



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

Approval of Permission in Principle

Application Reference Number: PL/2026/03735

Decision Date: 24/07/2026

Applicant:	Mr & Mrs Wood Praters Farm, Easton Town, Sherston, Malmesbury, SN16 0PS
Particulars of Development:	Permission in Principle for the erection of up to two dwellings (amendment to PL/2025/08695)
At:	Land at Praters Farm, Easton Town, Sherston, Malmesbury, SN16 0PS

In pursuance of their powers under the above Act, the Council hereby GRANT Permission in Principle for the development (comprising a minimum of 1 and maximum of 2 dwellings) referred to in the above application and plan submitted by you.

Informative/s

1. This Permission in Principle (PiP) will 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. The TDC shall be accompanied with, but not be limited to, the following
 - Application Form
 - Application plans, including: Location Plan, 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), Proposed Floor and Roof Plans, Proposed Elevations
 - Design and Access Statement
 - Ecology reporting, including: Preliminary Ecological Appraisal (PEA) and, Subject to the findings of the PEA, Protected Species Surveys and/or an Ecological Impact Assessment (EclA) as necessary
 - Biodiversity Net Gain information (as necessary), including: Biodiversity Net Gain Assessment, Statutory Biodiversity Metric Calculation Tool

- Arboricultural reporting, including: Tree Survey, Tree Constraints Plan, Arboricultural Impact Assessment (AIA) and Tree Protection Plan.
- SuDs and Surface Water Drainage Strategy
- Heritage Impact Assessment

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 received 12 June 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 Climate

