

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/2026/03416

Decision Date: 05/08/2026

Applicant:	Calibre Homes
Particulars of Development:	Permission in Principle for residential development of a minimum of 7 dwellings and a maximum of 9 dwellings.
At:	Land to the North East of Rodbourne Road, Corston, Malmesbury, SN16 0HB

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):

Refusal Reason

- 1 The development, primarily by reasons of its location, would create between 7 and 9 dwellinghouses in open countryside for which there are no relevant exceptional circumstances to provide justification. It therefore represents an unsustainable form of development due to the location affording poor access to local services, facilities and employment opportunities and resulting in the development being heavily reliant on the use of private vehicles without genuine choice for other more sustainable modes of transport, and it would be a further urbanising encroachment into open countryside to the detriment of its intrinsic character and beauty. It is found contrary to Core Policies 1, 2, 13, 57 (xiv), 60 and 61 of the Wiltshire Core Strategy (January 2015), Policy 3 of the Malmesbury Neighbourhood Plan: Volume I (February 2015) Saved Policy H4 of the North Wiltshire Local Plan (2011), and the provisions of the National Planning Policy Framework (December 2024).

Refusal Reason

- 2 The development, by reasons of its location, land use and amount, would introduce an urbanising form of development that would permanently diminish the rural, agricultural character of the site and undermine its visual and historical relationship with the listed building, failing to conserve its significance by eroding the

contribution its surroundings make to how it is experienced and appreciated. It therefore causes less than substantial harm to the significance of a designated heritage asset and which would not be clearly and convincingly justified and outweighed by the public benefits that the development would secure. It is found contrary to Core Policy 57 (i, iii, iv, vi) and 58 of the Wiltshire Core Strategy (January 2015), and paragraphs 210, 212, 213, 215 and 219 of the National Planning Policy Framework (December 2024).

Refusal Reason

- 3** The development, by reasons of its location, land use and amount, would introduce an urbanising form of development that would permanently diminish the rural, agricultural character of the site to the detriment of the intrinsic character and beauty of the countryside, the contribution it makes to the character of the landscape, and the value of the site's openness to the rural setting of the village of Corston, therefore harming the character and appearance of the surrounding area. It is found contrary to Policy 13 of the Malmesbury Neighbourhood Plan: Volume I (February 2015), Core Policy 51 and 57 (i, ii, iii, vi) of the Wiltshire Core Strategy (January 2015), and paragraphs 131, 135, 139 and 187 of the National Planning Policy Framework (December 2024).

Nic Thomas - Director of Planning, Economy and Climate

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.