

The Town and Country Planning Act 1990
Notice of Refusal of Reserved Matters
Application Reference Number: PL/2024/04625
Decision Date: 06 February 2025

Applicant: Bewley Homes
Inhurst House, Brimpton Road, Baughurst, RG26 5JJ

Particulars of Development: Approval of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 90 dwellings pursuant to outline planning permission PL/2022/03315

At: Land off Melksham Road, Great Parks, Holt, BA14 6QP

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. 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 Reason(s): (1)

- 1 The proposal does not achieve high quality design and place-making and fails to meet the objectives of Core Policy 57 of the Wiltshire Core Strategy, the National Planning Policy Framework Section 12, with particular reference to paragraph 131, the Wiltshire Design Guide, and the Holt Neighbourhood Plan 2016-2026.

Parvis Khansari - Corporate Director, Place

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)).