

APPLICATION FOR FULL PLANNING PERMISSION

OFFICER REPORT

Date of Meeting	13 May 2026
Application Number	PL/2026/01525
Site Address	Petroil Ltd, The Coach House, Common Platt, Purton, Swindon, SN5 5JZ
Proposal	Permission in Principle for residential development of a minimum of 3 and maximum of 4 dwellings (Use class C3)
Applicant	Wiltshire Council
Town/Parish Council	Purton / Lydiard Millicent
Electoral Division	
Type of application	Permission in Principle (PiP)
Case Officer	Samantha Stockley
Reason for the Application being reported to Planning Committee	Environmental/Highways Impact, Not in keeping with the character of the existing buildings and represents encroachment into a greenfield Site.

RECOMMENDATION: That Permission in Principle be GRANTED

1. Report summary

- 1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 1.2 The application seeks Permission in Principle (PiP), for the residential development of between 3 and 4 dwellings on land at *Petroil Ltd, The Coach House, Common Platt, Purton, Swindon*. The application site comprises 0.30ha land located outside any defined settlement boundary and is therefore designated as open countryside in policy terms. The site is positioned between existing residential development, is well related to the built form of Swindon, and has a history of previous commercial uses and historic residential permissions. Part of the site is considered brownfield 'previously developed land' (PDL).
- 1.3 Under a PiP application, consideration is restricted to location, land use, and amount of development. The principle of residential use on the previously developed portion of the site is acknowledged as a material consideration. Although the proposal conflicts with Core Policies CP1, CP2 and CP19 relating to development in the open countryside, the Council is currently able to

demonstrate only a 2.42-year housing land supply, and the NPPF presumption in favour of sustainable development (tilted balance) is engaged in this case. As a result, restrictive local plan policies must be afforded reduced weight.

- 1.4 Consultation responses raise no objections in principle. Highways confirm that a small-scale residential development is acceptable subject to detailed access and visibility design at the Technical Details Consent (TDC) stage. Matters relating to design, landscape impact, drainage, ecology, biodiversity net gain, protected species, and archaeology will also be fully addressed at TDC.
- 1.5 The site lies within the 9.4km North Meadow SAC recreational buffer, requiring mitigation via the established strategic mitigation strategy payment under Local Government Act Section 111 agreement. This will not be secured at PiP stage but would need be appropriately addressed before detailed consent is issued.
- 1.6 Taking the policy context, planning history, brownfield status, modest scale of development, and current housing land supply deficit into account, it is considered that the adverse impacts of granting Permission in Principle would not significantly and demonstrably outweigh the benefits. The site is capable of accommodating 3–4 dwellings without unacceptable harm, subject to appropriate detailed design and mitigation.
- 1.7 For the reasons set out in this report, it is recommended that permission in principle be granted.

2. Planning Conditions & Obligations

- 2.1 It is not possible for conditions to be attached to a grant of permission in principle and its terms may only include the site location, the type of development and amount of development (PPG Paragraph: 020 Reference ID: 58-020-20180615).
- 2.2 Local planning authorities may agree planning obligations at the technical details consent stage where the statutory tests have been met. Planning obligations cannot be secured at the permission in principle stage. Local planning authorities can inform applicants that planning obligations may be needed at the technical details consent stage (PPG Paragraph: 022 Reference ID: 58-022-20180615)

