



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01105
Decision Date: 19/05/2026

Applicant:	Raw Charging 43 Palace Street, London, United Kingdom, SW1E 5HL
Particulars of Development:	Installation of 4no. electric vehicle charging stations, including the installation of 1no. substation, 1no. feeder pillar and underground cabling
At:	The Churchill, Swindon Road, Royal Wootton Bassett, Swindon, SN4 8ET

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan DQG A200267-2 101A 01 received 17th February 2026
 - Proposed Substation Elevations and Floor Plans DQG A200267-2 101A 05 received 17th February 2026
 - Existing & Proposed Block Plans DQG A200267-2 101A 02 A received 17th February 2026
 - Existing & Proposed Details Plan DQG A200267-2 101A 03 A received 17th February 2026

- Proposed Chargers Elevations DQG A200267-2 101A 04 received 17th February 2026

Supporting Documents

- Application Form
- HY Dimensions of the HYC DC units received on 10th March 2026
- HY Charger Harmonics. received 10th March 2026
- HY Charger Cable Management. received 10th March 2026
- Hy Unit Compliance Document received 10th March 2026
- HY Units Charger Product Brief. Received 10th March 2026
- Installation Guidance Received 10th March 2026

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

3. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall include, but not be limited to, the following:

- Measures for the protection of biodiversity and ecological features on and adjacent to the site;
- Details of working methods to avoid harm to protected species, including a precautionary approach during site clearance and groundworks;
- Details of site working areas, confirming that all materials, plant, machinery, and construction activities shall be confined to the existing hardstanding within the red line boundary;
- Measures to prevent encroachment onto adjacent land, including the neighbouring field;
- Details of storage of materials and machinery;
- Measures to control pollution, including dust, noise, and surface water run-off;
- Details of reinstatement of any disturbed grassed areas to their existing condition following completion of the works.

Reason: To protect biodiversity and ensure that the development is carried out in a manner that safeguards ecological interests, in accordance with Core Policy 50 of the Wiltshire Core Strategy and the National Planning Policy Framework.

4. No construction or demolition works shall take place outside the following hours:
 - 08:00 to 18:00 Monday to Friday
 - 09:00 to 13:00 on Saturdays
 - No work shall take place on Sundays or Bank Holidays

For the purposes of this condition, “construction works” includes site clearance, demolition, groundworks, deliveries, and the operation of plant and machinery.

REASON: In the interests of the amenities of nearby occupiers and to minimise noise and disturbance, in accordance with the relevant policies of the Development Plan.

INFORMATIVE NOTES

1. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
2. The applicant is advised that this consent does not authorise any work within the public highway. Any works within the highway, including the laying of underground cabling, will require a licence from Wiltshire Council under Section 50 of the New Roads and Street Works Act 1991. The applicant should contact the Highway Authority to obtain the necessary approvals prior to commencing any works.
3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

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:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will NOT require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

4. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.
5. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

6. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. 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.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he 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 - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** 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. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)