



PLANNING STATEMENT

On behalf of: Calibre Homes

Site: Land to the north-east side of Rodbourne Road, Corston, Wiltshire SN16 0HB

Proposal: Application for Permission in Principle for residential development for a minimum of 7no. dwellings and a maximum of 9no. dwellings

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DOCUMENT HISTORY				
Project Number:	251003			
Project Title:	Land to the north-east side of Rodbourne Road, Corston			
Document Reference:	Planning Statement			
Issue	Date	Prepared by	Checked by	Approved by
1	28.05.2026	ST	ST	ST
Comments				
Issue 1	Submission to LPA			
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1. Introduction

- 1.1 This Statement has been prepared by Fowler Architecture & Planning Ltd in support of an application for Permission in Principle (PiP) for the residential development of a minimum of 7no. dwellings and a maximum of 9no. dwellings on Land to the north-east side of Rodbourne Road, Corston.
- 1.2 Since 1st June 2018 it is possible to apply directly to the Local Planning Authority for Permission in Principle for development¹ that is not:
- Major Development (defined as 10 or more houses or a land area of 1 hectare or more);
 - Habitats development;
 - Householder development; or
 - Environmental Impact Assessment development.
- 1.3 The scope of the PiP application is limited to location, land use and amount of development². Other matters should be considered at the 'Technical Details' consent stage³.
- 1.4 The PiP comprises the following:
- Completed Application Forms;
 - Drawing No.251003-01: Site Plan;
 - Drawing No.251003-100: Location Plan; and
 - Planning Statement.
- 1.5 The site, surroundings and its context are summarised in Section 2. Section 3 describes the application proposal. Section 4 sets out the relevant planning history, while planning policy and material considerations are reviewed in Section 5. A planning assessment of the proposal is then given in Section 6.

¹ The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

² National Planning Practice Guidance Paragraph 012 Reference ID: 58-012-20180615

³ National Planning Practice Guidance Paragraph 003 Reference ID: 58-003-20190615

2. Site Description

- 2.1 The site is located within the village of Corston, Wiltshire.
- 2.2 The 0.49-hectare greenfield site is located to the eastern side of the village and comprises an agricultural paddock. The site is bound by established hedgerow and tree planting.
- 2.3 The site is relatively flat, and is sited in a logical infill location within the built-up area. To the north-west of the site lies the residential dwelling of Old Forge House, and to the south-east lies nos. 1-22 Rodbourne Road – a small cluster of development on the edge of the village.
- 2.4 Corston benefits from a range of local services and facilities including All Saints Church, Corston and Rodbourne Reading Room, Radnor Arms Public House, Corston Recreation Ground and Corston's Nature Reserve.
- 2.5 Malsbury is located a short distance away – some 2.2 miles to the north of the site – which benefits from local shops, restaurants and schools.
- 2.6 The nearest listed building is Firs Farmhouse which is located to the south-west of the site on the southern side of Rodbourne Road.
- 2.7 The site is not located within the National Landscape, nor is it located within a conservation area. The site is located in fluvial Flood Zone 1, with a low risk of surface water flooding.
- 2.8 Corston is served by the Coach Style bus service no.99 which runs between Swindon, Malmesbury and Chippenham. The service stops in Corston regularly, with buses arriving every hour. The nearest bus stops are Radnor Arm – located along Main Road some 462m to the west of the site.

3. Planning History

- 3.1 There is no planning history associated with the site.
- 3.2 However, of some relevance is the site to the immediate north-west of the site – Land at Newlands Farm.
- 3.3 Permission in Principle was granted under **PL/2025/06697** for a minimum of 2no. dwellings and a maximum of 3no. dwellings in October 2025.
- 3.4 The subsequent Technical Details Consent application is at a progressed stage for 2no. dwellings: **PL/2026/00442**.
- 3.5 Prior to the approval of the PiP application on Land at Newlands Farm, outline planning permission was granted in June 2023 for 4no. units under **PL/2022/01289**.
- 3.6 Within the Officer Report, the planning officer acknowledged that the Council could not demonstrate a 5-year housing land supply and that the provision of 2no open market dwellings would represent a benefit to the overall contribution to addressing the Council's housing shortfall and was given moderate weight.
- 3.7 In terms of sustainability, the officer noted that the site was located at the edge of a defined settlement and was closely associated to existing residential development.

