



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/2025/03813

Decision Date: 29/05/2025

Applicant:	Mr & Mrs R Wilding C/O Agent, LPC (Trull) Ltd, Trull, Tetbury, Glos, GL8 85Q
Particulars of Development:	Erection of up to 4no. dwellings with creation of associated internal access
At:	Land at The Apple Store, Plough Lane, Kington Langley, Chippenham, SN15 5PS

In pursuance of their powers under the above Act, the Council hereby GRANT Permission in Principle for the development referred to in the above application and plan submitted by you.

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

e. details of parking to meet the Wiltshire Residential Parking Standards set out in the 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.

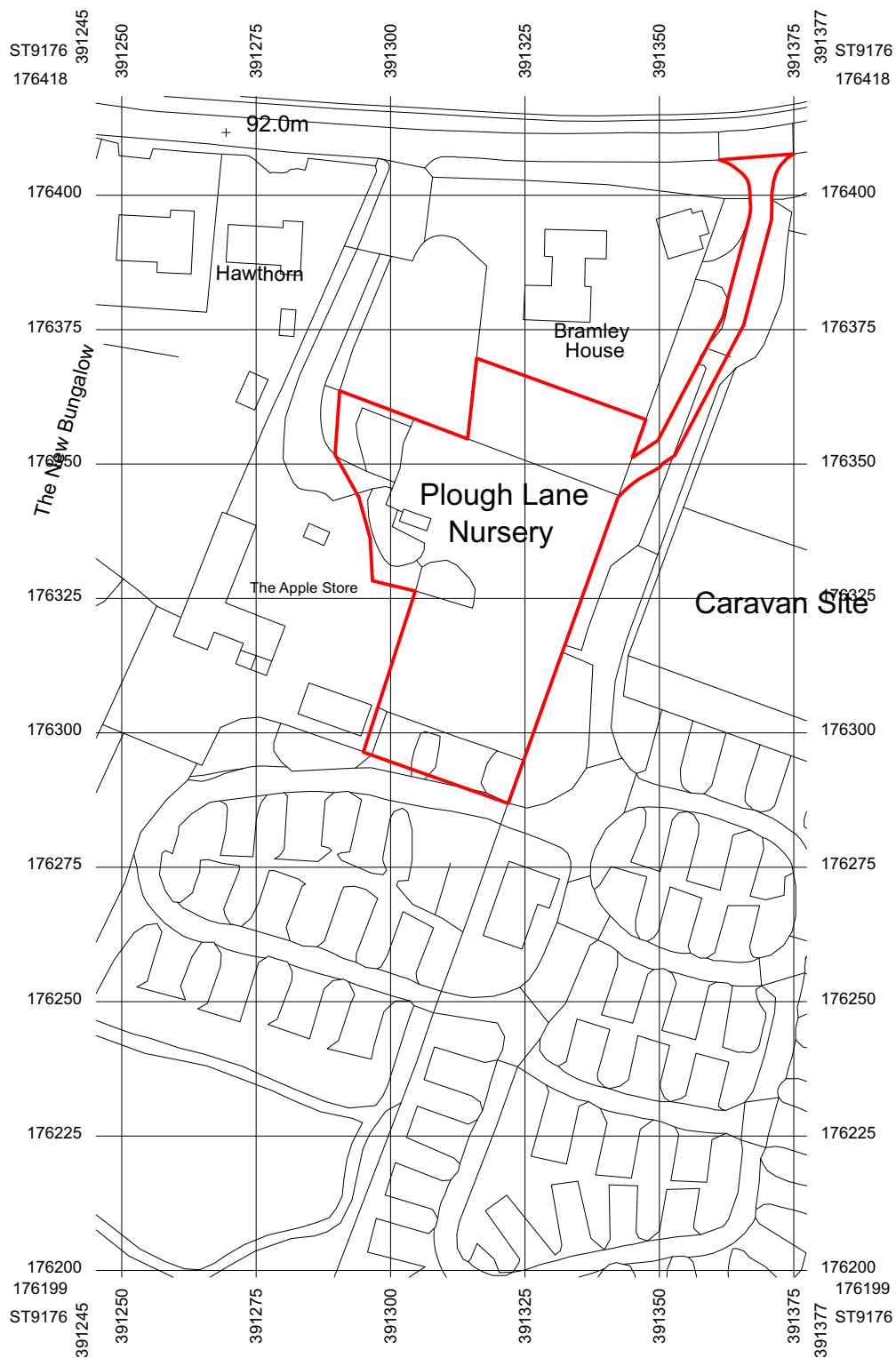
vi. Details of all new planting, landscaping and boundary treatments to be shown on a landscaping plan drawn to a recognised scale.

- 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.

