 8AR

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 proposed development would result in tandem, backland development which does not accord with the existing character and form of the settlement, which would consolidate a sporadic loose knit pattern of development as well as imposing development on a sensitive area within the Cranborne Chase National Landscape. Therefore, by reason of its location the proposal conflicts with the spatial strategy and relevant policies Core Policy 1, Core Policy 2, Core Policy 31 and Core Policy 51 of the Wiltshire Core Strategy and Paragraph 189 of the National Planning Policy Framework.

The harm identified relates to the principle of development and could not reasonably be addressed or overcome through the submission of a subsequent application for Technical Details Consent. Permission in Principle is therefore refused.

Refusal Reason

- 2 The site is within the hydrological catchment of the River Avon Special Area of Conservation (SAC). The proposal is a plan/project caught by the Habitats Regulations and cannot be granted unless the Local Planning Authority (competent authority) completes an Appropriate Assessment (AA) and rules out adverse effects on site integrity.

The information provided with the application does not satisfy the requirements to successfully conclude Appropriate Assessment. Accordingly, adverse effects on the integrity of the River Avon SAC cannot be ruled out, and the proposal fails the Habitats Regulations tests.

The proposals conflict with Core Policies CP50 (Biodiversity and Geodiversity) and CP69 (Protection of the River Avon SAC) of the adopted Wiltshire Core Strategy (2015) and relevant paragraphs of the National Planning Policy Framework. The proposal therefore fails the tests of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and cannot lawfully be approved at the Permission in Principle stage.

Refusal Reason

- 3 The proposal would result in an increased reliance on the private motor car due to its siting in an unsustainable location, where opportunities for travel by means other than the private vehicle are severely limited. In the absence of adequate public transport provision or realistic alternative sustainable travel options, the development would fail to promote sustainable patterns of movement. The proposal is therefore contrary to Core Policy 60 of the Wiltshire Core Strategy, which seeks to reduce the need to travel and promote sustainable transport choices.

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.