



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

Application Reference Number: PL/2026/02415

Decision Date: 19/05/2026

Applicant:	Hush Land & Property Ltd c/o agent
Particulars of Development:	Permission in Principle for Erection of 2No dwellings
At:	Land at No 34 Broad Town Road, Broad Town, Royal Wootton Bassett, SN4 7RB

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 this PiP.

Informative

- 2 Please note that, in applying for Technical Details Consent pursuant to this Permission in Principle, the Applicant is advised to provide the following, as a minimum:

i. Full plans and elevations of the proposed dwellings drawn to a recognised scale

ii. A Design and Access Statement which addresses how any proposed development would:

a. respect the established pattern and character of the surrounding area;

b. ensure that a high standard of amenity for existing and future users would exist and that future occupants of the proposed dwelling would have access to an acceptable level of private outside amenity space in accordance with the Council's adopted Wiltshire Design Guide, privacy and level of natural light;

c. provide specific details of proposed materials including a full specification with sample photos/brochures.

d. provide details of parking to meet the Wiltshire Residential Parking Standards set out in the adopted Local Transport Plan , along with sufficient turning space to ensure that vehicles can manoeuvre.

iii. An Ecological Assessment that meets the relevant legislative requirements, and which should also be accompanied by the relevant information and metric tool to demonstrate the statutory 10% biodiversity net gain (BNG) requirement. A plan relating to any key habitat features and requirements for avoidance/mitigation or compensation should also be provided.

iv. A survey of trees on and in the vicinity of the site, and a plan showing the root protection areas of those trees. Should the proposed development affect any tree or tree root protection area, an Arboricultural Impact Assessment, with tree protection plan and method statement, should be submitted, along with details of new planting, landscaping and boundary treatment to be created, on a landscaping plan, to a recognised scale.

v. A site/block plan which confirms the on-site car parking provision in accordance with the Council's adopted Car Parking Strategy, full details of the proposed access, the intervisibility from the site access for both vehicles and pedestrians.

Informative

- 3** The development may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. CIL would apply to the development consented through the Permission in Principle route if a Technical Details Consent has been granted. Charges would become due from the date that a chargeable development is commenced.

Informative

- 4** For the avoidance of doubt, the permission in principle hereby approved relates solely to the site identified in the 1:500 Site Plan submitted on 08 April 2026. 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.

Nic Thomas - Director of Planning, Economy and Regeneration

