

APPLICATION FOR PERMISSION IN PRINCIPLE CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02990
APPLICATION TYPE:	Permission in Principle
SITE ADDRESS:	Land south of Plough Lane, Kington Langley, Chippenham, SN15 5PS
DEVELOPMENT DESCRIPTION:	Permission in Principle for Erection of up to 8 No dwellings
RECOMMENDATION:	REFUSE

PROPOSAL

The application seeks Permission in Principle under the provisions of the Town and Country Planning Act 1990 (as amended).

The proposal is for residential development comprising up to 8 dwellings on land to the south of Plough Lane, on the outskirts of Kington Langley. No detailed matters of layout, scale, appearance, access, landscaping or drainage are submitted at this stage, as these are not required as part of a Permission in Principle application. Below is an extract of the submitted proposed site plan:



SITE DESCRIPTION/CONTEXT

The site is a parcel of undeveloped land (approx. 0.41ha, not including the access) located to the west of the village of Kington Langley, located in open countryside and outside of a defined settlement boundary. The site is bounded by residential development to the north and west, whilst the land to the east consists of open fields. To the south is Plough Lane Caravan Site. Plough Lane is a C classified section of public highway subject to a speed limit of 30mph which runs roughly east – west, with the A350 at the western end. At the eastern end of the lane is the heart of Kington Langley village, with the commons and primary school approximately a kilometre away. All along the northern side of Plough Lane there are dwellings, including, at the western end and roughly opposite the application site, a mid C20th housing estate. There is a pedestrian footway all along Plough Lane into the centre of the village.

Below is an extract of the submitted location plan, and the latest aerial photograph with the site indicated with a red flag.

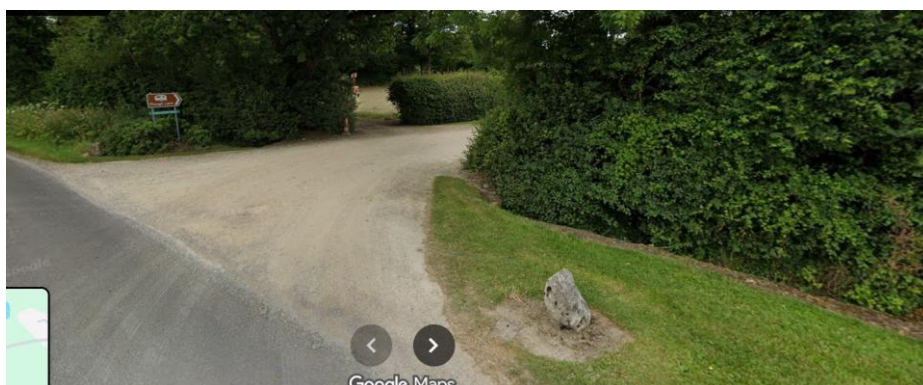


The application site is not subject to any heritage, landscape or ecological designations. The Kington Langley Conservation Area terminates some 60m to the east of the site – this is indicated with the green wash on the aerial photograph above.

The application site is accessed via an existing access off Plough Lane, also used by the Caravan Site. The google street view image below shows the access from Plough Lane, with the site indicated with the purple arrow – this image is 2009:



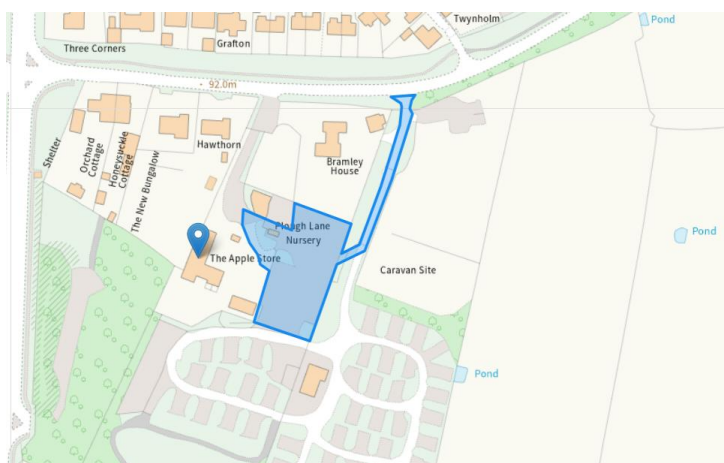
Since then the boundary hedge has grown, and this is the more recent street view:



PLANNING HISTORY

Proposal / Summary
N/07/01772/CLE - Lawful development: Existing use Decision - Approved Date: 22/8/2007 – Certificate of Lawfulness for Occupation of Agricultural Workers Dwelling Without Compliance with Agricultural Condition
N/13/00345/FUL - Full planning permission Decision - Withdrawn Date: 11/3/2013 – 18 Caravan Pitches with Associated Works, Access and Hardstandings.

