

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/2026/01620

Decision Date: 14/04/2026

Applicant:	CLLP 2010 Disc Trust
Particulars of Development:	Permission in Principle for Erection of up to 2 No. dwellings
At:	Land North of West Street, Great Somerford, Chippenham, SN15 5EH

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 the loss of an undeveloped field frontage which forms a historic and visually important break in built development along West Street which contribute positively to the character and appearance of the Great Somerford Conservation Area.

The proposed development in the proposed location would harm the significance of the Conservation Area and the scheme therefore conflicts with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, heritage aims of the National Planning Policy Framework and Core Policy 58 of the Wiltshire Core Strategy.

Refusal Reason

- 2** The application site lies adjacent to Grade II listed Manor Farmhouse and its historic garden boundary wall. The undeveloped nature of the site forms part of the setting of the listed building and contributes to its significance. The proposed development fails to adequately assess or demonstrate the acceptability of the impact of the development on the setting of the listed building.

The proposed development therefore fails the statutory duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special regard to the desirability of preserving the listed building or its setting, and is contrary to heritage aims of the National Planning Policy Framework and Core Policy 58 of the Wiltshire Core Strategy.

Refusal Reason

- 3** The application site forms part of Neighbourhood Development Plan designated Local Green Space (LGS7). Evidence from public representations and site observations confirms that the proposed location for the development remains demonstrably special to the local community, providing an accessible and well-used green space valued for recreation, social interaction, tranquility, and for maintaining openness and green gaps within the village.

While the proposal would not result in the loss of the entirety of the Local Green Space, the part affected is of high visual and functional importance. The proposed development in the proposed location would therefore result in permanent and irreversible harm to the value and function of the Local Green Space which could not be adequately mitigated through landscaping or design measures. The proposal cannot reasonably be construed as limited infilling for the purposes of paragraph 154 of the National Planning Policy Framework and, in the absence of clearly demonstrated very special circumstances, the scheme is contrary to local green space aims of the National Planning Policy Framework and unacceptable in principle.

Informative

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

Application Form; signed and dated 09.03.2026

Planning Statement; LPC, dated March 2026

Location Plan; received 09.03.2026

- 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; however, on this occasion, the application was unfortunately submitted without any meaningful pre-application discussions.

Níc 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.