

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

Application Reference Number: PL/2026/01525

Decision Date: 29/05/2026

Applicant:	Messrs H & P Birch
Particulars of Development:	Permission in Principle for residential development of a minimum of 3 and maximum of 4 dwellings (Use class C3)
At:	Petroil Ltd, The Coach House, Common Platt, Purton, Swindon, SN5 5JZ

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. 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. 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. Page | 22 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