It is noted that application PL/2025/03813 for Permission in Principle for the “erection of up to 4no. dwellings with creation of associated internal access” was recently approved on a parcel of land (c0.28ha, excluding the access) with the same lane access as the site now being considered – see plan below.



RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

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

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.

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

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

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 10: Spatial Strategy for the Chippenham Community Area
- Core Policy 45: Meeting Wiltshire's Housing Needs
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

North Wiltshire Local Plan 2011 – Saved Policies

- Policy H4: Residential Development in the Open Countryside
- Policy NE14: Trees and the Control of New Development

National Planning Policy Framework ('NPPF')

- Sections: 2, 4, 5, 8, 9, 11, 12, 14 and 15

There is no made Kington Langley Neighbourhood Plan at the time of writing.

PERMISSION IN PRINCIPLE – PURPOSE AND SCOPE OF ASSESSMENT

Permission in Principle (PiP) is an alternative route to obtaining planning permission, introduced by the Housing and Planning Act 2016. It is intended to provide an early and proportionate decision on whether a site is suitable for development, before detailed design work is undertaken.

The PiP process operates as a two-stage planning permission route for housing-led development:

- *Stage 1 – Permission in Principle:*
Establishes whether the principle of development on a site is acceptable.
- *Stage 2 – Technical Details Consent:*

If PiP is granted, a subsequent application is required to consider the detailed proposals, including layout, scale, appearance, access, landscaping, drainage and infrastructure.

At the Permission in Principle stage, the assessment is deliberately high-level and limited in scope. The purpose of a PiP is not to approve detailed plans, but to provide certainty at an early stage about whether development of a particular type is acceptable in principle at a given location. This approach is intended to help streamline the planning process by allowing developers and communities to understand development potential before significant time and expense is committed to detailed designs.

Importantly, the grant of Permission in Principle does not authorise development to commence. Development can only proceed once Technical Details Consent has been granted.

Planning conditions cannot be imposed on the grant of PiP however conditions can be applied in the usual way at the technical details consent stage. Any PiP approved for residential development must be expressed indicating the minimum and maximum net number of dwellings which are, in principle, permitted. For a valid PiP application only a plan to identify the land to which the application relates is required.

Matters that Can Be Considered at the PiP Stage

Legislation restricts the assessment of a PiP application to the following matters only:

- The location of the development
- The proposed land use(s)
- The amount of development proposed

These are the only issues that can lawfully be taken into account when determining whether Permission in Principle should be granted or refused.

Matters Excluded from Consideration at the PiP Stage

Detailed matters, including (but not limited to) the following, are not considered as part of a PiP application:

- Detailed design and appearance
- Site layout and internal arrangements
- Access arrangements and parking
- Landscaping and boundary treatments
- Drainage and flood mitigation measures
- Utilities and other technical infrastructure

Such matters are reserved entirely for consideration at the Technical Details Consent stage, should Permission in Principle be granted.

KEY ISSUES FOR ASSESSMENT

In determining this application for Permission in Principle, the Local Planning Authority must consider the following key issues:

1. **Whether the location of the site is suitable** for the proposed form of development, having regard to the spatial strategy set out in the development plan and relevant national policy.
2. **Whether the proposed land use is acceptable in principle** at this location, taking into account the character and role of the settlement and surrounding area.
3. **Whether the amount of development proposed is appropriate**, assessed at a high-level and in broad terms only.
4. **Whether there are any overriding constraints** which would clearly and demonstrably prevent the site from being developed in principle, even allowing for detailed matters to be addressed at the Technical Details Consent stage.

A Permission in Principle application should therefore only be refused where it is clearly demonstrated that the principle of the proposed development is unacceptable, and that such concerns could not reasonably be addressed through a subsequent Technical Details Consent application.

