



The Town and Country Planning Act 1990
Refusal of Outline Planning Permission (Some Matters Reserved)
Application Reference Number: PL/2025/09917
Decision Date: 13/03/2026

Applicant:	Mr Stuart Little c/o Mark Doodes Planning, Unit 1 The Old Barn, Wicklesham Lodge Park, Faringdon, Oxfordshire, United Kingdom, SN7 7PN
Particulars of Development:	Outline permission for the erection of up to 2 self-build dwellings and associated infrastructure, all matters are reserved except for access.
At:	Land to the east of New Road, Melksham, SN12 7QZ

In accordance with paragraph 39 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

- 1 The site lies outside the defined settlement boundary of Melksham in open countryside. The proposal does not meet any of the exception policies in Core Policies 1, 2, or 15 of the Wiltshire Core Strategy and is not allocated in the Joint Melksham Neighbourhood Plan 2, and therefore contrary to Policy 6. Residential development in this location would conflict with the plan-led spatial strategy for housing growth and is therefore unacceptable in principle.

Refusal Reason

- 2 The development would extend the built form along New Road into otherwise open countryside, eroding the rural character and visual quality of the Open Clay Vale. The proposal fails to respond to the local context or settlement edge, contrary to Core Policies 51 and 57, the Wiltshire Design Guide, and guidance in the NPPF.

Refusal Reason

- 3** The proposed development is located outside the defined settlement boundary of Melksham, within the open countryside, where new residential development is strictly controlled. The site is not well related to existing services and facilities and is located along a rural section of New Road which has no footways, street lighting, or public transport provision. As a result, future occupiers of the development would be heavily reliant on private motor vehicles to access day-to-day services and facilities.

The proposal would therefore represent an unsustainable pattern of development that fails to promote sustainable transport choices and would be contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and the sustainable transport objectives of the National Planning Policy Framework.

Refusal Reason

- 4** The site lies in proximity to known protected species, including bats and potential Great Crested Newts. No confirmed Natural England district level licence or mitigation strategy has been provided, and there is significant doubt that the required mitigation could be successfully secured. As a result, the proposal presents unresolved ecological risks, contrary to Core Policy 50 and the NPPF.

Refusal Reason

- 5** The proposal relies solely on infiltration to manage surface water, but soakage testing has not been undertaken and no alternative discharge route exists. There is significant doubt that the development could provide effective surface water management, and it cannot be assumed that this matter could be adequately addressed by condition. As a result, the scheme fails to demonstrate compliance with Core Policy 67 of the Wiltshire Core Strategy and national guidance, and is unacceptable in drainage and flood risk terms.

Informative

- 6** For the avoidance of doubt, the assessment of the scheme has been made against and with regard to the following plans and documents:

Design & Access Statement SL03 received 13 Jan 2026

Technical Note Proposed Vehicle Access received 8 Jan 2026

Swept Path Analysis PCD781/TR01 received 19 Dec 2025

Topographical Survey received 19 Dec 2025

Application Form received 19 Dec 2025

Proposed Site Access PCD781/001 received 19 Dec 2025

Illustrative Site Layout Plan received 19 Dec 2025

Planning Statement v1 received 19 Dec 2025

Preliminary Ecological Appraisal received 19 Dec 2025

Surface Water Drainage Strategy received 19 Dec 2025

Site Location Plan received 19 Dec 2025

Nic Thomas - Director of Planning, Economy and Regeneration

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 \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).