



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/2026/02798

Decision Date: 18/09/2026

Applicant:	Mr Ryan Nicholls 11 Homestead Close, Chippenham, SN14 0SD
Particulars of Development:	Permission in principle for one dwelling (self build)
At:	Land at Seagry Hill, Sutton Benger, Nr Chippenham, SN15 4SA

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 proposed development, by reason of its location, would be contrary to the settlement, delivery and community area strategies and is unacceptable in principle. The site is poorly related to services, facilities and public transport, such that future occupiers would be heavily reliant upon the private car. The proposal therefore represents an unsustainable form of development that conflicts with the spatial strategy of the development plan. Accordingly, the proposal fails to accord with Core Policies 1, 2, 10, 60 and 61 of the adopted Wiltshire Core Strategy (January 2015) and policy S5 of the NPPF

The harm identified relates to the principle of development and could not reasonably be addressed or overcome through the submission of a subsequent application for Technical Details Consent. Permission in Principle is therefore refused.

Nic Thomas - Director of Planning, Economy and Climate

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.