3. Proposed development site and surroundings

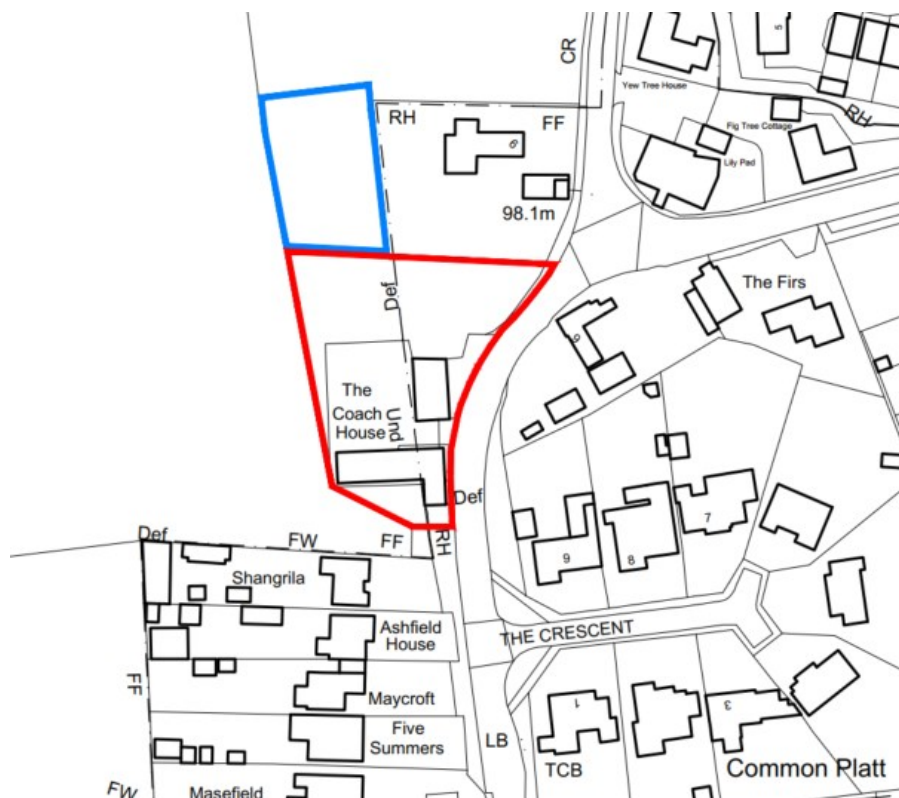
Location and Site Context

- 3.1 The Application Site (0.30Ha) falls within the small settlement of Common Platt, which Immediately adjoins the northwestern side of Swindon. The site itself falls within open countryside outside of the Limits of Development as defined within the Wiltshire Core Strategy. The site known locally as “Petroil Engineering Ltd”

includes existing building to the southern part of the site as such and is considered to meet the definition of 'brownfield' previously developed land. The site lies partially within the made Lydiard Millicent Neighbourhood Plan Area (made May 2021) and part within the Purton Neighbourhood Plan Area (made 2018).

- 3.2 The southern part of the site is occupied by the main offices/workshop building and a standalone store. There is a large area of hardstanding that is used for parking/turning, and outdoor storage purposes. The central and northern parts of the site are laid to grass. Existing access is between two buildings leading to the western side of an existing highway, a C-classified section of public highway, subject to a 30mph speed limit known as Washpool.
- 3.3 The site is situated between residential developments to the north and south and opposite and the site is within walking/cycling distance of a number of local services/facilities. Its western boundary is defined by a 1.2-metre-high post and rail fence, beyond which lies an extensive area of open agricultural land. The topography of the site features a gentle incline, with levels gradually rising from north to south.
- 3.4 The site is not subject to any heritage or arboricultural impacts, nor is it within a National Landscape. The site is, however, located within the North Meadow SAC 9.4km recreational buffer zone.

