



The Town and Country Planning Act 1990 The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Refusal of Permission in Principle

Application Reference Number: PL/2026/00930

Decision Date: 03/06/2026

Applicant:	Mr Steve Baker Home Farm, Corston, Malmesbury, SN16 0EW
Particulars of Development:	Permission in principle for the development of up to 4 no dwellings.
At:	Home Farm, Corston, Malmesbury, Wiltshire, SN16 0EW

In pursuance of their powers under the above Act, the Council hereby REFUSE Permission in Principle for the development referred to in the above application and plan submitted by you, for the following reason(s):

- 1** The application site is located outside the defined settlement boundary, in an unsustainable location, that would fail to provide a genuine choice of transport modes conflicting with the spatial strategy and relevant policies of the Wiltshire Core Strategy 2015, namely Core Policies 1, 2, 13, 60 and 61 the National Planning Policy Framework having particular regard to the key policies for directing development to sustainable locations, including paragraph 110
- 2** The application site is subject to an overriding constraint relating to the flood risk and failure to demonstrate compliance with the Sequential Test conflicting with the planning policy advice of the National Planning Policy Framework having particular regard to the key policies for avoiding inappropriate development in areas at risk of flooding. The LPA cannot be satisfied that the proposed layout, design and mitigation measured would ensure that occupiers and users would remain safe from current and future surface water risks without increasing flood risk elsewhere contrary to National Planning Policy Framework para 175, 178, 181
- 3** The change of use of the land from an agricultural use into a residential development will fundamentally change the character of the site. As a result of the proposed use and amount of development, the proposal would introduce significant levels of suburban built form into a site which presently has a distinctively rural character and is located within open countryside. Coupled with associated lighting, boundary treatments, parked vehicles, domestic activities and paraphernalia, it

would dramatically and unacceptably change the character of the land, eroding its rural qualities conflicting with the relevant policies of the Wiltshire Core Strategy 2015, namely Core Policies 51 and 57 and the planning policy advice of the National Planning Policy Framework having particular regard to the key policies for making effective use of land and securing well-designed places including paragraphs 124 & 187

Nic Thomas - Director of Planning, Economy and Regeneration

1. Appeals

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, he/she may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990. Forms can be downloaded from the web site: www.planning-inspectorate.gov.uk or accessed via the Planning Portal: <http://www.planningportal.gov.uk/planning/appeals>.

Appeals must be made within 6 months of the date of the refusal. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted by the Local Planning Authority, having regard to the Statutory requirements, to the provisions of the Development Order, and to any Directions given under the Order. A copy of the appeal documents should be sent direct to the Council using the following email address: planningappeals@wiltshire.gov.uk.