

Our ref: OT/Baker/Home Farm

1 April 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**

Further to our letter dated 30 March 2026, we wish to provide additional information to address matters raised in your email dated 30 March 2026 regarding the sustainability of the site.

1. Paragraph 110 of the National Planning Policy Framework (the Framework) states 'The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, **opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account** in both plan-making and **decision-making**.'
2. Although Burton Hill does not have a defined settlement boundary and the site lies in the open countryside in spatial term, the site is **not isolated in functional term**. The Council's Highway Officer has raised no objection on sustainability grounds. In the planning appeal APP/Y3940/W/23/3318945 (Appendix A) at Land adjacent to Rossley House, Milbourne, Malmesbury, SN16 9JA, the Inspector allowed the appeal for Permission in Principle for an erection of one dwelling. The inspector states '*There are a range of services and facilities at Malmesbury and despite the lack of footpaths on the main road through Milbourne connecting to Malmesbury, the site is located to a bus stop with access available by foot. ... There is a regular bus service from the bus stop on Monday to Saturday serving Malmesbury, Chippenham and Wootton Bassett..... As a result, the proposal would help to reduce the need to travel by private car.*'
3. The key point to take from this appeal decision is that the Inspector confirmed that sites in rural locations can be considered sustainable where they benefit from good access to public transport and local services.

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4. In line with this, bus stops are located outside the application site (less than 70 metres, less than 1 minute walk) along the A290, providing regular services (Bus No. 99) to Malmesbury, Chippenham, and surrounding settlements.



Fig. a – Distance between the application site and the bus stops



- ★ Application site
- Bus stops

Fig b - Snapshot shows some of stops in Malmesbury of No 99 bus route.

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5. There is a frequent service (Bus service No 99) between Chippenham, Malmesbury, and beyond to Swindon which provides a regular service into the nearby town of Malmesbury, which has every facility (primary school, secondary school, shops, pharmacy, etc) and service required for day to day living.

Corston Radnor Arms (NW-bound)	06:25	07:15	08:26	09:29	10:29	11:29	12:29	13:29	14:29	15:37	15:37	16:53	17:47	18:22
Corston Foxley Turn (NE-bound)	06:25	07:15	08:26	09:29	10:29	11:29	12:29	13:29	14:29	15:37	15:37	16:53	17:47	18:22
Malmesbury, o/s Home Farm	06:27	07:17	08:28	09:31	10:31	11:31	12:31	13:31	14:31	15:39	15:39	16:55	17:49	18:24
Malmesbury, opp Police Station	06:28	07:18	08:29	09:32	10:32	11:32	12:32	13:32	14:32	15:40	15:40	16:56	17:50	18:25
Malmesbury Burton Hill (N-bound)	06:29	07:19	08:30	09:33	10:33	11:33	12:33	13:33	14:33	15:41	15:41	16:57	17:51	18:26
Malmesbury Cross Hayes (W-bound)	06:32	07:22	08:33	09:37	10:37	11:37	12:37	13:37	14:37	15:44	15:44	17:00	17:55	18:29
Malmesbury West Street (W-bound)	06:34	07:25	08:35	09:43	10:43	11:43	12:43	13:43	14:48	15:49	15:53	17:03	18:03	18:31sR
Malmesbury Dark Lane (W-bound)	06:34	07:26	08:38	09:44	10:44	11:44	12:44	13:44	14:49	15:50	15:54	17:04	18:04	18:32sR
Malmesbury School (NW-bound)			08:41							15:53				
Malmesbury Corn Gastons (NE-bound)	06:36	07:28	08:42	09:46	10:46	11:46	12:46	13:46	14:51	15:56	15:56	17:06	18:06	18:34sR
Malmesbury Alexander Mews (E-bound)	06:36	07:28	08:42	09:46	10:46	11:46	12:46	13:46	14:51	15:56	15:56	17:06	18:06	18:34sR
Malmesbury, opp Willow View Close	06:37	07:29	08:43	09:47	10:47	11:47	12:47	13:47	14:52	15:57	15:57	17:07	18:07	18:35sR
Malmesbury, o/s Co-Op Supermarket	06:38	07:30	08:44	09:48	10:48	11:48	12:48	13:48	14:53	15:58	15:58	17:08	18:08	18:36sR
Malmesbury Tetbury Hill (NW-bound)	06:39	07:31	08:46	09:50	10:50	11:50	12:50	13:50	14:55	16:00	16:00	17:10	18:10	18:37sR
Malmesbury Filands (E-bound)	06:41	07:33	08:48	09:52	10:52	11:52	12:52	13:52	14:57	16:02	16:02	17:12	18:12	18:38R
Malmesbury Aldi Roundabout (S-bound)	06:41	07:33	08:49	09:52	10:53	11:52	12:53	13:52	14:58	16:02	16:02	17:13	18:12	
Malmesbury Manor Cottages (SE-bound)		07:35		09:54		11:54		13:54		16:04		16:04	18:14	
Malmesbury Cowbridge Crescent (SE-bound)		07:36		09:55		11:55		13:55		16:05		16:05	18:15	
Malmesbury Cowbridge Mill (SE-bound)		07:37		09:56		11:56		13:56		16:06		16:06	18:16	

