

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/2026/02990

Decision Date: 16/06/2026

Applicant:	Mr & Mrs Roger Wilding The Apple Store, Plough Lane, Kington Langley, Chippenham SN15 5PS
Particulars of Development:	Permission in Principle for Erection of up to 8 No dwellings
At:	Land south of Plough Lane, Kington Langley, Chippenham, SN15 5PS

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 application site is located outside the defined settlement boundary of Kington Langley, identified as a Small Village where development is limited to infill within the existing built area, in accordance with Core Policies CP1, CP2 and CP10 of the Wiltshire Core Strategy.

The proposed development, by reason of its location, does not constitute infill or rounding off and would instead represent an unjustified extension of built form into the countryside, contrary to the spatial strategy of the development plan.

The site also occupies a location where future occupiers would be likely to rely on the private car to access services and facilities, contrary to Core Policies CP60 and CP61 of the Wiltshire Core Strategy.

Refusal Reason

- The proposal seeks Permission in Principle for up to 8 dwellings. Having regard to the size and characteristics of the site, and its relationship with the surrounding pattern of development, it is considered that this quantum of development would represent an unduly intensive form of development.

The scale of development proposed materially exceeds what could reasonably be accommodated on the site and would be likely to result in a form of development that fails to integrate appropriately with its surroundings and erodes the character of the area.

The proposed amount of development is therefore not considered acceptable in principle and would be contrary to Core Policy 57 of the Wiltshire Core Strategy.

Informative

Plans and documents considered:

Planning Statement received 14 May 2026

Application form received 11 May 2026

Location Plan LPC 4218 EX 01 received 8 May 2026

Proposed Site Plan LPC 4218 PR01 received 8 May 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.