

Our ref: OT/Baker/Home Farm

3rd March 2026

Development Management
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

Willis & Co.

Chartered Town Planners
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

Telephone: (01249) 444975
Email: Willisplan@aol.com

Dear Mr Millinship

Town and Country Planning Act 1990

Application number: PL/2026/00930

Permission in Principle for the development of up to 4 no dwellings

Home Farm, Corston, Malmesbury, SN16 0EW

This letter is intended to accompany the application in response to the highway matters raised by the Highway Officer.

1. A new vehicular access, following the removal of the existing low stone wall, is proposed in close proximity to the existing access. Below figures show the location of the new access.

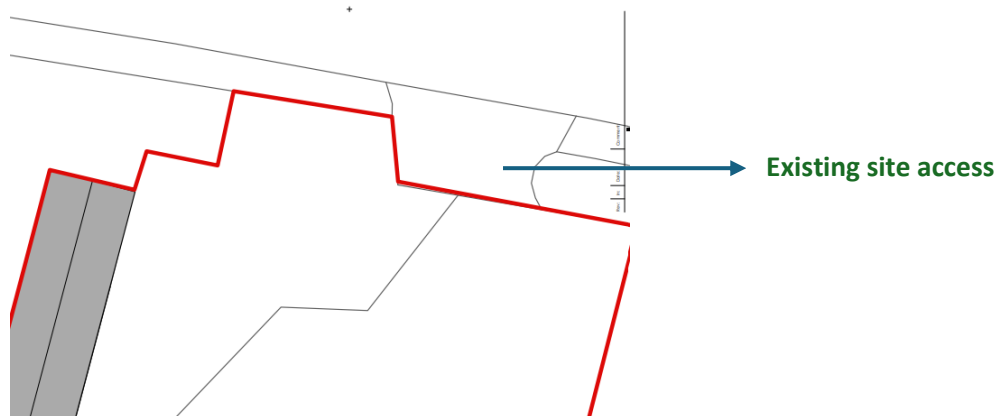


Fig 1. Existing Block plan

Home Farm, Corston, Malmesbury, SN16 0EW

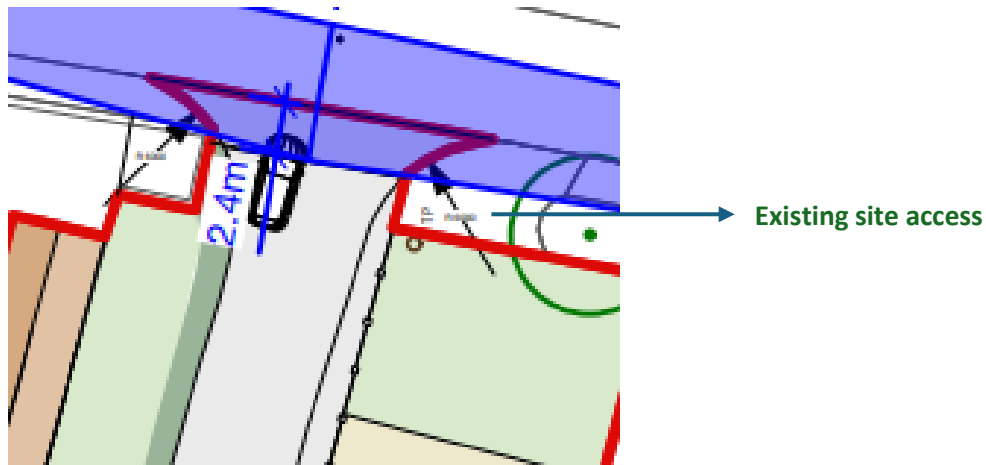


Fig 2. Proposed block plan

2. The required visibility splays can be achieved in both directions, commensurate with the speed limit outside the site.

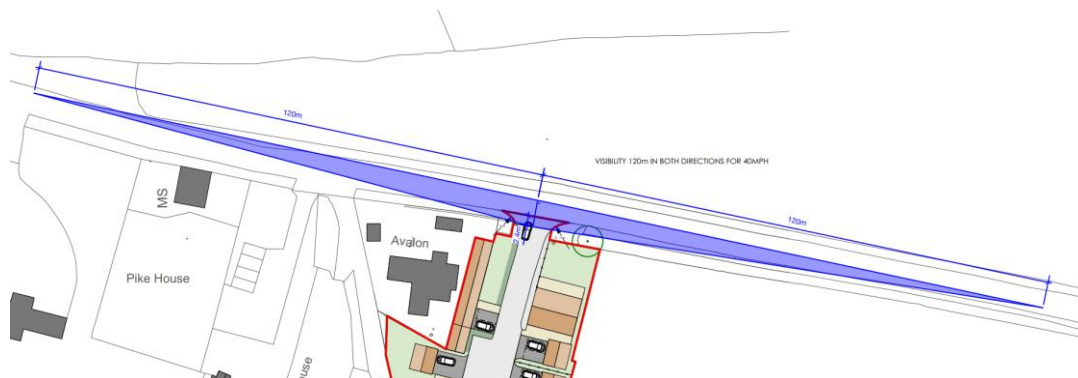


Fig 3. Proposed block plan with visibility splays



Source from Google Map UK

Home Farm, Corston, Malmesbury, SN16 0EW

3. Highway matters relating to previous applications - The site has been subject to a number of planning applications and an appeal for a variety of planning development proposal, including flexible commercial use shop and café. Notwithstanding the outcomes of the previous applications, the visibility splays capable of being provided were not raised a concern by the Council's Highway Authority.
4. In particular, Prior Approval Part 3 Class R Ref.: PL/2024/10192 – Conversion of agricultural buildings to a flexible commercial use shop and café, the Council's Highway Team advised that *'Subject to a condition ensuring the surfacing of the access, there would be no grounds for objection, on highway safety or parking. Accordingly, the transport and highways impacts would not represent a reason to withhold prior approval in this case.'*
5. Furthermore, any vegetation overhanging the public pavement can be appropriately trimmed to maintain visibility, thereby ensuring that the required visibility splays can be achieved.
6. In summary,
 - i. This Permission in Principle application seeks solely to establish the principle of the development for up to four dwellings. All technical matters, including access details, can be appropriately considered and secured at the Technical Details Consent Stage.
 - ii. The existing low stone walls can be removed to form the proposed access, if necessary, to ensure that the required visibility splays can be achieved.
 - iii. The proposed access is located immediately adjacent to the existing access, and it has been demonstrated that the required visibility splays can be achieved.
 - iv. The previous transport report (Appendix A), which remains relevant given that no material changes on site, demonstrates that the required visibility splay can be achieved.
 - v. There is no recorded incident near the existing or proposed access.

Conclusion

32. We trust that the above information clarifies the highway matters associated with the proposal. If the officer does require any further information or

Home Farm, Corston, Malmesbury, SN16 0EW

clarification on any element of the proposal, we welcome a discussion during the planning application process.

Yours faithfully,

Olivia Tresise, MSc, MA, MRTPI
Principal Planner

Appendix A - Technical Note 01, prepared by Cotswold Transport Planning, dated August 2020