



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

Approval of Permission in Principle

Application Reference Number: PL/2025/08775

Decision Date: 10/12/2025

Applicant:	Mr William McMyn Rockwell Cottage, 8 Sutton Lane, Sutton Benger, Chippenham, SN15 4RU
Particulars of Development:	Erection of single dwelling
At:	Land at Rockwell Cottage, 8 Sutton Lane, Sutton Benger, Chippenham, SN15 4RU

**In pursuance of their powers under the above Act, the Council hereby GRANT
Permission in Principle for the development referred to in the above application and
plan submitted by you.**

Informative

- 1 This permission in principle (PIP) shall cease to have effect three years after the date of this Decision Notice. The Technical Details Consent (TDC) relating to the proposed development must be granted prior to the expiration of the PIP.

In accordance with Paragraph: 045 Reference ID: 58-045-20180615 of the
Permission in Principle Guidance – the Technical Details Consent (TDC) Key
Development considerations that are expected are as follows:

- 1) Full plans and elevations of the proposed development, to a recognised scale.
- 2) A Design and Access Statement which addresses how any proposed development would:

- a. Respect the established pattern and character of surrounding development; and
- b. Ensure that an acceptable level of residential amenity would be available to the occupants of the proposed dwelling in terms of amenity space, privacy, outlook and levels of natural light and existing surrounding dwellings in terms of amenity impacts; and
- c. Include a materials specification, with sample photos/brochures.

3) A site plan (to a recognised scale) which displays the proposed access point(s) and demonstrates suitable levels of visibility, including but not reserved to:-

- a. Intervisibility can be provided from the site access, both for vehicles and pedestrians;
- b. The proposed parking layout; the number of parking spaces provided on site should be provided in accordance with the standards set out in the Wiltshire Council Parking Supplementary Planning Document (SPD).

4) An Ecological Assessment, including biodiversity net gains for the proposed development including an associated plan relating to any key habitat features and requirements for avoidance/mitigation or compensation as required.

5) The applicant will be required to provide details of cycle parking and electric vehicle charging infrastructure.

6) Details of new planting, landscaping and boundary treatment to be created, on a landscaping plan, to a recognised scale.

7) Detailed Flood Risk Assessment to including, but not reserved to, measures to mitigate flooding on and off site.

8) Details of the refuse collection strategy for the site should be provided, including bins storage. A refuse collection point must be provided which is located in accordance with the maximum carry distances as outlined in the Councils Supplementary Waste Document.

Informative

- 2** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

Informative

- 3** For the avoidance of doubt, this permission in principle hereby approved relates solely to the site identified in the Location Plan (ref. AS_000) received on 03 November 2025.

Furthermore, it is advised that the determination of this application has been made in consideration of that specific site, and it is advised that a separate assessment would be carried out by the local planning authority in determining any application for a different proposed site including one that wholly or partially incorporates the site relating to this permission in principle.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 Permission in principle is designed to separate decision making on 'in principle' issues addressing land use, location, and amount of development from matters of technical detail, such as what the buildings will look like. The aim is to give up-front certainty that the fundamental principles of development are acceptable before developers need to get into costly, technical matters. It will also ensure that the principle of development only needs to be established once in the process. Permission in principle must be followed by an application for technical details consent covering remaining detailed matters such as the design of buildings, development layout and landscaping schemes. Applications for technical details consent must be decided by the local planning authority in accordance with the terms of the permission in principle. A grant of permission in principle plus a grant of technical details consent equates to full planning permission