Table 1 Snapshot of Bus Time table from Home Farm to Malmesbury area

Malmesbury, o/s Police Station	07:15	07:31	08:58	09:58	10:58	11:58	12:58	13:58	14:58	15:58	17:05	18:16
Malmesbury, opp Home Farm	07:15	07:31	08:58	09:58	10:58	11:58	12:58	13:58	14:58	15:58	17:05	18:16
Corston Foxley Turn (SW-bound)	07:17	07:33	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:07	18:18
Corston Radnor Arms (SE-bound)	07:18	07:34	09:01	10:01	11:01	12:01	13:01	14:01	15:01	16:01	17:08	18:19
Corston South End (SW-bound)	07:18	07:34	09:01	10:01	11:01	12:01	13:01	14:01	15:01	16:01	17:08	18:19
Stanton St Quintin Main Road (A429) (S-bound)	07:24											
Hullavington, o/s Telephone Exchange		07:39	09:05	10:05	11:05	12:05	13:05	14:05	15:05	16:05	17:12	18:23
Hullavington Mere Avenue (SW-bound)		07:39	09:05	10:05	11:05	12:05	13:05	14:05	15:05	16:05	17:12	18:23
Hullavington Watts Lane (SW-bound)		07:40	09:06	10:06	11:06	12:06	13:06	14:06	15:06	16:06	17:13	18:24
Hullavington Arms (SW-bound)		07:40	09:06	10:06	11:06	12:06	13:06	14:06	15:06	16:06	17:13	18:24
Hullavington Parklands (SW-bound)		07:40	09:06	10:06	11:06	12:06	13:06	14:06	15:06	16:06	17:13	18:24
Stanton St Quintin, opp St Giles Church		07:47	09:12	10:12	11:12	12:12	13:12	14:12	15:12	16:12	17:19	18:30
Stanton St Quintin Kingston Lane (E-bound)		07:47	09:12	10:12	11:12	12:12	13:12	14:12	15:12	16:12	17:19	18:30
Stanton St Quintin Valetta Gardens (E-bound)		07:47	09:12	10:12	11:12	12:12	13:12	14:12	15:12	16:12	17:19	18:30
Stanton St Quintin Buckley Barracks (NE-bound)		07:50	09:14	10:14	11:14	12:14	13:14	14:14	15:14	16:14	17:21	18:32
Kington St Michael Pretty Chimneys (S-bound)	07:29	07:54	09:17	10:17	11:17	12:17	13:17	14:17	15:17	16:17	17:25	18:35
Kington Langley The Plough (S-bound)	07:36	07:56	09:19	10:19	11:19	12:19	13:19	14:19	15:19	16:19	17:27	18:37
Chippenham Morrisons Roundabout (S-bound)	07:38	07:58	09:21	10:21	11:21	12:21	13:21	14:21	15:21	16:21	17:29	18:39
Chippenham Sheldon School (E-bound)		08:01										
Chippenham, o/s Greenways Business Park	07:39	08:04	09:21	10:21	11:21	12:21	13:21	14:21	15:21	16:21	17:30	18:39
Barrow Green Long Ridings (S-bound)	07:40	08:05	09:21	10:22	11:22	12:22	13:22	14:22	15:22	16:22	17:31	18:40
Chippenham Greenway Park (E-bound)	07:41	08:07	09:21	10:23	11:23	12:23	13:23	14:23	15:23	16:23	17:32	18:41
Chippenham Parklands (SE-bound)	07:41	08:07	09:21	10:24	11:24	12:24	13:24	14:24	15:24	16:24	17:33	18:42
Chippenham Rail Station Forecourt Alighting (E-bound) sR		08:10	09:22	10:26	11:26	12:26	13:26	14:26	15:26	16:26	17:35	18:44
Chippenham Rail Station Forecourt A (NW-bound) sR	07:43											
Chippenham Town Bridge (SE-bound)	07:45	08:12	09:27	10:27	11:27	12:27	13:27	14:27	15:27	16:27	17:37	18:45
Chippenham, o/s Waitrose	07:48	08:15	09:32	10:32	11:32	12:32	13:32	14:32	15:32	16:32	17:41	18:46
Chippenham Bus Station (Bay 6)	07:50	08:18	09:35	10:35	11:35	12:35	13:35	14:35	15:35	16:35	17:44	18:48

Table 2 Snapshot of Bus Time table from Home Farm to Chippenham area

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6. In other relevant appeal decisions around Malmesbury (Appendix B and C), Inspectors have considered in detail the importance of safely crossing. In the context of this application, established bus stops are already present and in use, indicating that the crossing of the A429 outside this application site is both feasible and undertaken by existing users.
7. In addition, data from Crashmap Uk indicates that there have been no recorded accidents between Grange Lane (south) and the Priory Roundabout for almost five years, suggesting a **good highway safety record along this stretch of road**.
8. The site also benefits from a **continuous footpath** along its frontage, providing **safe pedestrian access to the nearby bus stop** and connecting the site to the wider network. This aligns with Inspectors conclusions that functional connectivity to services and transport is a key factor in determining whether a site is sustainably
9. As already mentioned in the submitted Design, Access and Planning Statement, there are also no reasons why future residents could not cycle to town centre of Malmesbury given that the section of the A429 is generally flat.

Conclusion

10. We trust that the above information clarifies the matters raised by the Parish Council. If the officer does require any further information or clarification on any element of the proposal, we welcome a discussion during the course of the planning application.

Yours faithfully,
Olivia Tresise, MSc, MA, MRTPI
Principal Planner

Appendix A – Site location plan and Appeal Decision of APP/Y3940/W/23/3318945

Appendix B – Appeal Decision of APP/Y3940/W/25/3369892

Appendix C – Appeal Decision of APP/Y3940/W/24/3358026