

Application for Outline Planning Permission with All Matters Reserved.
Town and Country Planning Act 1990

Please complete using block capitals and black ink.

1. Applicant Name and Address

Title: **MRS** First name: **LOUISE**

Last name: **PAGE**

Company (optional):

Unit: House number: **3** House suffix:

House name:

Address 1: **RECTORY CLOSE**

Address 2:

Address 3:

Town: **WARMINSTER**

County: **WILTS.**

Country: **U.K.**

Postcode: **BA12 8QP**

2. Agent Name and Address

Title: **MR.** First name: **K.H.**

Last name: **COLE**

Company (optional):

Unit: House number: **3** House suffix:

House name:

Address 1: **SAXON WAY**

Address 2: **WINSLEY**

Address 3:

Town: **BRADFORD ON AVON**

County: **WILTS.**

Country: **U.K.**

Postcode: **BA15 2JR**

3. Description of the Proposal

Please describe the proposal:

OUTLINE PLANNING APPLICATION FOR TWO DETACHED DWELLINGS WITH GARAGES.

Has the building work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building work, or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building work, or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):

(date must be pre-application submission)

For applications made on or after 1 August 2021, is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?

☐ Yes

☐ No

4. Site Address Details

Please provide the full postal address of the application site.

Units		House Number:		House Suffix:	
House name:	LAND AT				
Address 1:	FAIRWOOD ROAD				
Address 2:	PENLEIGH				
Address 3:	DILTON MARSH				
Town:	WESTBURY				
County	WILTS.				
Postcode (optional)	BA13 4EA				

Description of location or grid reference.
(must be completed if postcode is not known):

Easting: **ST85429** Northing: **50769**

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

ANDREW THOMAS

Reference:

ENQ/2025/01855

Date (DD/MM/YYYY):

(must be pre-application submission)

10/11/2025

Details of pre-application advice received?

Please refer to above ENQ. ref.

6. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- | | |
|---|---|
| ☒ Sustainable drainage system | ☐ Existing watercourse |
| ☐ Soakaway | ☐ Pond/ lake |
| ☐ Main Sewer | |

7. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you and/or agent?

☐ Yes

☒ No

If Yes, please provide details of the name, role, and how you are related to them:

8. Site Area

Please state the site area in hectares (ha):

0.176 Hectares

9. Biodiversity Net Gain

Do you believe that, if the development is granted planning permission, the Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990) would apply?

☐ Yes ☒ No

If No, please provide reasons, with reference to which exemptions or transitional arrangements you believe apply:

THE PROPOSAL IS FOR TWO SELF BUILD DWELLINGS ON LAND LESS THAN 0.5 HECTARES (APPROX. 0.2 HECTARES) THEREFORE, THE SELF BUILD EXEMPTION APPLIES.

If Yes, please provide information requested in 1-6 below:

1. Please provide the date the pre-development biodiversity value of onsite habitat(s) have been calculated: (this should be one of the following dates: i) the date of this application; or ii) an earlier proposed date).

2. Please provide the pre-development biodiversity value of onsite habitats on this date:

If a date earlier than the date of the submission of the planning application has been specified in 1, please provide reasons why this date has been used:

3. Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date specified in 1. either:

☐ Yes

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ No

If yes, please provide details including: the date immediately before this activity was carried out; the onsite biodiversity value on this date; and any supporting evidence (or reference to relevant document containing these details).

4. Please state the publication date of the biodiversity metric tool(s) used to calculate the onsite biodiversity value(s) in 2. (and if applicable 3.).

5. Does the application site have irreplaceable habitat(s) (corresponding to the descriptions in The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) which exist on land to which this application relates on the date specified in 1.

☐ Yes

☐ No

If yes, please provide a description of these and any further details (for example reference to relevant document):

6. Please confirm your application is accompanied by the following:

- i. The completed biodiversity metric tool(s) showing the calculation of the pre-development biodiversity value shown in 2. (and if applicable 3.) on the date specified in 1. (and if applicable 3.)
- ii. Plan(s), showing onsite habitat(s) existing on the date specified in 1.; and
- iii. If applicable, plan(s) showing onsite irreplaceable habitat(s) existing on the date specified in 1.

☐ Yes

Please provide details (for example reference to relevant document):

Note: Plans must be drawn to an identified scale, and showing the direction of North.

10. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☐ Yes

☒ No
Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studio	☐						
Cluster flats	☐						
Other	☐						

Totals (a + b + c + d + e + f) =

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studio	☐						
Cluster flats	☐						
Other	☐						

Totals (a + b + c + d + e + f) =

Affordable Home Ownership	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studio	☐						
Cluster flats	☐						
Other	☐						

Totals (a + b + c + d + e + f) =

Starter Homes	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studio	☐						
Other	☐						

Totals (a + b + c + d) =

Self-build and Custom Build	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studio	☐						
Other	☐						

Totals (a + b + c + d) =
Existing Housing

Market Housing	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studio	☐						
Cluster flats	☐						
Other	☐						

Totals (a + b + c + d + e + f) =

Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studio	☐						
Cluster flats	☐						
Other	☐						

Totals (a + b + c + d + e + f) =

Affordable Home Ownership	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Sheltered housing	☐						
Bedsit/studio	☐						
Cluster flats	☐						
Other	☐						

