



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/2026/02029

Decision Date: 30/04/2026

Applicant:	Stonebury Land Ltd Elevate Hub, Court Hall, Trowbridge, BA14 8AR
Particulars of Development:	Permission in Principle for the development of up to 9 No. residential dwellings
At:	Land to the North of Drove Lane, Market Lavington, Devizes, SN10 4NT

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

- The proposed development is contrary to the adopted Development Plan housing delivery strategy in that it involves a greenfield site that lies in an unsustainable location within open countryside; and is outside and some distance from the defined settlement boundary for the Local Service Centre of Market Lavington and the Small village of Easterton. It is also considered that the proposals do not represent sustainable or infill development and will only serve to uncharacteristically elongate the small hamlet of Fiddington Sands in a southeasterly direction away from its current central core, with a scale of development that is disproportionate for the hamlet, by virtue of the number of dwellings proposed (6-9) on the site, which conflicts with, and is separated from, the existing linear character of development. The principle of housing development on this site, in terms of both its location and quantum, is therefore considered to be contrary to the provisions of the National Planning Policy Framework; Wiltshire Core Strategy policies CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP12 (Devizes Community Area)CP57 (Ensuring High Quality Design and Place Shaping and National Planning Policy Framework (December 2024) paragraphs 7-11, 39, 84, 124-141.

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.