Site Location- Ref Location Plan 250326-02

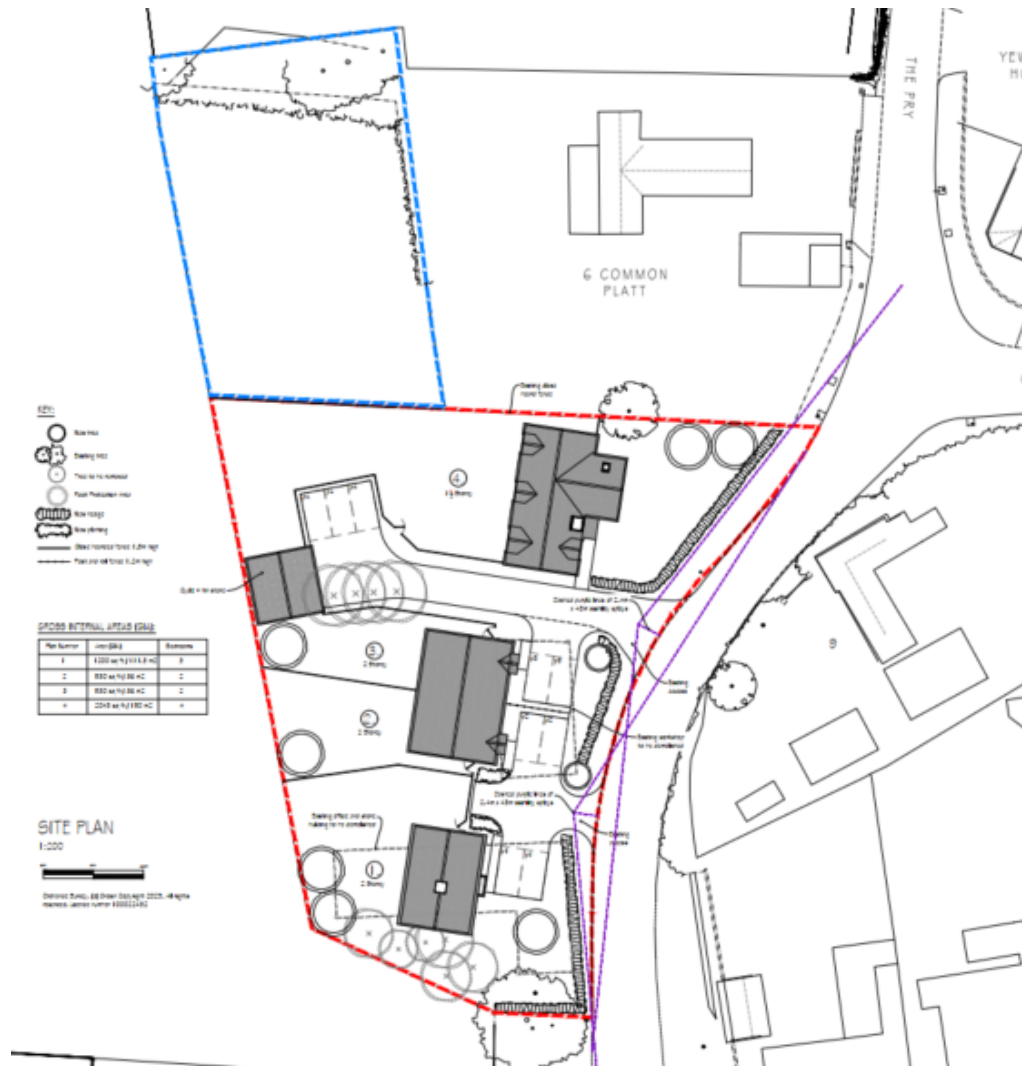




Proposal

- 3.5 The application seeks Permission in Principle (PiP), limited to location, use and the amount of development. The proposal is for the residential development consisting of the land use for between 3 and 4 no. dwellings, other matters would need to be considered at the 'Technical Details' consent stage.

Indicative Site Layout – Ref Proposed Site Plan 250326-21



4. Relevant planning history

- 4.1 ENQ/2024/01093, Demolition of redundant workshop and office buildings and erection of 7 dwellings landscaping, and associated works: recommendation Unsupported
- 4.2 Officer Summary *"The proposed development would be in conflict with the policies of the Wiltshire Core Strategy and with the NPPF (2024), however, the existing use, site history and part 'previously developed land' are all material*

considerations along with the Councils lack of five year housing land supply in terms of the principle of development.

- 4.3 *The scheme is considered to be within a sustainable location and providing the technical issues identified are satisfactorily resolved it is considered that the development of the site with some dwellings could be supported.”*
- 4.4 Subsequently to an Application for *Permission in Principle*, which was submitted in 2025 (PL/2025/06148), Decision - Refuse Date: 26/8/2025 – for residential development of a minimum of 3 and a maximum of 5 no. dwellings which included substance drawing, demonstration layout, and access.
- 4.5 Officer summary: *“The NPPF tilted balance is engaged. Although the NPPF seeks to boost housing supply, the proposal would deliver only a limited public benefit from 3–5 homes. Significant harm arises from the indicated layout and scale, which appear out of character, introduce unwarranted depth of development, and fail to demonstrate safe access, visibility, or adequate parking.*
- 4.6 *The site lies outside the settlement boundary and is not allocated in the neighbourhood plan. The scheme conflicts with Core Policies CP1 and CP2, which direct growth to sustainable, defined settlements. It also falls within the 9.4km North Meadow SAC zone, requiring mitigation under the Interim Recreational Mitigation Strategy, but no Section 111 contribution has been provided. This results in a clear conflict with the Habitats Regulations and forms a strong reason for refusal.”*
- 4.7 Primary refusal reason being *“The proposed access arrangements fail to demonstrate safe egress for Plot 1 and do not provide adequate visibility splays for Plots 2-5, resulting in unacceptable highway safety risks. The site is located on a narrow, fast-moving road near a busy junction, and the lack of safe pedestrian infrastructure further exacerbates these concerns, contrary to Core Policy CP61 and the principles of safe and sustainable transport set out in the NPPF.”*

Proposal / Summary
PL/2025/06148 - Permission in Principle Decision - Refuse Date: 26/8/2025 – Application for permission in principle for residential development of a minimum of 3 and maximum of 5 no. dwellings (Use class C3)
N/94/00446/FUL - Full planning permission Decision - Approved Date: 27/7/1994 – CHANGE OF USE TO PIPEWORK CONTRACTOR'S DEPOT-ERECTION OF OFFICES/GARAGE/STORE AND FLAT OFFICES/GARAGE/STORE & FLAT