Parvis Khansari - Corporate Director, Place

NOTES

- 1 Permission in principle is designed to separate decision making on 'in principle' issues addressing land use, location, and amount of development from matters of technical detail, such as what the buildings will look like. The aim is to give up-front certainty that the fundamental principles of development are acceptable before developers need to get into costly, technical matters. It will also ensure that the principle of development only needs to be established once in the process. Permission in principle must be followed by an application for technical details consent covering remaining detailed matters such as the design of buildings, development layout and landscaping schemes. Applications for technical details consent must be decided by the local planning authority in accordance with the terms of the permission in principle. A grant of permission in principle plus a grant of technical details consent equates to full planning permission



A IH 29/05/2025 Updated location plan to 1:250 Scale
 REV. BY DATE NOTES

Location Plan

STAGE
Planning
 PROJECT STAGE DRAWING
 573 - 03 - 00
 SCALE SIZE
 1:1250 @ A4 P
 CREATION
 Apr 2025



573 Wilding Site

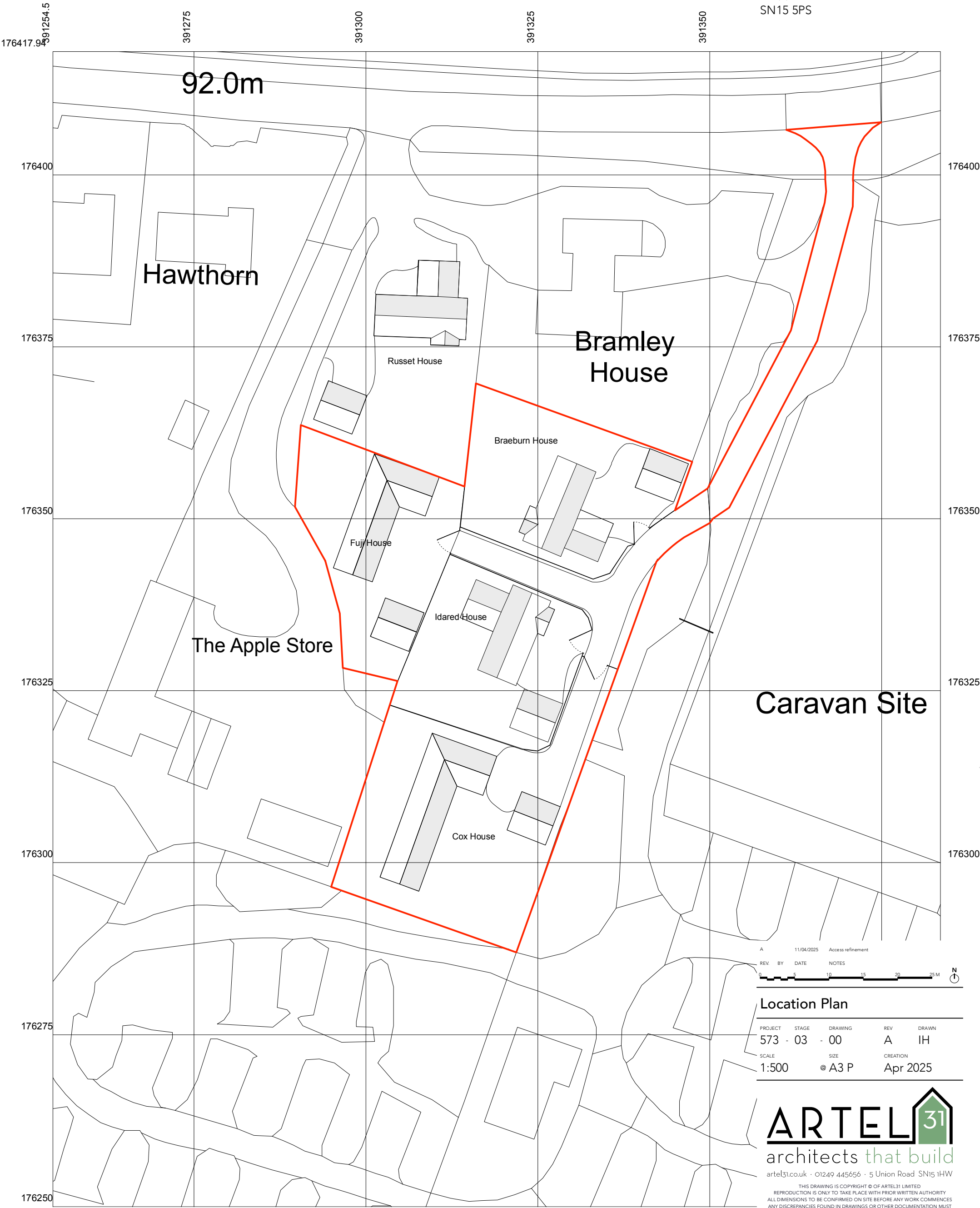
CLIENT
 Mr & Mrs Wilding
 ADDRESS
 The Apple Store
 Plough Lane Nursery
 Kington Langley
 Chippenham
 SN15 5PS

ARTEL ³¹
 architects that build
 artel31.co.uk · 01249 445656 · 5 Union Road SN15 1HW
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 BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING

Planning

CLIENT
Mr & Mrs Wilding

ADDRESS
The Apple Store
Plough Lane Nursery
Kington Langley
Chippenham
SN15 5PS



A	11/04/2025	Access refinement	
REV.	BY	DATE	NOTES
0			

0510152025

N

Location Plan

PROJECT	STAGE	DRAWING	REV	DRAWN
573 - 03	- 00		A	IH
SCALE	SIZE	CREATION		
1:500	@ A3 P	Apr 2025		

Application for Permission in Principle

Town and Country Planning Act 1990

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

Permission in principle may be granted for minor housing-led development only. Article 5B of the Permission in Principle (Amendment) Order 2017 sets out development that is specifically excluded from a grant of permission in principle and this includes habitats and EIA development.

Privacy Notice

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information.

If you require any further clarification, please contact the Local Planning Authority directly.

Find contact details for Local Planning Authorities: <https://www.planningportal.co.uk/lpasearch>

If printed, please complete using block capitals and black ink.

