

22 January 2026

Dear Sir/Madam

Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015

Application No:	PL/2025/09283
Proposal:	Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Part 3, Class Q, Conversion of Existing Building to Create 2No New Dwellings
Location:	UPPER PAVENHILL FARM, UPPER PAVENHILL, PURTON, SWINDON, SN5 4DQ
On Behalf Of:	Mr R Moseley

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that its prior approval **will be required** as to the weather the transport and highways impacts of the development, potential contamination risks on the site and the design and material makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and that this prior approval is given subject to the following condition(s):

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Revised Location Plan LPC 1432 EX 01 rev A Location Plan 1250 Received 5 January 2026

Revised Proposed Site Plan LPC 1432 PR 01 rev A site plan 500 Received 5 January 2026

Revised proposed Floor Plan LPC 1432 PR 02 rev A plan 100 Received 5 January 2026

Proposed East and West Elevations Drawing no. LPC 1432 PR 05 received 25th November 2025

Proposed North and South Elevations Drawing no. LPC 1432 PR 03 received 25th November 2025

Application Form received 25th November 2025

REASON: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall not be occupied or brought into use until the new/altered windows and doors have been installed in accordance with the details of approved plan no. LPC 1567 PR 03 (Proposed Elevations). The development shall be maintained in accordance with the approved details thereafter.

REASON: To ensure that all habitable living areas benefit from sufficient levels of natural light and meet the minimum requirements of the Nationally Designed Space Standards in terms of the quality of the internal living spaces.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those set out in the approved plans and documents

REASON: In the interests of visual amenity and the character and appearance of the area.

4. In the event unexpected contamination is encountered, construction of the development hereby permitted shall cease until a phased contamination risk assessment (to be carried out by a competent person in accordance with current government guidance and approved codes of practice) has been submitted to and approved in writing by the local planning authority. The phased contamination risk assessment shall be completed in accordance with the below requirements:

- Phase 1 shall include a comprehensive intrusive investigation in order to identify and characterise the type, nature and extent of contamination present, the risks to receptors and if significant contamination is identified to inform a Phase 2 remediation strategy,

- Phase 2 shall require the preparation and submission of a remediation strategy to ensure the site will be rendered suitable for its intended use. Thereafter the development shall be completed strictly in accordance with the remediation strategy approved under Phase 2 of this condition and the use shall not commence until a validation report confirming completion of these works has been submitted to and approved in writing by the local planning authority.

REASON: To ensure that any risk of ground, water and/or associated gas contamination is identified and, if necessary, a scheme implemented to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with the planning policy advice of paragraph 189 of the National Planning Policy Framework.

INFORMATIVES

WILDLIFE AND COUNTRYSIDE ACT

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

RIGHTS OF WAY

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the Public Right of Way/Bridleway PURT34 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

Yours faithfully
Head of Development Management