Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/10684

Decision Date: 4th July 2024

Applicant:	Linda Dolman Elm Villa, Corston, Malmesbury, SN16 0HB
Particulars of Development:	Erection of a dwelling and associated works
At:	Land at Mill Lane, Corston, Malmesbury, Wilts, SN16 0HH

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): (3)

1 The proposed development is contrary to the adopted Development Plan housing delivery strategy in that it involves a greenfield site that is in the designated countryside; and is outside and some distance from any defined settlement boundary. It is also considered that the proposals do not represent sustainable or infill development and will only serve to uncharacteristically elongate the small village of Corston in a northerly direction. The principle of housing development on this site, in terms of its location, is therefore considered to be contrary to the provisions of the National Planning Policy Framework; Wiltshire Core Strategy policies CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP13 (Malmesbury Community Area), CP51 (Landscape), CP57 (Ensuring High Quality Design & Place Shaping), CP60 (Sustainable Transport) and CP61 (Transport & Development); and the Council's Wiltshire Design Guide (2024).

2 The applicant has failed to supply sufficient evidence of ecological measures to demonstrate that it accords with Core Policy 50 (Biodiversity and Geodiversity) and potentially puts at risk protected species, principally the Great Crested Newt.

3 The proposed development by dint of its design is considered to have an unacceptable impact on neighbouring amenities (overlooking) and is therefore contrary to CP57 of the Wiltshire Core Strategy (2015), the NPPF and the Council's Wiltshire Design Guide (2024)

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)).