

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/2026/01527

Decision Date: 13/04/2026

Applicant:	Emily Hassan
Particulars of Development:	Permission in Principle for the construction of 2 dwellings
At:	Land at Upper Castle Combe, Chippenham, SN14 7HA

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 application site is within a consultation zone for Lesser Horseshoe bats associated with the Bath and Bradford on Avon Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impacts on the special features of that site. In the absence of sufficient detail accompanying this application the Local Planning Authority has been unable to undertake an Appropriate Assessment, as required under Regulation 63 of the Conservation and Habitats and Species Regulations 2017 (as amended).

In the absence of ecological surveys and sufficient information regarding bat use of the site, potential habitat loss, disturbance and mitigation measures, the Local Planning Authority is unable to rule out likely significant effects on the SAC. An Appropriate Assessment has not been possible to favourably conclude and consequently the scheme is habitats development. The Local Planning Authority cannot lawfully approve the application.

Informative

- 1 - For the avoidance of doubt, plans and documents considered were:

Application Form; signed and dated 26.02.2026

Planning Statement; Willis & Co, dated 04.03.2026

Location Plan; H-JH-01

Site Plan; H-JH-02

- On its website Wiltshire Council has made available statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance. The Council also offer a full suite of pre-application advice services which would allow for guidance to include what information would need to be included in an application to take into account the site location and type of development etc; however, on this occasion, the application was unfortunately submitted without any meaningful pre-application discussions. The applicant was, on 08.04.2026, made aware of the issues with the submission and was offered the opportunity to withdraw the application; however, the applicant confirmed their preference for the application to be determined.
- For the avoidance of doubt, even if the scheme was not development exempt from the permission in principle regime, there are in principle matters which would not likely allow for a favourable recommendation to have been made.

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.