4. Proposed Development

- 4.1 This application is for Permission in Principle.
- 4.2 The scope of the PiP application is limited to **location, use and the amount of development**. Other matters would need to be considered at the 'Technical Details' consent stage.
- 4.3 The proposal is for the residential development consisting of the land use for a minimum of seven dwellings and a maximum of nine dwellings.
- 4.4 The site extends to 0.49ha, with enough land to sufficiently accommodate up to nine dwellings, with accommodation over two floors. The housing mix will be reviewed, with the opportunity for an appropriate mix of dwellings to be delivered on site.
- 4.5 A new access is proposed off Rodbourne Road. The indicative site plan confirms the new access can achieve sufficient visibility splays.
- 4.6 Each plot will benefit from sufficient parking provision, turning, landscaping and private amenity space.

5. Planning Policy and other Material Considerations

The Development Plan

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.3 PiP applications should be determined in accordance with the relevant policies in the Development Plan unless there are material considerations, such as those in the National Planning Policy Framework.
- 5.4 For the purpose of this application, the development plan comprises the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **North Wiltshire Local Plan 2011** (LP) adopted June 2006 (and saved June 2009).
- 5.5 The **Malmesbury Neighbourhood Plan 2014 to 2026** was made following a positive referendum on the 25 February 2025. The Malmesbury Neighbourhood Plan forms part of the Development Plan for Wiltshire and covers the area of three parishes – Malmesbury, St. Paul Malmesbury Without and Brokenborough.

Wiltshire Core Strategy

- 5.6 The policies of most relevance to the consideration of this application concerning the location, land use and amount of development are as follows:
- CP1 – Settlement Strategy
 - CP2 – Delivery Strategy
 - CP13 – Spatial Strategy for the Malmesbury Community Area
- 5.7 Policy CP1 identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.
- 5.8 Policy CP2 seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178ha of new employment land and at

least 42,000 homes – of which 24,740 dwellings will be located in the North and West Wiltshire Housing Market Area. At the Small Villages, development will be limited to infill within the existing built area.

- 5.9 Policy CP13 sets out the delivery strategy for the Malmesbury Community Area. Corston is identified as a Small Village. Over the plan period, approximately 1,395 new homes will be provided of which about 885 should occur at Malmesbury and some 510 homes will be provided in the rest of the Community Area.

Material Considerations

- 5.10 Section 70(2) of the Town and Country Planning Act 1990 requires that all material considerations are taken into account.

National Planning Policy Framework (the Framework) (2024)

- 5.11 The Framework sets out the Government’s planning policies for England and how these should be applied. The sections of the Framework of most relevance in this case are summarised below.
- 5.12 Paragraph 7 explains the purpose of the planning system is to contribute to the achievement of sustainable development. This means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways. These comprise economic, social and environmental objectives.
- 5.13 Paragraph 11 confirms that planning policies and decisions should achieve sustainable development and should be approved without delay if in accordance with an up-to-date development plan.
- 5.14 Where there is no up-to-date plan policies, Paragraph 11(d) confirms that permission should be granted unless:
- (i) *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - (ii) *(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*
- 5.15 Paragraph 39 relates to decision making and states that: ‘Local Planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including... Permission in Principle, and work

proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area’.

- 5.16 Paragraph 48 confirms planning decisions must be taken in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.17 Paragraph 61 confirms the Government’s objective of significantly boosting the supply of homes.
- 5.18 Paragraph 73 recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area.
- 5.19 Paragraphs 78 to 81 confirms the obligations on LPAs to ensure a supply of specific deliverable sites sufficient to provide a minimum of 5 years’ worth of housing, including buffer, against their housing requirement set out in adopted strategic policies. In addition, LPAs should maintain the supply of housing through the Housing Delivery Test.
- 5.20 Section 9 seeks to focus significant development on locations which are or can be made sustainable, however it recognises opportunities to maximise sustainable transport solutions will vary between urban and rural areas.
- 5.21 Paragraph 124 of the NPPF encourages planning policies and decisions to promote an effective use of land in meeting the need for homes. The following paragraph (125) outlines the need for planning policies and decisions to promote and support the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained.
- 5.22 Section 12 of the Framework recognises that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