CONSULTATION RESPONSES

WC Highways: No objection subject to conditions

"I refer to the above Permission in Principle planning application dated 08/05/2026 for the erection of up to 8 No dwellings. As this would lead to separate dwellings outside of identified development boundaries, the proposal would usually attract an adverse highway recommendation on sustainability grounds as follows:

The site is located outside of any settlement policy boundary, raising concerns with regards to the likely reliance upon the private car for any occupants and their visitors.

This proposal is therefore, in my opinion, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9 of the National Planning Policy Framework 2025, which aims to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternatives.

However, I shall be guided by you on this sustainability issue and wish to advise with regard to highways in the instance that you would be minded to permit dwellings in this location.

Plough Lane is a C classified section of public highway subject to a speed limit of 30mph.

The land identified on the plans has proposed existing access with the public highway which would be shared with the adjacent caravan site and previously approved proposals for 4 dwellings. I would not consider that the uplift of a further 8 dwelling in this location would be a significant increase of the existing access with the public highway nor have severe implications in regard to the surrounding highway capacity.

A Proposed Site Plan with indicative layout has been provided, it is noted that the layout may likely be subject to change at the technical design stage and therefore I would advise the following should be incorporated with any detail provided.

Vehicle parking would be required to be accommodated within each property curtilage in line with Wiltshire Council Standards which I attach below for information.

Table 7.1 Minimum Residential Parking Standards (allocated parking)

<u>Bedrooms</u>	<u>Minimum spaces</u>
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking 0.2 spaces per dwelling (unallocated)	

Garages will only count as part of the allocated parking provision where they meet the minimum size requirement of 6m x 3m (internal dimensions). This is to ensure that there is sufficient room for an average sized family car, a cycle and some storage provision. Where these minimum size requirements are not met, the council will require design statements and/or transport assessments to demonstrate the need for such provision and/or to set-out the role of alternatives (e.g. car ports which are unlikely to be used for storage and could therefore count towards allocated parking provision).

There would also be a requirement to provide cycle storage for each dwelling in accordance with Wiltshire Council's LTP3 Cycling Strategy, Appendix 4 of this document contains Cycle Parking Standards for which I attach an extract below for information:

<u>Land Use</u>	<u>Area</u>	<u>Minimum Cycle Parking Standards</u>
C3 Dwelling	All areas	1 covered space per bedroom for up to 3-bedroom dwellings 3 covered spaces per unit for 4-bedroom dwellings 4 covered spaces per unit for 5-bedroom dwellings(etc) + 1 visitor space per 20 bedrooms

EV Charging would also be required in line with national guidance and Building Regulations document S.

Therefore, other than the sustainability issues highlighted above, the principle of up to 8 dwellings in this location would not be a concern in regard to highway capacity provided the proposals can demonstrate safe access incorporating Manual for Streets principles and accord with the required vehicle and cycle parking standards and provisions set out above."

Kington Langley Parish Council: Objection on the following grounds:

"We appreciate that the developer is seeking only permission in principle at this stage, but notwithstanding, the parish council wishes to state its significant concerns and as such, OBJECTS to the development in its current form:

Kington Langley is a village centred around Middle Common, whereas this development (unfavourably) puts 6 - 8 houses 1300m away from the centre, adding to the linear development along Plough Lane, detracting from the community centre, further "unbalancing" the village.

The development has a dependency on a single track lane that supports the caravan site behind the proposed development, which has permission to be converted to a site containing over 40 static homes.

Access to Plough Lane has limited visibility due to the short splays.

The parish council has concerns regarding workable solutions for drainage and sewage.

There's no acknowledgement in the submitted documentation that Affordable Housing will be included.

We are pleased to note that the mature trees around the field would be retained; any development here must ensure biodiversity is at least maintained if not improved."

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Two site notices displayed near the site.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No representations had been received at the time of writing.

ASSESSMENT

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015) and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006). There is no 'made' Neighbourhood Plan for Kington Langley.

The scope of assessment for the first stage of a PiP application is limited to 'in principle' considerations of **location**, **land-use** and the **amount of proposed development** only. In the event of approval in principle, the second stage, known as the 'technical details consent' stage, involves the submission of the detailed development proposals. The technical details stage involves assessment of all of the usual range of considerations that relate to full planning applications, for example design, appearance, layout, access, parking, landscaping, ecology and heritage impacts. The granting of a PiP application does not guarantee the acceptability of the proposals at the technical details consent stage.

