

Appeal 6014831

Submitted on 18 August 2026.

Before you start

Local planning authority	Wiltshire
Appeal type	Full planning
Decision date	5 August 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	- - Calibre Homes
Contact details	Stella Turner Fowler Architecture & Planning Ltd
What is your phone number?	01672 569444
What is the address of the appeal site?	Land to the North East of Rodbourne Road Corston Malmesbury Wiltshire SN16 0HB
What is the area of the appeal site?	0.49 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	No
Do you know who owns the land involved in the appeal?	Yes, I know who owns all the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
Is the appeal site part of an agricultural holding?	No

Access for inspection	Yes To fully understand the context of the site
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	PL/2026/03416
Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Householder development
Enter the description of development that you submitted in your application	Application for Permission in Principle for residential development for a minimum of 7no. dwellings and a maximum of 9no. dwellings
Did the local planning authority change the description of development?	No
Why are you appealing?	RfR (1) - It is acknowledged that the site lies within the countryside (for planning purposes) - however the site is not isolated (confirmed by the officer report) and is within close proximity to a range of local services and facilities, along with good transport links (bus stop 4-minute walk away). The Council can only currently demonstrate 2.8 years of housing land supply and the site will make a positive contribution towards meeting the shortfall. RfR (2) - Corston does not have a Neighbourhood Plan, nor does any planning policy define the application site as an important agricultural feature. Additionally, existing development is located to both the north-west and south-east of the site – meaning that the site does not elongate the village, but instead sits comfortably within a logical site for development. The development will result in a change to the nature of the site; however, this can be sensitively achieved through a sensitive scheme. In addition, development has recently been approved to the north-west of the site, under PL/2025/06697 and previously PL/2022/01289. RfR (3) - Historic England and the Council's Conservation Officer confirmed that the development would have a limited impact on the listed buildings of Firs Farmhouse and the Church of All Saints and there are no significant views that would be adversely impacted through the development of the site. It is considered that a carefully considered, sensitive design and layout at TDC stage, along with the submission

of a detailed heritage statement, would alleviate any concerns.

Have there been any significant changes that would affect the application?	There have been no significant changes
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	permission in principle Application Form.pdf (/document/b4482081-1019-4dc1-a52a-74df6768e577)
Did you submit an environmental statement with the application?	No
Decision letter	Decision Notice.pdf (/document/f03f089c-e344-472f-b8b9-660625140ec3)
Do you have a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Do you want to apply for an award of appeal costs?	No