5. Relevant planning legislation, policies and guidance

5.1 National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

5.2 Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

5.3 Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

5.4 The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 19 Spatial Strategy for the Royal Wootton Bassett and Cricklade Community Area
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 44 Rural Exceptions Site
- Core Policy 45 Meeting Wiltshire's Housing Needs;
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 55 Air Quality;
- Core Policy 56 Contaminated Land;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 63 Transport Strategies
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;

- Core Policy 68 Water Resources;

5.5 Saved Policies North Wiltshire Local Plan 2011 (2006) with particular regard to:

- H4 Residential Development in the Open Countryside
- NE14: Trees, site features and the control of development

5.6 Emerging Wiltshire Local Plan:

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed shall be made by the Council in May (2026).

5.7 Neighbourhood Plan:

Purton Neighbourhood Development Plan (PNDP) (2018)

- Purton Policy 4: Ecological Enhancements
- Purton Policy 6: Settlement Identity
- Purton Policy 13: Development Principles

Lydiard Millicent Neighbourhood Development Plan (LMNDP) (2021)

- Policy LM3 – Local Gap

5.8 Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- Wiltshire Council's Waste Core Strategy, adopted July 2009
- Wiltshire Council's Waste Storage and Collection: Guidance for Developers Supplementary Planning Document, January 2017
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
- Wiltshire Housing Site Allocations Plan, adopted 25 February 2020

6. Summary of consultation responses

6.1 The following is a summary of consultation responses. Comments in full are published online.

6.2 WC Highways: No objection

Comments: Highways raise no objection in principle and consider the traffic impact unlikely to be severe, but several matters must be addressed at the Technical Details stage. Based on the submitted indicative plan: Visibility splays—especially at the northern access—do not meet the required 43m and may rely on third-party land, and a single southern access is suggested as a safer, compliant alternative. Parking meets minimum standards but lacks a required visitor space, and cycle storage should be allocated to each dwelling

in line with LTP3. EV charging will also be required. These issues are technical in nature and do not prevent the principle of development.

6.3 WC Archaeology: No comment at PIP Stage

Comments: "There is some archaeological potential associated with the application area. Therefore, should I be consulted at the technical details stage, I am likely to advise some archaeological mitigation secured via condition."

6.4 WC Ecology: Comment

Comments: The ecologist advises that the site lies within the outer Zone of Influence of the North Meadow and Clattinger Farm SAC and is therefore subject to the Habitats Regulations. While detailed ecological mitigation cannot be resolved at the Permission in Principle stage, these matters—including completion of an Appropriate Assessment and securing Strategic Access Management and Monitoring (SAMM) mitigation—can be fully addressed at the Technical Details Consent stage.

6.6 Parish/Town Council (Purton): No comment received at the time of writing

6.7 Parish/Town Council (Lydiard Millicent): No comment received at the time of writing

7. Summary of representations

7.1 Third-party comments:

Objections

- **Loss of Employment Use / Character:** Concern that replacing an existing employment site with housing would harm local character and result in inappropriate infill; suggests refurbishing existing buildings instead.
- **Highway Safety:** States the access is on a narrow, busy through-route with existing speeding issues; additional traffic is considered likely to increase road safety risks.
- **Flood Risk:** Notes a history of significant surface-water flooding in the area and runoff from adjoining land; concern that additional hard surfacing would worsen local drainage problems.
- **Biodiversity:** Claims the northern part of the site supports varied wildlife (including bats, birds, amphibians and small mammals) and that development would reduce habitat. Claims Part of the site fall in a Site of Scientific Interest and National Nature Reserve
- **Residential Amenity:** Concern regarding potential overlooking, overshadowing and overbearing
- **Loss of Agricultural Land:** Construction on what is designated agricultural land that runs between the field and the rear of the Coach house,

8. Planning considerations

- 8.1 In accordance with Section 70 (2) of the Town and Country Planning Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:
- 8.2 *"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."*
- 8.3 In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any relevant made, or emerging, Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

9. Key issues

The main issues that need to be addressed in this case include:

- Location – Principle of Development
- Land use and amount of development

10. Location Principle of development

Policy Context

- 10.1 As set out in paragraph 012 of the PPG, the matters to be considered when determining a permission in principle application are limited to location, land use and the amount of development. This application relates to the construction of 3 – 4 dwellings on a parcel of brownfield land located outside the defined settlement boundary of recognised settlement although it is acknowledged that the site is well located in relation to the built form of Swindon.
- 10.2 In terms of assessing this PiP proposal against the adopted WCS and the spatial strategies, namely: CP1, CP2 and CP19 (the spatial strategy for Royal Wootton Bassett and Cricklade), under which the development falls. Common Platt sits to the edge of the Wiltshire Council boundary on the fringes of Swindon. As such, which is sandwiched between residential development of the periphery of Common Platt, is not in any Wiltshire defined settlement boundary and therefore considered to be in the open countryside.
- 10.3 Policy CP2 of the adopted WCS is clear that other than in *"circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of*

development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans". This proposal does not satisfy any of the 'exception policies' listed in

