

Appeal 6012336

Submitted on 3 July 2026.

Before you start

Local planning authority	Wiltshire
Appeal type	Full planning
Decision date	16 June 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Mr & Mrs Roger Wilding
Contact details	Simon Chambers LPC (Trull) Ltd
What is your phone number?	01285 841433
What is the address of the appeal site?	Land south of Plough Lane Kington Langley Wiltshire SN15 5PS
What is the area of the appeal site?	0.42 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes The Appeal Site is an enclosed field with mature landscaping around the boundaries. The Inspector will need to enter the land to fully see the site and assess the proposal.
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	PL/2026/02990

Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Erection of up to 8 No dwellings
Did the local planning authority change the description of development?	No
Why are you appealing?	The first stated reason for refusal (RFR) is conflict with the Spatial Strategy of the Local Plan and reliance on private transport. The Council does not acknowledge that the site is within a one minute walk of a bus stop, which provides regular daily bus services to Chippenham, via a pavement which also provides a direct and safe access along Plough Lane to the school and village hall. The Council's RFR is based on a straight assessment against the out-of-date residential policies of the Local Plan and does not refer to or apply the required 'tilted balance'. The original application presented significant evidence to demonstrate that significant positive weight should be placed on the benefits of the proposed development and limited weight to any conflict with the Spatial Strategy of the Local Plan. The Council's Delegated Report suggests moderate positive weight should be applied, and the weight applies to the harms certainly do not significantly and demonstrably outweigh the benefits. The second RFR is based on proposed amount of development, however the Council's assessment is based on the maximum number of proposed dwellings. The range proposed within the application form was clearly 6 to 8 dwellings. The Council's detailed design critique is misled and inappropriate. The provision of 8 dwellings on the 0.4289ha site would result in a density of 18.65 dwellings per hectare. The 'amount of development' is appropriate for the land, context of the site, and aligns with the density of the recent permission to the west.
Have there been any significant changes that would affect the application?	There have been no significant changes
How would you prefer us to decide your appeal?	Written representations

Are there other appeals linked to your development?	No
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Upload documents

Application form	LPC4218-PIP Form-07052026.pdf (/document/e1dd0f8d-7632-4f10-a865-545041e86e5a)
Did you submit an environmental statement with the application?	No
Decision letter	PL.2026.02990 Land South of Plough Lane DECISION NOTICE.pdf (/document/b5168e78-cdb5-4cb6-82f8-1addcf68599e)
Do you have a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Do you want to apply for an award of appeal costs?	No