6. Planning Assessment

- 6.1 The proposed development is eligible for consideration for PiP because it is not major development, habitats development, householder development or Environmental Impact Assessment development.
- 6.2 As clarified above, the scope for PiP is limited to location, land use and amount of development. Only issues relevant to these 'in principle' matters should be considered at the PiP stage.
- 6.3 While the site is located within a village with no defined Settlement Policy Boundary, it is not isolated within the meaning of the National Planning Policy Framework. Notably, the site is within easy walking distance to the range of services and facilities within the local area described at Section 1 of this Statement.
- 6.4 Within planning application PL/2022/01289 on the neighbouring site of 'Land at Newlands Farm', the planning officer confirmed that the site was bound by existing residential development to the west and south and that the site was located to the edge of the settlement where it was closely related to existing residential development.
- 6.5 It is a similar situation on the application site – Land to the north-east side of Rodbourne Road. The site is located between residential development to both the north-west and south-east – resulting in a logical infill site for new development.
- 6.6 The Framework requires LPAs to identify a five-year supply of specific deliverable sites to meet housing needs, with an appropriate buffer (5% in this case). Following the adoption of the new standard methodology set out in national planning practice guidance, Wiltshire Council is only able to demonstrate a 2.42-year housing land supply. In addition, Appendix 6 of the Wiltshire Council Housing Land Supply Statement (June 2025) identifies a shortfall of 562 dwellings in the Malmsbury Community Area.
- 6.7 Consequently, Development Plan policies relating to housing delivery, are to be considered out of date. These are the policies most important for determining the planning application.
- 6.8 Planning applications will therefore be considered in line with paragraph 11 of the NPPF which states that where relevant policies are considered out of date permission will be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

- 6.9 Paragraph 11 states that permission should be granted unless the policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the proposal.
- 6.10 The application proposal is not considered to give rise to any adverse impacts which would 'significantly and demonstrably' outweigh the benefits.
- 6.11 First, in terms of **landscape**, the site lies outside of any landscape designations and is not situated within the National Landscape. In this case, the proposed development is for the erection of up to 9 no. dwellings in a paddock that is well related to existing built form. The Application Site is not situated in an isolated location, but rather located directly within the built-up area to the eastern edge of the village. It is not considered that the proposed development would be a harmful extension to the village, instead being a logical location for new development. The accompanying site plan outlines the extent of the application site, along with indicative locations for landscape planting and biodiversity net gain (which will be addressed at the TDC stage) and demonstrates an effective and sensitive use of the land.
- 6.12 In terms of designated **habitats**, there are no recorded habitats relating to the site.
- 6.13 In terms of **heritage** impacts, the site does not fall within any designated Conservation Area and there are no statutory listed buildings within the close proximity of the site which would be adversely impacted. The nearest listed building is Firs Farm, located to the south-west of the site – to the south side of Rodbourne Road. Due to the location of the listed building, it is anticipated that there will be no inter-visibility between the designated heritage asset and the site. A full hard and soft landscaping scheme will be considered at the Technical Detail Consent stage.
- 6.14 Paragraph 11 of the Framework also states that proposals should only be refused if the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Decisions should also apply a presumption in favour of sustainable development, which can be achieved through three dimensions defined in Paragraph 8 as: economic, social and environmental.
- 6.15 The economic role of the Framework requires proposals to contribute to building a strong, responsive and competitive economy. The proposal would encourage development and associated economic growth with future occupants undoubtedly contributing to the local economy and continued viability of local services in Corston and surrounding villages. In addition, the proposed location of the development within an accessible location would contribute towards meeting the housing need in a Borough with no 5-year land supply and as such accords with the Government's objective of boosting the supply of housing.
- 6.16 The social role of the Framework requires planning to support strong, vibrant and healthy communities and states that it should create a high-quality built environment. The proposal

provides an opportunity to deliver up to nine dwellings in a location that is not isolated where housing will contribute to maintaining the vitality of the rural community.