- 10.4 This proposal does not satisfy any of the 'exception policies' listed in paragraph 4.25, which include the following:
- Additional employment land (Core Policy 34)
 - Military establishments (Core Policy 37)
 - Development related to tourism (Core Policies 39 and 40)
 - Rural exception sites (Core Policy 44)
 - Specialist accommodation provision (Core Policies 46 and 47)
 - Supporting rural life (Core Policy 48)
- 10.5 Policy CP2 of the adopted WCS is also clear that only in certain circumstances would development be permitted in the open countryside (where an exception listed in paragraph 4.25 applies or other such policy exceptions exist), otherwise, new housing should not be permitted outside settlement boundaries as a matter of principle.

Assessment

- 10.6 As set out in the Application PL/2025/06148 and Pre Application Response under ENQ/2024/01093 it is acknowledged that at least part of the site would constitute 'brownfield' (previously developed) land and that there has also been a previously approved scheme for two dwellings on part of this site and that a residential use within the upper floor area was established. It is recognised that the existing use of the land, that it is considered previously developed land and the planning history of a site are material planning considerations for the future determination of an application here.
- 10.7 This application seeks approval for previously developed land only in contract to the former applications.
- 10.8 Previously Developed Land is defined (WCS Pg 323) as Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes, where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation ground and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface

structure have blended into the landscape on the process of time. As such it is agreed that the southern part of the site would constitute previously developed land. If the northern part had previously been 'brownfield' it is considered that the land has now blended into the countryside. The reuse of previously developed (brownfield) land is a key objective of the Wiltshire Core Strategy, which promotes the efficient use of land and prioritises development on brownfield. The use of PDL is further supported by the NPPF and the WCS's broader objectives. These material considerations should be given significant weight in favour of the proposal.

- 10.9 Taking into account the above, this PiP proposal is considered to conflict with policies CP1, CP2 and CP19 of the adopted Wiltshire Core Strategy 2015 which seek to prevent development in the open countryside and direct new housing to sustainable locations and through a plan-led approach.

5 Year Housing Land Supply and the tilted balance

- 10.10 The Wiltshire Housing Land Supply Statement (published June 2025) provides the latest position on the Council's ability to demonstrate a five-year supply of deliverable housing land, which is a material consideration in the determination of planning applications for residential development.
- 10.11 The NPPF requires LPA's to provide specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The accompanying Planning Practice Guidance at the same date changed the Government's standard methodology for calculating housing requirements. This resulted in a substantial increase in Wiltshire's five-year housing requirement compared to the previous calculation. As a result of this change of approach, the Council can currently demonstrate a 2.42 years housing land supply which represents a shortfall.
- 10.12 The absence of a five-year housing land supply is a material consideration in the determination of this application. In accordance with Paragraphs 78 and 11(d) of the National Planning Policy Framework (NPPF), for applications involving the provision of housing, where there is a shortfall in the supply of deliverable housing sites, the most important policies for determining the application should be considered out of date. The current housing land supply shortfall is a factor that must be considered in the planning balance and in this case, as a five-year housing land supply cannot be demonstrated, the weight that can be applied to the most important policies for determining this application should be assessed in the light of the shortage in housing land supply.
- 10.13 Paragraph 11d) provides that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

10.14 The proposal must be assessed against the national policy context of the need to boost housing supply and the benefits of delivering new homes, whilst having particular regard to the requirements of 11 (d)(i) footnote 7 policies of the NPPF, and the “key policies” set out in paragraph 11(d)(ii) and footnote 9 of the NPPF.

10.15 Having regard to footnotes 7 & 9 of the NPPF there is no evidence that impacts of the proposal would result in any *strong reason for refusal* such that the tilted balance should be disengaged.

Weight attribution

10.16 The NPPF does not specify how much weight should be afforded to policies that are ‘out-of-date’ due to a lack of five-year supply of housing. As such it is a matter for the decision-maker to judge the particular circumstances of each case, and how much weight should be given to out-of-date policies related to the delivery of housing.

10.17 In terms of considering how much weight to apply the housing policies of the WCS, the extent of the lack of five-year housing supply is considered. The higher the shortfall, the greater the need for additional unplanned housing sites to meet this need.