1. Applicant Name and Address

Title:	Mr & Mrs	First name:	R
Last name:	Wilding		
Company (optional):	c/o Agent		
Unit:		Number:	
Suffix:			
Building name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

2. Agent Name and Address

Title:	Mr	First name:	Simon
Last name:	Chambers		
Company (optional):	LPC (Trull) Ltd		
Unit:		Number:	
Suffix:			
Building name:			
Address 1:	Trull		
Address 2:			
Address 3:			
Town:	Tetbury		
County:	Glos		
Country:			
Postcode:	GL8 8SQ		

3. Description of the proposed development including any non-residential development

Erection of four dwellings.

Net number of dwellings: Min: Max: Amount of non-residential use(s) (e.g. floorspace or area):

(Can be expressed as a range, a maximum or a fixed amount)

4. Site information

Description and amount of existing use(s) of site:

Former Nursery Land

Site Area (hectares):

If you propose to attach any supporting information relating to known or likely constraints on the site please briefly describe what information you intend to provide.

Please see Supporting Correspondence

5. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference - must be completed if postcode is not known:

Easting: Northing:

Description:

6. 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.

Do any of the following statements apply to you and/or agent? ☐ Yes ☒ No 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

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

7. Declaration

I/We hereby apply for permission in principle as described in this form. 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	Simon Chambers
Date (DD/MM/YYYY): (date cannot be pre-application)	16/04/2025

8. 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 and 3 copies of a completed and dated application form:	☒	The original and 3 copies of the plan which identifies the land to which the application relates:	☒
The correct fee:	☒	Any supporting information:	☒

9. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension:
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	

Email address:

10. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension:
	01285 841433	
Country code:	Mobile number (optional):	
	07770 730 331	
Country code:	Fax number (optional):	

Email address:
simon.chambers@lpctrull.com

16th April 2025

Our Ref: SWLC.LPC4218

Development Services – North
Wiltshire Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER

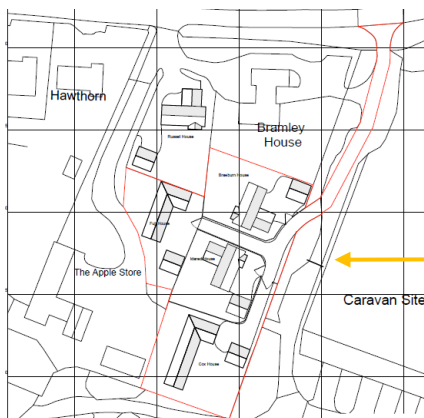
Dear Sir/Madam

Town and Country Planning Act 1990
Permission in Principle for the erection of upto 4No houses on land at The
Apple Store, Plough Lane Nursery, Kington Langley, Wiltshire, SN15 5PS

Please find enclosed a duly completed application (Permission in Principle – PiP) for the redevelopment of the former nursery land, and associated compound, previously use in association with the adjacent caravan site.

As your records will show planning permission was granted by application N/0800975/REM for the erection of 1No new dwelling, pursuant to the outline permission achieved earlier at appeal, within the garden of Bramley House, which is also within my client's control. That development was formally commenced, as confirmed by Certificate of Lawfulness, but has still not been proceeded to completion. The new dwelling is though notionally known as Russett House.

The intention is to complete the overall residential enclave and redevelop the former nursery and maintenance yard, being previously developed land, to accommodate upto 4 more dwellings. An illustrative layout is enclosed below and for context shows Russett House as approved, and thus helping to show how the new plots reflect the prevailing pattern of detached properties. All the new houses will share the retained access and drive to the caravan park from the east. The illustrative plan enclosed, and inserted below is of course not binding but helps demonstrate a logical use of land in scale and harmony with its surroundings.



LPC (TRULL) LTD
TRULL, TETBURY
GLOS, GL8 8SQ
Tel: 01285 841433
www.lpctrull.com

The application approach is defined in the National Planning Practice Guidance (PPG), as below;

The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.

This establishes that the application is a two-stage process, with the first stage solely intended to establish whether the site is suitable in principle and the second stage then considering the detailed development proposals and potential impacts. The Government's guidance sets out that the scope of the first stage of permission in principle is limited to location, land use and the amount of development.

Accordingly, the purpose of this Planning Statement is focused on the principle of development at this location only. Any further details in respect of the intended new housing development and its acceptable assimilation will be submitted at the technical details stage. The statement will however provide an overview of the planning policy context and an assessment of the key material planning considerations, including other comparable sites, demonstrating the proposal's acceptability.

As your planning records will show a recent application was refused also as a PiP for the erection of upto 8No new dwellings on land at Kington Langley Garage, Malmesbury Road, Kington Langley, Chippenham, Wilts, SN15 5PY (LPA Reference PL/2025/00998). Without prejudice to those application particulars the fundamental basis of the objection was the site's accessibility and the potential needs to cross the A350 to the nearest bus stop etc. These locational issues do not apply to the enclosed application, and I shall therefore outline the same positive planning balance acknowledged in respect of that site, as it applies to the enclosed site. The tilted balance is engaged, in addition to the policy compliant case explained, and it is considered there would be no adverse impacts associated with the granting of this PiP that would significantly and demonstrably outweigh the benefits of the proposal.