Planning conditions cannot be imposed on the grant of PiP however conditions can be applied in the usual way at the technical details consent stage. Any PiP approved for residential development must be expressed indicating the minimum and maximum net number of dwellings which are, in principle, permitted. For a valid PiP application only a plan to identify the land to which the application relates is required.

Location – Settlement Strategy

The main in principle issue is whether the proposed development would constitute a suitable location for new residential development. This is to be considered having regard to the settlement strategy set out in the Wiltshire Core Strategy (WCS), and the accessibility of the site in terms of services and facilities.

The Settlement Strategy and Delivery Strategy for the district are set out in Core Policy 1 and Core Policy 2 of the WCS respectively. Taken together these policies seek to direct new residential development to the existing urban areas and defined settlements to meet the general aims of promoting sustainable development and the protection of the countryside. The settlement hierarchy set out in the WCS is Principal Settlements, followed by Market Towns, Local Service Centres and then Large Villages – each of these sizes of settlement have designated settlement boundaries.

As a designated ‘Small Village’, Kington Langley does not have a defined settlement boundary. Core Policy 2 (WCS) sets out the delivery strategy for housing and employment development and states that in Small Villages development will be limited to infill within the existing built area. ‘Infill’ is defined in the Core Strategy as: “For the purposes of Core Policy 2, infill is defined as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling” (paragraph 4.34). The proposal for 8No. dwellings cannot therefore be considered as infill.

Whilst the site is adjoined by built development on a number of sides, it does not form a discrete or clearly defined infill plot within a cohesive built-up area. The prevailing pattern of development along Plough Lane is characterised by linear frontage development, with intermittent and less cohesive built form to the southern side.

The proposal, for up to 8 dwellings, would extend and reinforce this pattern of development, resulting in incremental encroachment into the countryside and the erosion of the rural character of the area. The site is not considered to represent infill or rounding off, but rather an unjustified extension of built form.

The site is also located in a position where future occupiers would be reliant on the private car for access to services and facilities, and the development would therefore represent an unsustainable pattern of development, contrary to Core Policies CP60 and CP61 of the Wiltshire Core Strategy.

The Council is aware of the recently approved Permission in Principle at land adjacent to Plough Lane (ref. PL/2025/03813). It is noted that the site subject to application reference comprised previously developed land, including former nursery buildings and areas of

hardstanding, together with a residential curtilage. This materially influenced the assessment of that proposal, both in terms of its capacity to accommodate development and its relationship with the existing pattern of built form.

Furthermore, that scheme, for up to 4 dwellings on a site of approximately 0.28ha, was identified as being at the upper limit of what could reasonably be accommodated within that context.

In comparison, the current application proposes up to 8 dwellings on a site which, whilst larger at approximately 0.41ha, is not previously developed land and is more openly related to the surrounding countryside. As such, the proposed quantum of development represents a significantly more intensive form of development relative to the characteristics of the site, and cannot be directly compared with the previously approved scheme.

As such, the previous approval does not set a precedent that would justify granting permission in principle in this instance.

The Council is also aware of the recently allowed appeal at Kington Langley Garage (ref. APP/Y3940/W/25/3367502). The Inspector concluded that the proposal conflicted with the development plan, including policies relating to settlement strategy and sustainable transport, and that the site would not constitute infill development.

However, the appeal was allowed having regard to the significant housing land supply shortfall and the particular characteristics of that site, including its previously developed (brownfield) nature, to which the Inspector attributed substantial weight.

In the current case, the site is not previously developed land and does not benefit from the same considerations. Furthermore, the proposal would result in a material extension of built form into open countryside. As such, the circumstances are materially different and the appeal decision does not support granting permission in principle in this instance.

5-year supply of deliverable sites

The NPPF, within the context of a presumption in favour of sustainable development, aims to significantly boost the supply of housing. It requires local planning authorities to identify and regularly update a supply of specific deliverable sites sufficient to provide 5 years' worth of housing land supply. This should be assessed against the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. The method of calculating housing need has been recently amended within the revised NPPF. The Council cannot currently demonstrate a housing land supply and can currently demonstrate 2.8 years supply.