Neighbourhood Plan

10.18 Where a made Neighbourhood Plan is in force, it forms part of the statutory development plan and must be taken into account when assessing the principle of development.

10.19 In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- *the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made;*
- *and the neighbourhood plan contains policies and allocations to meet its identified housing requirement.*

10.20 The site falls within two Neighbourhood Plan area; Lydiard Millicent Neighbourhood Plan Area (made May 2021) and Purton Neighbourhood Plan Area 2017–2026 (made 2018). The Purton Neighbourhood Plan Area 2017–2026 (PNPA) was made in 2018, Lydiard Millicent Neighbourhood Plan Area, which was made in May 2021, within the 5 years but does not include policies to allocate housing meaning the protections that exist with paragraph 14 therefore do not apply to this application.

10.21 Notwithstanding the above policy position and planning history, the proposal must also be assessed against material planning considerations, including the National Planning Policy Framework (NPPF), and any site-specific constraints or opportunities identified through the application process. The following sections of the report assess the proposal against such matters.

11. Design and impact on the character and appearance of the area

Policy Context

11.1 Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.
-

11.2 Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

11.3 The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

11.4 Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

Assessment

11.5 The proposal seeks Permission in Principle (PiP) for residential development, which is limited to consideration of location, land use, and the amount of development. The site currently accommodates an existing building that would

require demolition to facilitate the proposed scheme, which aims to deliver between three and four dwellings.

- 11.6 The site is nestled between existing residential development, forming part of the established built-up area, with open agricultural land to the rear, contributing to a transitional edge-of-settlement character.
- 11.7 Residential development in this location is therefore capable of support; the indicative scheme submitted alongside this proposal demonstrates a pattern of development in character with the existing street scene. However, there are some elements (the placement of the garage to the rear of plot 4) that would be deemed contrary to the existing character.
- 11.6 The *indicative plan* proposal would utilise the two existing access points to serve a total of four dwellings positioned set back from the highway.
- 11.7 The layout shows two detached properties (Plots 1 and 4) and a pair of semi-detached dwellings (Plots 2 and 3). Plots 1–3 would be arranged with parking and modest front garden areas facing the highway, while Plot 4 would include a small front garden, with its principal private garden located to the rear, extending toward the southern boundary along with three parking spaces and a large garage. All dwellings would benefit from private rear amenity space.
- 11.8 While this indicative approach reflects the established pattern of development along parts of Washpool in part, the scale and massing of the proposed dwellings may need to be reduced to be considered appropriate and in keeping with the character of the area, and the rear parking and large garage of Plot 4 would need to be brought in line with the dwellings.
- 11.9 Development along The Elms and the connecting route to Common Platt is characterised by linear frontage plots, with no examples of backland or rear-of-plot development. Any departure from a linear pattern of development would require careful justification and sensitive design to avoid harm to the established character and spatial grain of the area.
- 11.10 The indicative scheme submitted has not fully demonstrated that and would require changes.
- 11.11 An objection has been received from a local resident, raising concerns regarding the layout and siting of the proposed development. The scheme is considered objectionable because it is out of character with the surrounding area, introducing a form of development uncharacteristic of the site, particularly due to the loss of an employment site and the proposed introduction of greenfield development on previously used garden ground that is now fallow.
- 11.12 Overall, it is considered that, subject to an appropriate form of development, the proposal has the potential to deliver a layout and design that is sympathetic

to and enhances the local context. These matters would need to be addressed at the second, technical details stage.

12. Highways Impacts and Parking

Policy Context

- 12.1 Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:
- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
 - No severe residual impacts on the surrounding highway network.
 - Promotion of sustainable travel, reducing reliance on private vehicles.
 - Adequate parking and cycle provision, in line with adopted standards.
 - Protection and enhancement of public rights of way and active travel routes.
- 12.2 Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.
- 12.3 Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).
- 12.4 Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

Assessment

- 12.5 The application seeks Permission in Principle (PiP) for the residential use of brownfield and within Common Platt for between 3–4 dwellings. At this stage, only the location, land use, and amount of development can be considered.
- 12.6 The submitted layout and access arrangement are indicative only, and all detailed matters including access design, visibility, servicing, parking, and sustainable transport measures will be assessed at the Technical Details Consent (TDC) stage.
- 12.7 The site fronts Washpool, a C-classified 30mph highway, with existing access serving the former workshop and associated hardstanding. The surrounding area comprises residential development to the north and south, and the site lies within walking/cycling distance of local services.
- 12.8 The indicative plans submitted show the reuse of existing access points, but Highways note that full compliance with visibility requirements, safe access for

all users, and suitable internal circulation must be demonstrated at the Technical Details Consent (TDC) stage. Initial comments indicate that the northern access may not achieve the required visibility without third-party land, and a single southern access may offer a safer, policy-compliant alternative.