The enclosed site measures 3100m² and as the aerial extract inserted on the following page shows is nearly all laid to hardstanding, including various storage structures, and has been commercially used for many years. It is a previously developed site largely surrounded by other houses and in fact will utilise a small area of the garden to Bramley House within the proposed development site too. It does not involve any open countryside and the adjacent caravan site in fact fully encloses the rest of the site's boundaries. Those boundaries are well established with mature planting and there are no reasons why these features cannot be retained to ensure the site's redevelopment will continue to be well contained. The applicant's other property to the south west (The Apple Store) sits in depth already,

reinforcing the acceptability of the varied layout in this part of the village, where no dominant building line applies.



POLICY

The NPPF, and associated online PPG, sets out the Government's planning policies for England and how these are expected to be applied. These publications are material considerations in planning decisions. The policies within the following chapters of the NPPF are relevant to the assessment of the proposed development:-

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 9 – Promoting Sustainable Transport
- Chapter 11 – Making Effective Use of Land
- Chapter 15 – Conserving and Enhancing the Natural Environment

The NPPF highlights that planning law (section 70 [2] of the Town and Country Planning Act 1990 and section 38 [6] of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

The associated PPG confirms that same applies to an application seeking permission in principle; "A decision on whether to grant permission in principle to a site following a valid application ... must be made in accordance with relevant

policies in the development plan unless there are material considerations, such as those in the National Planning Policy Framework and national guidance, which indicate otherwise” (Paragraph: 011 Reference ID: 58-011-20180615).

The development plan relevant to the proposed development is the Wiltshire Core Strategy (WCS) (adopted January 2015), which includes saved policies from the former North Wiltshire Local Plan 2011. The key policies relevant to the ‘in principle’ matters of location, land use and amount of development, are:-

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy10: Spatial Strategy: Chippenham Community Area
- Core Policy 51 Landscape
- Core Policy 60 Sustainable Transport
- Core Policy 61 Transport & Development

- Policy H4: Residential Development in the open countryside

The adopted Development Plan is accompanied by the Policies Maps, which provides a spatial representation of the Local Plan policies. The site is not subject to any national or locally sensitive landscape or heritage designations.

In respect of the application proposals, Kington Langley is as a Small Village within the Chippenham Community Area (Core Policy 10), where there is no identified development boundary.

- Core Policy 1 states Small Villages have a low level of services and facilities, and few employment opportunities. Development at Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

- Core Policy 2 sets a minimum (my emphasis as there is no ceiling) housing requirement of 42,000 homes for Wiltshire, with 24,740 of those to be provided within the north and west area where the site is located. It explains that at the Small Villages development will generally be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i. Respects the existing character and form of the settlement.
- ii. Does not elongate the village or impose development in sensitive landscape areas.
- iii. Does not consolidate existing sporadic loose knit areas of development related to the settlement.

The NPPF at paragraph 61 identifies that, ‘To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed’. The fact that housing growth is so important and is not capped is therefore the starting point for all such assessments.

In terms of development in rural areas, and mindful that this is not an isolated site within the meaning determined by the Braintree case, the NPPF requires at paragraph 98 that planning policies and decisions recognise that sites to meet local

business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. Taking a logical approach where the Development Plan's housing policies are out of date these considerations can reasonably be applied to the application development as the local needs are irrefutable.

Acceptable village housing in this built up part of the village is as indicated above and on its face limited to a location capable of accommodating a few dwellings and generally not more than 1 as defined in para 4.34 of the plan. Nevertheless, it is understood that at appeal up to 4 dwellings have been allowed under this policy in the past. For instance, in an appeal at The Mews, Lydiard Millicent (Appeal Reference APP/Y3940/W/16/3154507) the Inspector concluded that the creation of 4 dwellings would constitute infill in line with the definition in the Core Strategy. Such flexibility, in addition to the fact the site is previously developed land and surrounded by development being part of the built up area of the settlement reflects the spirit of the spatially acceptable growth of the village, and therefore sits within an enclave effectively forming a discernible boundary and rounding off limit to the extent of This part of the village, distinct from the open countryside beyond.

Windfall housing such as the application proposal make an important and budgeted contribution to the housing supply position. 'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly' (paragraph 73 to the NPPF)

Paragraph 125, item c states that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. The following item is spatially more broad ranging as it seeks to 'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained'. The Council's current substantial housing supply deficit shows supply is clearly constrained and thus great weight should be given to the site's previously developed status and under-utilisation for many years.

The perilous housing position in Wiltshire triggers the application of paragraph 11 and for decision making this means; For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) 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 refusing the development proposed; 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The latest NPPF text above highlights that the decision maker is now encouraged to 'particularly' give great weight to, inter alia, supporting sustainable housing, and making the effective use of land. It is the case for the applicants therefore, that this is not an isolated site, so remote from services that its impacts, especially by comparison with the site's historic usage, should be unacceptable weighed against the benefits of providing much needed housing and reducing pressures on green field site.

PLANNING ASSESSMENT

The planning considerations associated with this permission in principle application are limited to location, land use and amount of development. In summary, the location, land use and amount of development is considered to be acceptable in principle. The amount of development is appropriate for the scale of the site and the prevailing grain of housing in this area. The location of the dwellings would not appear out of place with the established pattern of the built-environment, and the scheme can be designed to ensure no unacceptable harms to landscape character, visual amenity, the amenity of the occupiers of neighbouring properties or highway safety. The amount and use are compatible with the site's context and in terms of location on the ground it is strongly maintained this is not an unsustainable isolated countryside site and is of course already previously developed land.

