



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/2026/02127

Decision Date: 01/05/2026

Applicant:	Charles Tull 4 Bathwick Place, Bath, BA2 4BG
Particulars of Development:	Permission in Principle for Erection of Three Dwellings
At:	Hillbrook, Bath Road, Box, Corsham, SN13 8AE

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 seeks Permission in Principle for residential development comprising up to three dwellings on land which lies outside the defined settlement boundary of Box, within the open countryside. The proposal conflicts with the spatial strategy of the Wiltshire Core Strategy, which directs new residential development to defined settlements where it can be sustainably located. None of the exceptions set out in the supporting text to Core Policy 2 of the Wiltshire Core Strategy apply in this case.

The current shortfall in the five year housing land supply does not outweigh the harm arising from the principle of residential development at this location, nor does it justify granting Permission in Principle where the site is fundamentally unsuitable for development. The proposed development is therefore contrary to Core Policies 1, 2 and 11 of the Wiltshire Core Strategy (2015) and to the National Planning Policy Framework, in particular Section 2.

Refusal Reason

- 2** The application site lies within the Green Belt and the Cotswolds National Landscape.

The proposed development does not fall within any of the exceptions to inappropriate development set out in paragraph 154 of the National Planning Policy Framework and would therefore constitute inappropriate development in the Green Belt, which is, by definition, harmful. No very special circumstances have been demonstrated to clearly outweigh this harm.

The Local Planning Authority does not consider that the site meets the definition of 'grey belt' land as defined in paragraph 155 of the Framework, having regard to the site's more open and visually sensitive valley side location and its relationship to the wider rural landscape. The development of up to three dwellings would erode the openness of the Green Belt and cause harm to the character and scenic qualities of the Cotswolds National Landscape, to which great weight must be afforded.

These matters go to the principle of development and could not reasonably be addressed or mitigated through a subsequent application for Technical Details Consent. The proposal is therefore contrary to Core Policy 51 of the Wiltshire Core Strategy (2015) and to the National Planning Policy Framework, in particular paragraph 11 and footnote 7 (Section 2: Achieving Sustainable Development), and Sections 13 and 15.

Informative

- 3** This decision relates only to the plans and documents listed below which formed the basis of the application as submitted and assessed by the Local Planning Authority. Any later revised drawings or documents have not been considered as part of this decision:

Application form received 30 March 2026

Site location plan 3131-HB-7 received 30 March 2026

Planning Statement received 30 March 2026

Design and Access Statement received 30 March 2026

Proposed Site Plan 3131-HB-2 received 30 March 2026

Proposed Site Plan 3131-HB-4 received 30 March 2026

Existing Site Plan 3131-HB-1 received 30 March 2026

Existing Site Plan 3131-HB-3 received 30 March 2026

Existing and Proposed view from footpath 3131-HB-6 received 30 March 2026

Proposed Site Sections 3131-HB-5 received 31 March 2026

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.