

Our ref: OT/Baker/Home Farm

30th 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 matters raised by St Paul Malmesbury Without Parish Council at its meeting held on 25 March 2026.

Highway

1. The Parish Council has suggested that longer visibility splays, based on a 60mph speed limit, should be provided instead of those based on 40mph, given the proximity of the proposed access to the change in speed limit.
2. In this instance, the Highway Officer has reviewed both the Design, Access and Planning Statement and the additional information submitted in relation to highway matters and has raised no objection on highway safety grounds.
3. Furthermore, there are existing traffic management measures in place, including speed limit signage, road markings, and multiple yellow lines across the road, which help to alert drivers and encourage them to reduce speed. In addition, the proposed access would be positioned slightly further to the north, increasing its distance from the point at which the speed limit is reduced to 40mph.
4. Details of the proposed access would be provided at the Technical Details Consent stage (TDC), and appropriate planning conditions can be imposed at that stage to ensure that the access is designed in accordance with the Council's requirements in the interests of highway safety.
5. Taking these factors into account, it is considered that the proposal would not result in an unacceptable impact on highway safety.

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Outside the settlement boundary

6. The Parish Council has raised concerns that the string of development along Burton Hill does not have a defined settlement boundary, and that the proposal would therefore extend development in a manner contrary to Policy CP2. These concerns are acknowledged.
7. However, it is important to note that the Council is currently unable to demonstrate a five-year housing land supply. Whilst the proposal would deliver a relatively small number of new dwellings, it would nonetheless represent an early and meaningful contribution towards meeting identified housing needs. When considered alongside the site's close relationship to the existing built form and its access to local services and transport options, the proposal represents a proportionate and sustainable response to the current housing supply position.

Flood Risk

8. It is said that a number of neighbouring residents have expressed their concerns to the Parish Council noting that the existing drainage system is already near capacity and occasionally overflows. These concerns have been fully acknowledged.
9. As stated in the Design, Access and Planning Statement, the proposal would lead to a reduction in impermeable roof coverage within the site. All new parking and turning areas would be constructed using permeable surfacing, further assisting in the control of surface water runoff.
10. The proposal will also address surface water management through a suitable strategy, to be detailed at the TDC stage. This will ensure that surface water from the site is managed on-site, in accordance with best practice and national planning policy, and that there will be no increased risk of flooding to neighbouring properties.
11. Furthermore, a planning condition can be imposed at the TDC stage to ensure that appropriate surface water drainage is implemented in accordance with the Council's requirements.

Conclusion

12. 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