There is a footpath that runs along Plough Lane to the school and village hall etc and also to the nearest bus stop on the A350. Furthermore, as a previously developed site comings and goings must be viewed on a cumulative basis as there is a benchmark against which the application must be assessed. As indicated, the scale of development within the built up limits of the village respects the WCS spatial strategy for village housing in Small Villages, where access to all the facilities and services for day to day needs is not available.

On balance, the site has reasonable access to the local bus service whose nearest stop has presumably been sited on the A350 as the best position to serve the widest part of the community. There are opportunities for cycling and walking, although these would be less at night as the paths are unlit. The site is not though entirely car dependant, or more pertinently different from the rest of the village and when the alternative transport options for a household are compared to the commercial comings and goings which are more commonly car dependant, there is no demonstrable harm locationally that indicates an increased car usage as a metric of sustainability. It is not tenable therefore to suggest this is not an accessible location.

The NPPF recognises that the opportunities to maximise sustainable transport solutions will vary between urban and rural areas (paragraph 110). Occupants of the site would have access to services and facilities both within the villages of Kington Langley and Kington St Michael and elsewhere by bus. They would not be wholly reliant on the private car to do so and in this rural location, involving previously developed land that is itself arguable more car dependant, this would be appropriate. Furthermore, development here may help to support existing services and facilities within the two villages to grow and thrive, being a recognised sustainable benefit of housing per se (NPPF paragraph 83).

The NPPF states it is important that a sufficient amount and variety of land can come forward where it is needed to support the Government's objective of significantly boosting the supply of homes" (paragraph 61). The level of need identified within the development plan should not be seen an upper limit, and new development that is otherwise sustainable should not automatically be refused, in particular in the context of the Council's housing land supply position, without prejudice of course to the policy compliant nature of the infill proposal shown.

The Council's most up to date Housing Land Supply Statement (HLSS) (Base date: April 2023-Published June 2024) details that it has 4.2 years of deliverable housing land supply. The Wiltshire Local Plan (WLP) will identify future levels of need for new homes and employment land over the period 2020-2038, and it has reached the Examination 19 stage. However, the evidence that underpins the draft WLP was prepared in accordance with the now superseded December 2023 version of the NPPF.

The Council has therefore published a Briefing Note (No.24-20) which set out the implications of the new NPPF and revisions to the standard methodology on its housing land supply position. It explains that due to the change to the standard methodology, which is used to calculate local housing need, the number of homes the Council must plan for on an annual basis has increased from 1,917 to 3,525 (the annual Local Housing Need figure), an increase of 84%. This is clearly a material change in circumstances.

The Briefing Note explains that "the changes to the NPPF now require Wiltshire to demonstrate a five-year housing land supply, including a 5% buffer, and must apply the revised Local Housing Need for decision-taking immediately". When the revised Local Housing Need figure is considered against the Council's Housing Land Supply figures which can be delivered within five years, it results in a 2.03 years supply.

Your Council therefore confirms that the tilted balance should be applied to housing application and highlights that "the magnitude of the shortfall in supply is now substantial and the weight to be given to improving housing supply greater compared to when the council had a more marginal supply" (my emphasis). This changes the weight to be given to applications for positive additions to the housing supply generally. The Council also advises within the Briefing Note that the application of the presumption in favour of sustainable development should be considered within the national aim of radically boosting the supply of housing.

In terms of the implications for plan-making, the Council confirms that because the housing requirement in the emerging Local Plan will meet less than 80% of the revised Local Housing Need, the Council will be expected to begin work on a new Local Plan promptly (when the revised plan-making system comes into force in 2025). However, when the new Local Plan is adopted, the five-year Housing Land Supply position will be determined based on the previous Local Housing Need calculation, albeit the updated NPPF requires a 20% buffer to be added, which in essence will require a six-year Housing Land Supply position to be demonstrated.

The Director of Planning clearly advises within the above Briefing Note that “To meet this increased buffer, the council will need to continue to approve planning applications to ensure a sufficient housing land supply can continue to be met at, and beyond, this date”. This is obviously not an encouragement to support those that satisfy the Development Plan as in this case but to take a more positive approach to growth involving previously developed land and closely related to existing settlements more generally.

In these circumstances, and as said without prejudice to the positive policy case outlined, NPPF paragraph 11d advises that policies which are most important for determining the application (which in this case would include Core Policies 1, 2 and 10) should not be considered up to date. As a result, the presumption in favour of sustainable development as set out at Paragraph 11d of the Framework is engaged, so permission should be granted unless 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 having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

It is considered that there would be no adverse impacts associated with the approval of the PiP application that would significantly and demonstrably outweigh the benefits. In terms of the benefits, the proposed development would result in the provision of new dwellings that would contribute towards the substantial deficit in the Council’s five-year housing land supply, which is a significant benefit. The development would also produce short term economic benefits to the construction industry and the development would also generate ongoing revenue for the Council from Council Tax etc.. There will also be further benefits that would result from the additional support to the vitality of the local community from the future occupiers of the development reflecting the support for rural housing at paragraph 83 to the NPPF. The development would also deliver ecological benefits associated with the requirement to deliver 10% Biodiversity Net Gain that will be considered during the technical details stage. As a brownfield site the development reduces pressures on greenfield land and will also increase planting generally.

The NPPF recognises that “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly.” (paragraph 73). The proposal is deliverable within a short

timeframe which will ensure it contributes to the substantial shortfall in the Council's housing land supply.