Totals (a + b + c + d + e + f) =

Starter Homes	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studio	☐						
Other	☐						

Totals (a + b + c + d) =

Self-build and Custom Build	Not known	Number of Bedrooms					Total Homes
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studio	☐						
Other	☐						

Totals (a + b + c + d) =
Total proposed residential units (A + B + C + D + E) =
Total existing residential units (F + G + H + I + J) =
TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

11. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain, or change of use of non-residential floorspace? ☐ Yes ☒ No ☐ Unknown

If you have answered 'Yes' to the question above please add details in the following table:

Use class/type of use			Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use) (square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
B2 – General Industrial (other than falling within Class E)			☐			☐		☐	
B8 – Storage and Distribution			☐			☐		☐	
C1 – Hotels			☐			☐		☐	
C2 – Residential Institutions			☐			☐		☐	
C2A – Secure Residential Institutions			☐			☐		☐	
E – Commercial, Business and Service:	(a) retail (other than hot food)	Shops	☐			☐		☐	
		Net tradeable Area:	☐			☐		☐	
	(b) sale of food and drink (mostly consumed on the premises)		☐			☐		☐	
	(c) (i) Financial services		☐			☐		☐	
	(c) (ii) Professional services (other than health or medical)		☐			☐		☐	
	(c) (iii) any other services		☐			☐		☐	
	(d) Indoor sports, recreation or fitness		☐			☐		☐	
	(e) medical or health services		☐			☐		☐	
	(f) creche, day nursery		☐			☐		☐	
	(g) (i) office (to carry out operational or administrative functions)		☐			☐		☐	
	(g) (ii) research and development of products or processes		☐			☐		☐	
	(g) (iii) any industrial process (can be carried out within a residential area)		☐			☐		☐	
	F.1 – Learning and non-residential institutions:	(a) Education		☐			☐		☐
(b) display works of art		☐			☐		☐		
(c) museum		☐			☐		☐		
(d) public library		☐			☐		☐		
(e) public hall or exhibition hall		☐			☐		☐		
(f) public worship or religious instruction		☐			☐		☐		
(g) law court		☐			☐		☐		
F.2 – Local Community	(a) Shop selling essential goods (premises not over 280 metres squared and no other such facility in 1000m radius)		☐			☐		☐	
	(b) hall or meeting place for local community (principal use)		☐			☐		☐	
	(c) outdoor sport or recreation		☐			☐		☐	
	(d) indoor or outdoor swimming pool or skating rink		☐			☐		☐	
Other – Please Specify			☐			☐		☐	
Total									

11. All Types of Development: Non-residential Floorspace (Continued)

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms.

Use Class/ Type of Use	Not Applicable	Existing Rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including change of use)	Unknown	Net additional rooms
C1 - Hotels	☐		☐		☐	
C2 - Residential Institutions	☐		☐		☐	
C2A - Secure Residential Institutions	☐		☐		☐	
Other -- Please specify:	☐		☐		☐	
	☐		☐		☐	

12. Employment

Please complete the following information regarding employees:

NOT APPLICABLE

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

13. Hours of Operation

NOT APPLICABLE

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not Known

14. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end procedures including plant, ventilation or air conditions. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development?

☐ Yes

☒ No

☐ Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	☐		☐		☐
Non-hazardous landfill	☐		☐		☐
Hazardous landfill	☐		☐		☐
Energy from waste incineration	☐		☐		☐
Other incineration	☐		☐		☐
Landfill gas generation plant	☐		☐		☐
Pyrolysis/gasification	☐		☐		☐
Metal recycling site	☐		☐		☐
Transfer stations	☐		☐		☐
Material recovery/recycling facilities (MRFs)	☐		☐		☐
Household civic amenity sites	☐		☐		☐
Open windrow composting	☐		☐		☐
In-vessel composting	☐		☐		☐
Anaerobic digestion	☐		☐		☐
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		☐		☐
Sewage treatment works	☐		☐		☐
Other treatment	☐		☐		☐
Recycling facilities construction, demolition and excavation waste	☐		☐		☐
Storage of waste	☐		☐		☐
Other waste management	☐		☐		☐
Other developments	☐		☐		☐

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

15. Existing Use

Please describe the current use of the site

VACANT

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

AGRICULTURAL

When did this use end (if known)? DD/MM/YYYY

CIRCA 20 YEARS AGO

(date where known may be appropriate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your applications.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

16. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

16. Ownership Certificates and Agricultural Land Declaration (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper
(circulating in the area where the land is situated):On the following date (which must not be earlier
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper
(circulating in the area where the land is situated):On the following date (which must not be earlier
than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

17. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original ☒ copy of a completed and dated application form:

The correct fee: ☐

The original ☒ copy of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original ☒ copy of a design and access statement, if required (see help text and guidance notes for details):

The original ☐ copy of other plans and drawings or information necessary to describe the subject of the application:

The original ☒ copy of the completed, dated Ownership Certificate (A, B, C or D -- as applicable) and Article 12 Certificate (Agricultural Holdings):

18. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant

Or signed - Agent:

Date

(date cannot be pre-application)

19. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

20. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

21. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Telephone number:

Email address: