



The Town and Country Planning Act 1990
Refusal of Outline Planning Permission (Some Matters Reserved)
Application Reference Number: PL/2025/02257
Decision Date: 23/09/2026

Applicant:	Gleeson Land Sentinel House, Harvest Crescent, Fleet, GU51 2UZ
Particulars of Development:	Outline planning application (with all matters reserved except access) for residential development, including the construction of up to 149 dwellings, new vehicular access with footways and cycleways, public open space, landscape and associated infrastructure.
At:	Land to the North of Whychurch Farm and West of Crudwell Road, Malmesbury

In accordance with policy DM3 of the National Planning Policy Framework (NPPF), this planning application has been processed in a positive and proactive manner. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby **REFUSE TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 The proposed development is located outside the defined settlement boundary of Malmesbury where development should be strictly controlled. The location does not relate well to the existing settlement in terms of accessibility and use of the existing junction for vehicular traffic would result in unacceptable levels of congestion contrary to the requirements of National Planning Policy Framework Policy S5(j)(i). The urbanisation of the north-eastern approach to the town would cause harm to the character and appearance of the countryside and to the setting of designated heritage assets, including the Grade I listed Abbey Church of St Mary and St Aldhelm and the Grade II listed buildings at Whychurch Farm. The adverse effects identified are considered to substantially outweigh the benefits of the development. The proposal is contrary to Core Policies 1, 2, 51, 57 and 58 of the Wiltshire Core Strategy, Policy 13 of the Malmesbury Neighbourhood Plan and Policies S3, S5, DP3, N2 and HE6 of the National Planning Policy Framework.

Informative

- 2 The application has been assessed on the basis of the following plans:

LP.01 A - Location Plan (received 04/03/2025)

LLPP.01 D - Land Use Parameter Plan (received 20/02/2026)

BHPP.01 C - Building Height Parameter Plan (received 20/02/2026)

ITS200270-GA-005 A - Proposed Access Arrangement (received 20/02/2026)

PP.01 P1 - Phasing Plan (received 07/07/2026)

Níc Thomas - Director of Planning, Economy and Climate

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision)).