In terms of the harms, the development is considered to comply with the spirit of WCS as it is accessible and not isolated within the built up limits of the village, and prioritises a previously developed site, and is therefore in accordance with the NPPF. However, should the Council disagree and identify conflict with the plan-led approach only very limited weight should be attributed to this factor within the overall planning balance because Core Policies 1, 2 and 10 are not only out of date but the scale of the housing deficit is very substantial. The site is well contained and it will be demonstrated during the technical details stage that the development would not result in any site specific harms, or to the wider environment that cannot be adequately mitigated.

The updated NPPF now advises when considering the presumption in favour of sustainable development particular regard should be had to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination (paragraph 11.d.ii).

This application is not for a 'major' development and the site is not 'isolated'. In terms of the paragraphs that are relevant, in addition to those already noted, paragraph 110 outlines that the planning system should actively manage patterns of growth to ensure developments are acceptable. This paragraph is relevant but as noted above, it goes on to state that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. The development would result in the effective and efficient use of land in accordance with the objectives of paragraph 129, and can be designed to ensure it will function well and add to the overall quality of the area in accordance with paragraph 135.

The proposed development would contribute towards the Government's aim of significantly boosting the supply of homes in an accessible previously developed location and it is believed that when considering the overall tilted balance, which includes having regard to the key policies for directing development to sustainable locations, making effective use of land, and securing well-designed places, there would be no adverse impacts that stem from the development in principle that would 'significantly and demonstrably' outweigh the benefits, when assessed against the policies in the NPPF.

The contribution made by the approval of minor developments throughout the Wiltshire Council area towards addressing housing need should not be underestimated and now has greater importance considering the Council's substantial housing land supply deficit and the Government's objective to radically boost the supply of housing, as identified by the Council within the aforementioned Briefing Note

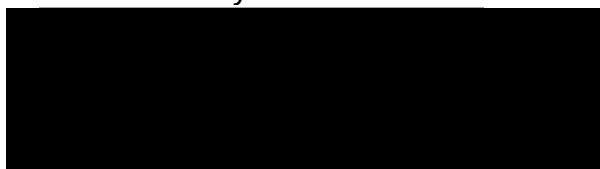
CONCLUSION

Paragraph 11 of the Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. Footnote 8 of paragraph 11 confirms that this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Footnote 9 sets out the key policies of the Framework which should be given particular regard.

In this case there is no conflict with the Development Plan as the scale of housing and village location accord with the Spatial Strategy, nevertheless, without prejudice the balanced assessment adds further weight to support the as the substantial need for houses and the previously developed nature of the accessible application site carries great weight in the planning balance and means the Planning in Principle sought should be approved. The amount and land use are contextually acceptable and locationally the priority to make the effective use of the current previously developed site means the location is not one where the redevelopment should be viewed as sufficiently harmful to resist redevelopment.

I trust the above comments are sufficiently clear to support the grant of permission as sought, however if you have any questions please do not hesitate to contact me direct.

Yours faithfully



Simon Chambers
Director

Enc.

Cc Mr and Mrs R Wilding

DELEGATED REPORT

Application Reference:	PL/2025/03813
Application Type:	Permission in Principle
Site Address:	Land at The Apple Store, Plough Lane, Kington Langley, Chippenham, SN15 5PS
Proposal:	Erection of up to 4no. dwellings with creation of associated internal access
Recommendation:	Permission in Principle be GRANTED

PROPOSAL AND SITE

This application seeks Permission in Principle (PiP) for the erection of up to 4no. dwellings on a site of some 0.31ha located towards the western edge of the dispersed village of Kington Langley. It is on the southern side of Plough Lane, which runs east from the A350 to form part of the main highway through the village. Access to the site is taken south off Plough Lane, with the existing access serving the established caravan site. To the north the site is bound by the residential property of Bramley House (as well as the extant permission for a dwelling set to the west of that property, known as Russett House), to the west is the residential property of The Apple Store and to the south (set back some 100m from the highway) is the Plough Lane Caravan Site which has pitches for more than 50 caravans. Beyond the access drive to the east is open countryside, with an established manicured hedge forming the immediate site boundary. The site is generally formed of a former nursery (Plough Lane Nursery), with evidence of some former nursery buildings set on flat land generally of hardstanding; it also includes a parcel of land which currently forms part of the existing rear garden area of Bramley House.

The site is not within the designated Kington Langley Conservation Area – that designated heritage asset is set some 120m to the east of the site and there are no listed buildings within the vicinity. The site is not subject to any other specific landscape or heritage designations and there are no Public Rights of Way either crossing, or within close proximity to, the site. The site is within flood zone 1 and not shown to be at any elevated level of flood risk from other sources.

The only plan submitted with this application was a Site Location Plan; however, this plan also provides an indicative layout demonstrating how up to 4no. dwellings could be arranged on the site. Access to the site is proposed to be provided via the existing access which serves the caravan site, running along the eastern boundary of the site to meet the public highway of Plough Lane.

In the first instance, a decision on whether to grant permission in principle to a site must be made in accordance with relevant policies in the development plan unless there are material considerations, such as those in the National Planning Policy Framework and national guidance, which indicate otherwise. The scope of a PiP application is limited to consideration of issues of: (i) location; (ii) land use; and (iii) amount of development. Issues relevant to these ‘in principle’ matters should be considered at this permission in principle stage; other matters are left to be considered at the technical details consent stage.

