



The Town and Country Planning Act 1990
Refusal of Outline Planning Permission (Some Matters Reserved)
Application Reference Number: PL/2023/10331
Decision Date: 21/08/2026

Applicant:	Hannick Homes and Developments Ltd C/O Agent
Particulars of Development:	Outline planning application (with all matters except access reserved) for up to 49 dwellings and associated works and provision of a cemetery together with access and associated works.
At:	Land south of The Forty and North of Chelworth Road, Cricklade, Wiltshire

In accordance with policy DM3 of the National Planning Policy Framework (NPPF), this planning application has been processed in a positive and proactive manner. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby **REFUSE TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reasons

- 1 The proposed development is located outside the defined settlement boundary where development should be strictly controlled. The proposal is therefore contrary to the spatial strategy set out in Core Policies 1 and 2 of the Wiltshire Core Strategy.
- 2 The proposed development would result in the discharge of foul sewage to a sewerage network that has been demonstrated to lack adequate capacity to accommodate the additional flows arising from the development. The proposal would create an unacceptable risk of sewer surcharge and pollution. The proposal is therefore contrary to Policy P3 of the National Planning Policy Framework.
- 3 The proposed development is located within an area that is subject to existing surface water flood risk. The proposed development has failed to demonstrate that surface water arising from the site can be managed without increasing flood risk off

site. The proposal is therefore contrary to Policies CC3 & F7 of the National Planning Policy Framework.

Informative

- 1 The application has been assessed on the basis of the following plans and documents:

Site Location Plan
(received 28 November 2023)

Site Access General (R-21-0181-001.D)
Cemetery Site Access (R-21-0181-005.B)
(received 3 May 2024)

Ecological Parameters Plan
(received 29 October 2024)

Flood Risk Assessment 22-0400 v06
Ecological Assessment 9673.EcoAss.vf2
Dog Training and Exercise Proposals PRI24735 11A
Illustrative Layout 40/0001
Indicative Layout Masterplan PRI24735 09
(received 19 August 2025)

Hydraulic Modelling Technical Note Rev.2
(received 29 January 2026)

Nic Thomas - Director of Planning, Economy and Climate

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).