



# REFUSAL OF PLANNING PERMISSION

**Application Number:** S/OUT/18/0703/RM

**Parish:**

**Ward:** Chiseldon And Lawn

Chiseldon

**Proposal:**

Outline application for up to 30no. dwellings. - Access not reserved.

**Site Address:**

Land Between New Road And The Ridgeway, Chiseldon Swindon

**Agent:**

Mr David Wetherill  
Turley  
The Pinnacle  
20 Tudor Road  
Reading  
RG1 1NH

**Applicant:**

Castlewood Investments Inc.  
C/o Agent

## Reasons for Refusal

1. The application site occupies a prominent, countryside location in the North Wessex Downs Area of Outstanding Natural Beauty. The proposal would result in a development that encroaches into open countryside, and is of a form that is out of character with this open countryside location. Further, the application site is highly visible from key viewpoints. The resulting development would cause significant harm to the landscape character of the AONB and visual harm to those using it, contrary to paragraph 172 of the NPPF and Policy EN5 of the Swindon Borough Local Plan 2026.

2. By virtue of the proposal's urbanising nature and its significant scale and by virtue of the application site's open countryside location, with visibility from key viewpoints, the proposal represents a major development in the North Wessex Downs Area of Outstanding Natural Beauty. The applicant has not demonstrated that this major development in the AONB represents an exceptional circumstance and that the proposal is in the public interest, contrary to the requirements of paragraph 172 of the NPPF.

## **Informatives**

1. This decision is in respect of Site Location Plan UP00115-03-B dated 12 March 2018, Illustrative Site Layout UP0015-02-L and Parameters Plan UP0015-04-H dated 30 July 2019 and Transport Statement dated July 2019.

2. CIL Liabile Development: This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development.

**Authorised by Richard Bell,  
Head of Planning, Regulatory Services and  
Heritage**

A handwritten signature in black ink that reads "Richard Bell." The signature is written in a cursive, flowing style.

**Decision Dated: 13th December  
2019**

# Town and Country Planning Act 1990

## Refusal of Permission for Development

The Local Planning Authority HEREBY REFUSE TO GRANT PLANNING PERMISSION for the development proposed in the application for the reasons set out in the schedule (see overleaf).

“The Local Planning Authority”, and “the application” referred to above, are those described in the schedule overleaf.

### Notes

If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within **6 months** of the date of the decision. Appeals must be made on a form that is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at <https://www.gov.uk/government/organisations/planning-inspectorate>

If the permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonable/beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that his interest in the land be purchased in accordance with the provisions of Part 6 of the Town and Country Planning Act 1990.