Clarification was sought during the course of determination regarding the Description of Development, to amend the description reflecting the 4no. dwellings as an upper limit rather than as a specific number; the indicative footprints were removed from the Site Location Plan accordingly.

POLICIES

Wiltshire Core Strategy ('WCS', Jan.2015)

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 (June 2006)

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

ISSUES

The issues arising for consideration from this Permission in Principle application proposal are as follows:

- Location
- Land Use
- Amount of Development

PLANNING HISTORY

The site has been subject to the following planning applications previously.

- **17/12399/CLP:** Certificate of lawfulness for the commencement and proposed change of use of land for the stationing of 3 static holiday units – Approved – 31/01/2018
- **13/03723/FUL:** Change of Use of Land for the Stationing of Three Static Units for Occupation for Holiday Purposes – Approved – 25/11/2013
- **N/07/01772/CLE:** Certificate of Lawfulness for Occupation of Agricultural Workers Dwelling Without Compliance with Agricultural Condition – Approved – 22/08/2007

- **N/01/02447/S73:** Removal of Condition 4 of 01/01787/FUL – OCCUPANCY CONDITION – Refused 18/12/2001 – Appeal Dismissed (APP/J3910/A/02/1081943)
- **N/01/01787/FUL:** Conversion and alterations to a use as office and store and erection of link block – Approved – 13/09/2001

In addition to the above, the following applications on adjacent sites are of contextual interest:

Kington Langley Garage (Permission in Principle)

- **PL/2025/00998:** – Refused – 03/04/2025

Russett House (1no. dwelling)

- **N/05/01815/OUT** (allowed at Appeal) & **N/0800975/REM** – Approved – 30/05/2008 (subsequent Certificate of Lawfulness to confirm commencement: **17/2386/CLP**)

CONSULTATIONS

Kington Langley Parish Council – No objection, stating:

“Kington Langley Parish Council (KLPC) has no objection in principle to this application for four dwellings. However, the PC would like consideration to be given to the provision of one or more affordable homes as part of this Permission in Principle. The applicant’s covering letter portends, referring to the NPPF, that the application should be considered on the basis of presumption in favour of sustainable development. They refer to paragraph 11.d)ii of the NPPF quoting “particular regard should be had to securing well-designed places and providing affordable homes, individually or in combination”. It would be of huge benefit to our parish if one or more new homes could be realised should permission in principle be granted at this location.”

Highways Officer – No objection, stating:

“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 sustainability of the site for residential development due 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 2023, which aim 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. I would not consider that the access would not be over intensified by the proposals for 4 dwellings.

A location plan with indicative layout has been provided, it is noted that the layout would 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)

Bedrooms	Minimum spaces
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:

Land Use	Area	Minimum Cycle Parking Standards
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.

Other than the highlighted sustainability issue, the principle of residential dwellings would not be considered detrimental in terms of capacity within the public highway, provided access and parking can be satisfactorily accommodated."

REPRESENTATIONS

No representations have been received with regard to this application.

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).

Whilst not frontage development, the site is bound on three sides by existing development, with two of these being residential development and the third (southern) being a well-established caravan site. Whilst the erection of 4no. dwellings at the site would be at the very upper level of what could be considered 'infill', as the Description of Development notes that the development will be 'up to 4 dwellings' it is not

considered that such a scale would constitute a reason for refusal. Accordingly, the principle of the proposal is generally acceptable in terms of Core Policies 1 and 2.

With regard to the recently refused Permission in Principle application at Kington Langley (PL/2025/00998 – as referenced above), it is noted that the Inspector for the previously refused application and appeal for that site (18/09873/OUT) identified the village as being located east of the A350 dual carriageway (paragraph 10); in this regard there is a clear distinction and material difference between that other site and this one.

The Parish Council has requested consideration regarding the delivery of an element of affordable housing on the site as part of the scheme. This would be a matter for Technical Details Consent stage and would not form part of the consideration regarding acceptability in principle at this stage. Given the size of the site and scale of the proposal, the delivery of affordable housing is not something which could reasonably form part of the planning balance.

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 2.03 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.

The latest updated NPPF (February 2025) at paragraph 11 provides the following additional text (as underlined):

“...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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.

This text cross-references to Footnote no.9 which in turn references specific paragraphs of the NPPF relevant to these aims. Given the location of the site and the generally supportive policy context, these are not considered to give rise to any specific conflict or need for further consideration, although it is noted that this seeks to ensure that sustainable modes of transport are prioritised for the site.

Location – Access to services and facilities

Kington Langley has a primary school and a village hall – some 1.1km and 1.35km from the site respectively; these services being commensurate with a designated ‘Small Village’, 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.

Core Policies 60 and 61 of the WCS set out 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. The Highway Officer has noted that the proposal is not located in a particularly sustainable location and thus, in their view, conflicts with Core Policies 60 and 61 (WCS). However, the policy considerations set out above demonstrate that the site, and scale of development proposed, is generally in accordance with the settlement strategy set out in the Core Strategy.

As such, the location of the site and its access to services and facilities is, on balance, considered appropriate given the scale of development proposed.

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 and it is noted that the NPPF strongly encourages the re-use of suitable brownfield land within settlements, stating:

“Planning policies and decisions should: ... c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;” (para.125).

National policy clearly directs new development towards previously developed and brownfield sites recognising the wildlife, and other, functions of undeveloped land (paragraph 125).

For these reasons the application proposal does not give rise to any conflict with Core Policies 51 and 57 (WCS).