12.9 Parking standards, visitor parking, EV charging, and cycle storage must also accord with the Wiltshire Local Transport Plan and Cycling Strategy at the detailed stage.

12.10 Highways raises no objection to the principle of a modest residential development on the site, and it is considered that any necessary assessments or mitigation can be secured through the Technical Details Consent (TDC) stage. An extract from the Highways Engineer comments is below:

I would not consider that the principle of residential development in this location would be a significant or severe impact on the surrounding highway network, however, given the location and lack of pedestrian infrastructure it would be likely that the site would rely heavily on the private motor vehicle as the main mode of transport. Obviously, the lower end of development at three dwellings would have a lesser impact in terms of traffic generated by the site, however as stated above it is difficult to ascertain the existing level of traffic generation from the submitted information, though it is considered that the proposals are unlikely to have a severe adverse impact on the surrounding highway network

12.11 No highway issues have been identified that would prevent the granting of Permission in Principle. Detailed highways matters would need to be addressed at the second, technical details stage.

13. Ecology and Biodiversity

Policy Context

13.1 The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

13.2 Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

- 13.3 The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.
- 13.4 Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:
- Biodiversity Metric calculations
 - Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

North Meadow and Clattinger Farm Special Areas of Conservation (SAC)

- 13.5 The Council Ecologist has confirmed that the site falls within the Outer Zone of Influence (4.2–9.4km) for the North Meadow National Nature Reserve (NNR) / Site of Special Scientific Interest (SSSI) component of the North Meadow and Clattinger Farm Special Area of Conservation (SAC). This SAC is designated for its internationally important lowland meadow habitat, notably supporting a significant proportion of the UK population of snake’s-head fritillary.
- 13.6 In line with the Council’s adopted mitigation strategy for the North Meadow SAC, development within the outer zone is expected to make a financial contribution towards Strategic Access Management and Monitoring (SAMM). The requirement for, and securing of, this mitigation including the precise level of contribution would be addressed in full at the Technical Details Consent stage through an appropriate legal mechanism.

Biodiversity Net Gain

- 13.7 In carrying out its statutory function, the LPA must be reasonably sure that protected habitats and species are not adversely affected by development. Core Policy 50 of the WCS requires all development to demonstrate no net loss of biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 193 d)
- 13.8 Biodiversity net gain is a mandatory requirement under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to a pre-commencement condition that the development delivers at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.
- 13.9 There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

- 13.10 In line with NPPF and with CP50, applications that do not fall into the category where BNG is required must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. In addition, it is expected that gains for biodiversity, relevant to local habitats and wildlife populations, will form part of the proposed development.
- 13.11 In this instance, the application is submitted as a Permission in Principle (PiP), which limits consideration to the location, land use, and amount of development. Should the application be approved, the applicant would be required to submit a Technical Details Consent (TDC) application, at which stage full details of the scheme would be assessed. This would include demonstrating compliance with policy requirements, including the provision of Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021 and the Habitat regulations. The applicant would need to provide appropriate ecological assessments and mitigation proposals at the Technical Details stage.

14. Flood Risk and Drainage

Policy Context

- 14.1 Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:
- Avoidance of increased flood risk.
 - Use of appropriate mitigation measures.
 - Application of the sequential and exception tests for developments in Flood Zones 2 or 3.
- 14.2 Sustainable Drainage Systems (SuDS) are required for all major developments and must:
- Manage runoff near its source.
 - Improve water quality.
 - Support biodiversity and amenity.
 - Be integrated into the site layout and green infrastructure.

Assessment

- 14.3 The application site lies within Flood Zone 1. In accordance with Core Policy 67 and relevant NPPF guidance, development should manage flood risk to ensure risk is not increased on site or elsewhere.
- 14.4 The Sequential Test, as set out in Section 14 of the NPPF (paragraph 167), is required for development proposed in areas at risk of flooding. The application

site lies wholly within Flood Zone 1, and the Environment Agency Flood Map for Planning confirms no fluvial flood risk. In addition, surface-water flood risk mapping shows no identified surface-water flood risk across the site, including in 1 in 30 year and 1 in 100 year rainfall events. In light of this, and in accordance with national guidance, the Council is satisfied that the Sequential Test is not required for this application.