The NPPF makes it clear that where 5 year supply cannot be demonstrated, relevant policies for the supply of housing (which in this case would include Core Policies 1, 2 and 10 of the WCS) are considered to be out-of-date, and the 'tilted balance' described at paragraph 11 of the NPPF should be applied. Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking process, this means (11c) approving development proposals that accord with up-to-date development plans without delay; or (11d) 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 restricting the overall scale, type or distribution of development in the plan area (including footnote 7); 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.”*

The current housing land supply shortfall in Wiltshire means that the tilted balance of the presumption in favour of sustainable development set out at paragraph 11 is engaged. The balancing of benefits against harm, in the context of paragraph 11 of the NPPF, is set out in the following section of this report.

Location – Access to services and facilities

Kington Langley has a primary school and a village hall, although it is noted that there is no retail store in the village. There are bus stops serving the site on Plough Lane, and also on the A350 offering a reasonable service to Chippenham. As noted previously there is a pedestrian footpath alongside Plough Lane, which is a classified C road with a 30 mph limit.

However Core Policies 60 and 61 of the WCS set outs that the Council will help to reduce the need to travel by private car by planning developments in accessible locations. New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable travel alternatives. . Whilst the Highway Officer’s overall conclusion was that the proposal would not have *“a significant increase of the existing access with the public highway nor have severe implications in regard to the surrounding highway capacity”*, there is an objection on the basis of sustainability, in conflict with Core Policies 60 and 61 (WCS).

Location – Landscape Character

The scope of this Permission in Principle application is restricted to the extent that detailed design and layout of the proposal cannot be considered at this stage. In principle, site specific locational factors to consider are the fact that the site is visually well-contained and set in a context of existing built form.

The site is not protected by any landscape or ecological designation. However National policy clearly directs new development towards previously developed and brownfield sites recognising the wildlife, and other, functions of undeveloped land (paragraph 125).

Land Use

The NPPF outlines the Government’s objective to significantly boost the supply of homes. WCS Core Policies 1 and 2 are the Local Plan’s overarching policies in respect of establishing suitable locations for sustainable new development. The parameters of these policies are quite clear in setting out in spatial terms where new housing is considered to be sustainably located

and thus acceptable. The arguments regarding the principle of new housing on this site are set out above.

Amount of Development

Whilst detailed design and layout are not for consideration at this stage, the quantum of development proposed is a material consideration in assessing whether the site is suitable for residential development in principle.

In this case, the proposal for up to 8 dwellings on a relatively modest site would represent a notably intensive form of development when considered in the context of its size and its relationship to the surrounding pattern of development.

The scale of development proposed materially exceeds what could reasonably be regarded as infill or rounding off in this location, and would instead introduce a more substantial block of built form that extends beyond the established linear pattern of development along Plough Lane.

As such, the amount of development proposed contributes significantly to the conclusion that the scheme would result in an unjustified encroachment into the countryside and would reinforce an unsustainable pattern of growth.

It is acknowledged that the proposal is expressed as “up to 8 dwellings”, which allows for flexibility in the final number of units to be delivered at the Technical Details Consent stage. However, in this case, the concerns identified are not limited solely to the maximum number proposed, but relate more fundamentally to the relationship between the site, its size, and the surrounding pattern of development.

Even allowing for a reduced number of dwellings within that range, the site would remain constrained by its limited size and open relationship to the countryside, and would be unlikely to accommodate a form of development that integrates appropriately with its surroundings without resulting in an unduly intensive or incongruous form of development. As such, the use of “up to” does not overcome the concerns identified in respect of the amount of development proposed.

PLANNING BALANCE

The Council is currently unable to demonstrate a five-year supply of deliverable housing land, with a supply of approximately 2.8 years. As such, the policies most important for determining the application, including Core Policies CP1, CP2 and CP10, are considered out-of-date, and the presumption in favour of sustainable development is engaged.

In this context, the provision of up to 8 dwellings carries moderate positive weight, contributing to the supply of housing in the area.