Location – Flood Risk and Drainage

The site is not within the designated flood zone (falling in flood zone 1) and is not shown to be at any elevated level of groundwater or surface water flood risk. As such, there is no conflict arising with Core Policy 67 or Section 12 of the NPPF.

Location – Access

Separate from the locational and sustainability considerations set out above, the Highway Officer's response confirms that access to the site is suitable and appropriate. There is an existing access onto the public highway and this would not need to be amended or upgraded at all and would not (per the Highway Officer's comments) be over intensified by the use generated by 4no. dwellings.

The existing internal access drive would need to be amended to allow for access to the site, through the creation of a 'spur'. Further consideration of this – in terms of layout, biodiversity and landscaping in particular – will be required at Technical Details Consent stage. However, the Highway Officer's overall conclusion was that: *"...the principle of residential dwellings would not be considered detrimental in terms of capacity within the public highway, provided access and parking can be satisfactorily accommodated."*

Thus, whilst the Highway Officer has objected on the basis of sustainability reasons, there are not considered to be any technical reasons which would warrant refusal of the application in terms of access or highway impacts.

Location – Ecology

No ecology surveys have been provided of the existing site. Should there be any potential for bats or other ecology / protected species at the application site, this would need to form part of the Technical Details Consent. Details as to how Biodiversity Net Gain (BNG) is going to be secured would also be required at that subsequent TDC stage.

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 acceptability of the principle of new housing on this site are set out above.

Amount of Development

The amount of development, re-worded to reference 'up to 4no. dwellings', will be subject to detailed consideration at Technical Details Consent Stage. It is understood that the most immediately impacted neighbouring properties: The Apple Store and Bramley House are within the same ownership; that notwithstanding, any amenity impacts / considerations on those properties, as well as for occupants of other dwellings, would be matters for consideration at Technical Details stage. In that the Description of Development references 'up to 4 dwellings' (i.e. rather than '4 dwellings' per se), it is taken that the amount

of development in this instance would not represent any specific reason for refusal and could be suitably considered, scaled and amended at detailed design stage. However, it should be noted that, based on the illustrative plan provided on submission of the application, the provision of a total of 4no. dwellings on the site is unlikely to reflect the layout and density of the surrounding pattern of development, and may well give rise to amenity and / or circulation issues.

Other matters

The application is a Permission in Principle and therefore detailed consideration of such matters as neighbour amenity, impact on the character and appearance of the area, drainage, access / highway safety and ecology would be considered as part of the technical details stage. These matters have been considered within this report from an in-principle viewpoint only to be able to consider location, land use and amount of development.

THE PLANNING BALANCE AND CONCLUSION

The location of this proposal generally accords with the settlement and delivery strategy policies set out in the Core Strategy (Core Policies 1 and 2). The site is bound on three sides by existing development, with two of these being residential development and the third (southern) being a well-established caravan site. Whilst the erection of 4no. dwellings at the site would be at the very upper level of what could be considered 'infill', the principle of the proposal is generally acceptable in terms of Core Policies 1 and 2.

Notwithstanding the general acceptability of the application proposal in principle, the extent of the lack of five-year housing supply has been set out in this report. With a current housing land supply of 2.03yrs, the tilted balance set out in the NPPF is engaged, with applications for housing development required to be considered in this context.

A consideration of the potential benefits and adverse effects associated with the principle of this development is set out below:

Benefits

The proposal would provide a very modest contribution of housing towards addressing the county-wide shortfall. There would be some employment and economic benefits associated with the construction phase although these would be relatively limited and temporary. There would also be some benefits for the local area regarding increased economic expenditure from new residents. The NPPF makes note of the contribution that can be made by small and medium sized sites and windfall developments to housing supply, particularly where these are formed of previously developed land and within existing settlements. The delivery of up to 4no. dwellings in this location is therefore considered to give rise to some, albeit relatively limited, social and economic benefit.

Adverse Effects

The site is at a settlement which is designated as 'Small Village' as per the settlement hierarchy set out in the Core Strategy; whilst there is no settlement boundary for such settlements, in this particular case

the site is bound by established built form on three sides, with an access drive forming the remaining boundary.

There are impacts arising in terms of character and access, but these impacts are minor and not considered to be particularly harmful to any significant degree. The change to the character of the site is mitigated by the built form characterisation of the surrounding land; and the creation of the access spur off the existing access drive to the Caravan Site has not triggered any objection from the Highways Officer.

Planning Balance

Overall, the provision of 4no. dwellings would make a contribution, albeit relatively limited, towards the supply of housing in an area with an under supply and there would also be a limited amount of social and economic benefits arising from the construction phase and future spending of occupants.

It is accepted that the Council is currently unable to demonstrate a five year supply of housing sites and therefore paragraph 11(d) has been engaged in this assessment. There are no relevant protected areas or assets that provide a strong reason for refusing the principle of the development proposed.

In this instance, with the principle of the proposed development generally acceptable, and with the adverse impacts of granting permission not significantly and demonstrably outweighing the identified benefits, when assessed against the policies in the NPPF and the development plan it is recommended that permission in principle should be granted.

RECOMMENDATION: That Permission in Principle be GRANTED:

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. 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. specific details of proposed materials including a full specification with sample photos/brochures.
 - e. details of parking to meet the Wiltshire Residential Parking Standards set out in the

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.
 - vi. Details of all new planting, landscaping and boundary treatments to be shown on a landscaping plan drawn to a recognised scale.
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.