- 14.5 While the site benefits from a low probability of flooding, a local representation has raised concern regarding historic surface-water flooding in the surrounding area and the potential for additional hard surfacing to exacerbate runoff. These matters will be fully addressed at the Technical Details Consent stage through a detailed surface-water drainage strategy, informed by SuDS principles, infiltration testing to demonstrate that the development can be delivered without increasing flood risk on- or off-site.
- 14.6 The site lies in Flood Zone 1, with no identified fluvial flood risk, or risk from other sources, indicating the location is acceptable in principle. The Council is satisfied that the sequential test is not required in terms of the location of development. Any potential drainage issues will be addressed at the Technical Details stage through a detailed SuDS-led drainage strategy to ensure no increase in flood risk on or off the site, in line with Core Policy 67 and the NPPF.

15. Titled Balance and Conclusion

- 15.1 The Council is currently unable to demonstrate a five-year supply of deliverable housing sites. As a result, the presumption in favour of sustainable development set out in paragraph 11(d)(ii) of the NPPF is engaged. In these circumstances, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or if specific policies in the Framework that protect areas or assets of particular importance (Footnote 7/9) provide a strong reason for refusal.
- 15.2 The site, while technically located outside the defined limits of development, is physically enclosed by existing development. As such, the land does not function as open countryside, and the visual or spatial impacts typically associated with outward encroachment are materially reduced. The level of landscape harm arising from the proposal is therefore considered limited.
- 15.3 No technical constraints have been identified at this stage that would suggest significant harm, particularly in respect of the protective policies identified at footnote 9 of the NPPF. There are no objections which preclude development in principle, with detailed matters capable of being appropriately addressed through the Technical Details Consent process.
- 15.4 The development would make a modest contribution towards addressing the Council's significant housing land supply shortfall and would generate associated social and economic benefits. In the context of the Council's current

inability to demonstrate a five-year housing land supply, these benefits attract significant weight when assessed against the development plan.

- 15.5 Having regard to the tilted balance under paragraph 11(d) of the NPPF, it is concluded that the adverse impacts identified principally conflict with countryside and neighbourhood plan policies do not significantly and demonstrably outweigh the benefits of the proposal. No policies of the Framework that protect assets of particular importance provide a strong reason for refusal, subject to appropriate mitigation and detailed matters being addressed at the Technical Details Consent stage.
- 15.6 Taking all matters into account, the adverse impacts identified are not considered to significantly and demonstrably outweigh the substantial benefit of housing provision when assessed against the NPPF as a whole. Accordingly, the proposal is considered acceptable when judged under the tilted balance, and can be supported. In the context of paragraph 11d(ii), the presumption in favour of sustainable development therefore applies. Accordingly, the proposal is deemed to be acceptable in principle and Permission in Principle is recommended for approval, with all detailed matters to be appropriately considered through a subsequent Technical Details Consent application.

16. RECOMMENDATION: That Permission in Principle be **GRANTED**

Informatives

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 this PiP.
2. Please note that, in applying for TDC pursuant to this PiP, the applicant is advised to provide the following, as a minimum:
 - i. Application plans, including:
 - a. Location Plan
 - b. Existing and Proposed Site/Block Plan (including landscaping proposals, visibility splays, vehicle tracking, car and bicycle parking arrangements, electric vehicle parking infrastructure and waste collection arrangements)
 - c. Proposed Floor and Roof Plans
 - d. Proposed Elevations
 - ii. Design and Access Statement

- iii. Ecology reporting, including:
 - a. Preliminary Ecological Appraisal (PEA) and,
 - b. Subject to the findings of the PEA, Protected Species Surveys and/or an Ecological Impact Assessment (EclA) as necessary
- iv. Biodiversity Net Gain information, including:
 - a. Biodiversity Net Gain Assessment
 - b. Statutory Biodiversity Metric Calculation Tool
- v. Arboricultural reporting, including:
 - a. Tree Survey
 - b. Tree Constraints Plan
 - c. Arboricultural Impact Assessment (AIA) and,
 - d. Subject to the findings of the AIA, a Tree Protection Plan as necessary
 - e. Subject to the findings of the AIA, an Arboricultural Method Statement as necessary
- vi. Application Form
- vii. SuDs and Surface Water Drainage Strategy
- viii. Community Infrastructure Levy Forms (CIL) as appropriate

Please note that all requested information should provide the level of detail with the corresponding documents listed under the “Full Planning Application” table as set out in the Wiltshire Validation Checklist (dated August 2025).

3. The applicant is advised that the development hereby approved, if progressed to the TDC stage, may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. The applicant should submit all relevant CIL forms, including those relating to any claim of exemption or relief. 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>
4. For the avoidance of doubt, the PiP hereby approved relates solely to the site identified in the Location Plan, ref. LPC 6300 EX 01.

Further, it is advised that the determination of this application has been made in consideration of that specific site, and 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.