

From: Mark Pettitt <[REDACTED]>

Sent: 14 May 2026 05:14

To: Stockley, Samantha <[REDACTED]>

Subject: RE: PL/2026/01525 Petroil Ltd, The Coach House, Common Platt, Purton, Swindon, SN5 5JZ Called in

Importance: High

Hi Samantha – further to last night's committee meeting, I wanted to set out below some important points in respect of the matter of loss of employment, for when you consult with the Council's Economic Development Team:

- The site is not currently in active employment use, and hasn't been for some time. The previous business no longer operates from the site, and won't occupy the site again at any point in the future;
- When it was in active use, it didn't employ many people;
- The requirements of Core Policy 35 relate to proposals in Principal Settlements, Market Towns, Local Service Centres and Principal Employment Areas. The site does not fall within any of these, and therefore the existing employment use is not afforded protection by the Core Strategy;
- The Purton Neighbourhood Plan does not afford protection to employment sites;
- The site is not within the one of the established main employment areas in the Parish of Lydiard Millicent, as confirmed in the Neighbourhood Plan;
- This is a small employment site, that is no longer in use. There is no long term and strategic requirement to keep the site in employment use. Its strategic value and contribution to the local and wider economy both currently and in the long term is extremely small, particularly when considering the site's proximity to Swindon;
- There are landscape benefits in re-developing the site, in terms of tidying it up and removing some fairly non-descript buildings, hardstanding, outdoor storage etc, that aren't making a particularly positive contribution to the streetscene; and,
- The benefits of delivering four new houses, at a time when the Council only have a 2.42 years supply, far outweigh any adverse impacts of losing an employment use.

In short, our position is clear, the loss of employment is entirely justified in this instance and there are no policies in the Development Plan that seek its protection.

If you require any further information, then please do not hesitate to contact me.

I look forward to hearing from you.

Thanks,

Mark

Mark Pettitt BA(Hons) MRTPI

Associate

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