However, this benefit must be weighed against the identified adverse impacts of the proposal. In this case, the development would conflict with the spatial strategy set out in the development

plan by introducing a form of residential development outside the established built area of a Small Village, where development is strictly limited. Whilst the weight afforded to this conflict is reduced in light of the housing land supply shortfall, it nevertheless attracts moderate negative weight.

In addition, the proposal would reinforce and extend an unsustainable pattern of linear development along Plough Lane, contributing to the incremental encroachment of built form into the countryside and the erosion of the rural character of the area. This harm is considered to be more than localised, as it relates to the fundamental pattern of development and settlement form, and is therefore attributed moderate to significant weight.

The site is also located such that future occupiers would be likely to rely on the private car to access services and facilities, a matter identified by the Highway Authority as conflicting with Core Policies CP60 and CP61. This weighs moderately against the proposal, notwithstanding that no objection is raised in respect of highway capacity.

Drawing these matters together, the adverse impacts of the proposal are not limited to detailed or technical considerations but instead relate to the principle of development in this location, including the reinforcement of an unsustainable pattern of growth and the erosion of countryside character.

When assessed against the policies of the Framework as a whole, and having regard to the scale of housing benefit arising from a scheme of up to 8 dwellings, these adverse impacts are considered to significantly and demonstrably outweigh the benefits of the proposal.

CONCLUSION

The application site is located outside the defined settlement boundary of Kington Langley, which is identified as a Small Village, where development is limited to infill within the existing built area in accordance with Core Policies CP1 and CP2 of the Wiltshire Core Strategy.

The proposed development of up to 8 dwellings, by reason of its scale, does not fall within the definition of infill development, and would instead represent an unjustified extension of built form beyond the established pattern of development. Whilst the site is adjoined by development on a number of sides, it does not form a discrete or clearly defined infill plot within a cohesive built-up area. The proposal would reinforce and extend the prevailing pattern of linear development along Plough Lane, resulting in incremental encroachment into the countryside and erosion of its rural character.

The site is also located in a position where future occupiers would be likely to be reliant on the private car to access services and facilities, contrary to Core Policies CP60 and CP61 of the Wiltshire Core Strategy and the aims of the National Planning Policy Framework which seek to promote sustainable patterns of development.

The Council's current housing land supply shortfall is acknowledged and the presumption in favour of sustainable development has been applied. However, the benefits associated with the provision of up to 8 dwellings are afforded only moderate weight and are not considered to outweigh the identified harms. In particular, the adverse impacts relate to the principle of

development in this location, including conflict with the spatial strategy, the reinforcement of an unsustainable pattern of development, and the resulting erosion of countryside character. When assessed against the policies of the Framework as a whole, these adverse impacts are considered to significantly and demonstrably outweigh the benefits of the proposal.

The identified harm arises from the location and principle of development and could not reasonably be addressed or overcome through the submission of a subsequent application for Technical Details Consent.

The proposal therefore does not represent sustainable development, and there are no material considerations that indicate a decision should be made otherwise.

RECOMMENDATION: That Permission in Principle be REFUSED for the following reasons:

1. The application site is located outside the defined settlement boundary of Kington Langley, identified as a Small Village where development is limited to infill within the existing built area, in accordance with Core Policies CP1, CP2 and CP10 of the Wiltshire Core Strategy.

The proposed development, by reason of its location, does not constitute infill or rounding off and would instead represent an unjustified extension of built form into the countryside, contrary to the spatial strategy of the development plan.

The site also occupies a location where future occupiers would be likely to rely on the private car to access services and facilities, contrary to Core Policies CP60 and CP61 of the Wiltshire Core Strategy.

2. The proposal seeks Permission in Principle for up to 8 dwellings. Having regard to the size and characteristics of the site, and its relationship with the surrounding pattern of development, it is considered that this quantum of development would represent an unduly intensive form of development.

The scale of development proposed materially exceeds what could reasonably be accommodated on the site and would be likely to result in a form of development that fails to integrate appropriately with its surroundings and erodes the character of the area.

The proposed amount of development is therefore not considered acceptable in principle and would be contrary to Core Policy 57 of the Wiltshire Core Strategy.

Informative:

Plans and documents considered:

Planning Statement received 14 May 2026

Application form received 11 May 2026

Location Plan LPC 4218 EX 01 received 8 May 2026

Proposed Site Plan LPC 4218 PR01 received 8 May 2026