6.17 In terms of the environmental element, the Framework requires that the natural, built and historic environment should be protected and enhanced and should mitigate against climate change. The proposal for a residential land use is considered to be compatible with the character of the surrounding area and the site is well screened by extensive vegetation that will be retained. The proposal is therefore not considered to have any adverse effect on the historic or natural environment.

6.18 To summarise the above, and in terms of the requirements for PiP, the application site is suitable for residential development with the erection of up to nine dwellings for the following reasons:

- Location:
 - The site, whilst in the 'countryside', is read as part of the built-up area of Corston being visually and physically well-contained. As such, it would not result in further encroachment into the 'open' countryside. As the proposed dwellings would not be '*isolated*', the location wholly accords with the Framework that seeks to promote sustainable development in rural areas by encouraging homes to be located where it will enhance or maintain the vitality of rural communities.
 - Future residents of the proposed dwellings would benefit from the close proximity to local services and facilities by foot and by public transport. The proposed development is likely to sustain local services and facilities within Corston, as well as nearby settlements accessible by public transport, in accordance with paragraph 89 of the Framework.
 - The location of the residential development would be situated within Flood Zone 1 (low probability of flooding).
 - Development in this location would not result in the loss of existing landscape features.
 - The site provides ample opportunities for hard and soft landscaping provision, ensuring good levels of amenity and screening for neighbours and future occupiers.
- Land Use:
 - The residential land use would be compatible with the predominate character and land use of the surroundings.

- The site has a strong existing relationship with Corston and the proposed dwellings are likely to be arranged in such a way to continue the existing pattern of development.
 - The residential land use is a public benefit and would contribute towards meeting the housing need and accords with the Government's objective of boosting the supply of housing where the limits of development are out-of-date and no 5-year housing land supply exists.
 - Amount of Development:
 - Spatially the plot is sufficient in size with enough land to accommodate the erection of up to 9no. dwellings in keeping with the character and appearance of the surroundings.
- 6.19 Based on the above, there are clear benefits presented by the application proposal. In particular, the site can make a valuable contribution towards housing delivery at a time when the Council cannot demonstrate a 5-year supply of housing, and on a site for which the benefits are not outweighed by any adverse impacts, specifically in terms of landscape, habitats or heritage.
- 6.20 A well-designed proposal at the 'technical details' stage, for this minor development can be achieved which compliments the character and appearance of Corston, and which both positively contributes to, and benefits, the local area.

7. Conclusion

- 7.1 This proposal is for minor development (up to nine residential dwellings) and therefore qualifies for PiP, subject to consideration against the relevant policies of the Development Plan and other material considerations.
- 7.2 In principle, the site represents an opportunity for a sustainable form of residential development that accords with the Framework as the site is not 'isolated' and instead is read within the context of the built-up area, where residential development would maintain the vitality of local services and facilities.
- 7.3 When undertaking the planning balance, the presumption in favour of sustainable development is engaged as the scheme would result in no harm to designated heritage assets. The policies which are most important for determining the application are out-of-date given the failure to demonstrate a 5-year housing land supply. The assessment above demonstrates that the application of policies in the Framework do not provide a strong reason for refusing the development and the adverse impacts would not significantly and demonstrably outweigh the benefits of delivering up to nine residential dwellings in a sustainable location.
- 7.4 The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching economic, social and environmental objectives, which are interdependent and need to be pursued in mutually supportive ways. The development contributes sustainable development and there is a presumption accordingly.
- 7.5 In addition, the proposed sustainable location of development would undoubtedly contribute towards meeting the housing need in a District with no 5-year land supply and as such accords with the Government's objective of boosting the supply of housing.
- 7.6 The Applicant therefore welcomes the LPAs support for this PiP application to establish the principle for residential development for a minimum of seven and a maximum of nine dwellings while enabling all technical details to be dealt with in due course. By doing so would accord with the Framework that seeks to achieve sustainable development and deliver more homes.