

APPLICATION FOR PERMISSION IN PRINCIPLE CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/05512
APPLICATION TYPE:	Permission in Principle
SITE ADDRESS:	Land adjacent 13 Heathfield, Chippenham, SN15 1BQ
DEVELOPMENT DESCRIPTION:	Permission in Principle for residential development of 1 No dwelling
RECOMMENDATION:	Planning Permission be APPROVED

PROPOSAL AND SITE DESCRIPTION

The application seeks Permission in Principle (PiP) under the provisions of the Town and Country Planning Act 1990 (as amended) for 1no dwelling on the site where 2no. existing, attached, garages are located. No detailed matters of layout, scale, appearance, access, landscaping or drainage are submitted at this stage, as these are not required as part of a PiP application.



Figures 1 & 2: map & aerial view of site (red) in framework boundary (black) Figure 3 & 4: photos of site (2026)

The site is within the defined framework boundary for Chippenham, a principal settlement which benefits from a made neighbourhood development plan (NDP).

The front (north-east) of the site is highly visible from the adjacent unclassified highway, and the rear (south-west) of the site has some very limited visibility from the adjacent public right of way (PRoW) 'CHIP32'. The site is within flood zone 1, at the lowest risk of flooding from rivers and seas, and is not known to be at high risk of groundwater or surface water flooding.

PLANNING HISTORY

Relevant planning history at the site: None

Relevant planning history near the site:

Heathfield (directly east)

- N/07/01089/FUL granted planning permission for *Demolition of existing garages and erection of 4 No. affordable houses* on 31.08.2007 subject to conditions including the removal of certain permitted development rights

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS) – Adopted 2015

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP10: Spatial Strategy for the Chippenham Community Area
- CP45: Meeting Wiltshire's Housing Needs
- CP50: Biodiversity and Geodiversity
- CP57: Ensuring High Quality Design and Place Shaping
- CP60: Sustainable Transport
- CP61: Transport and Development
- CP64: Demand Management
- CP67: Flood Risk

Wiltshire Local Transport Plan (LTP4)

- Parking standards etc (LTP3)

Wiltshire Housing Site Allocations Plan 2020

National Planning Policy Framework (NPPF)

- S3: Presumption in favour of sustainable development
- S4: Principle of development within settlements
- DM1: Preparing development proposals
- DM3: Determining development proposals
- HO7: Meeting the needs for homes
- L2: Making effective use of land
- L3: Achieving appropriate densities
- DP3: Key principles for well-designed places
- TR3: Locating development in sustainable locations
- TR8: Public rights of way
- F7 & F8: Flood risk & Drainage
- N2: Improving the natural environment

Planning Policy Guidance (PPG)

Town and Country Planning (Permission in Principle) Order 2017

The Conservation of Habitats and Species Regulations 2017

ISSUES

The main issues in the consideration of this application are:

- Whether the development is exempt from permission in principle
- Whether the site location is suitable in principle
- Whether the land use is suitable in principle
- Whether the amount of development is suitable in principle

CONSULTATION

Chippenham Town Council: No Objection

Location - The location of the site is considered suitable given it is located within a principal settlement where the presumption in favour of sustainable development is applied for the purposes of NPPF Policy S4.

Land Use - The proposed land use is considered acceptable in principle at this location, given the surrounding character is residential in nature and the town's identification as a principal settlement.

Amount of Development - The amount of development proposed for the site, i.e. one dwelling, appears appropriate.

Councils Highways Team: Comment

No principal objection provided parking is supplied to a suitable standard and shown both for number 13 and the new dwelling. There is room within the curtilage to provide for 2 frontage car parking spaces for the new dwelling if set back 5m from the rear of the footway and to provide frontage parking for number 13 to replace the lost parking with the conversion of the garage parking.

Conditions should provide for parking for each dwelling to ensure against nuisance parking within the dead end road.

Councils Rights of Way Team: No representation at the time of writing

REPRESENTATIONS

At the time of writing (29.09.2026) 1 Public Objection, raising the following summarised concerns, has been received:

- An additional dwelling would exacerbate the existing issue with parking
- Potential highway safety impact

ASSESSMENT

PiP provides an alternative route for obtaining planning permission for housing-led development. The PiP stage establishes whether a site is suitable in principle (limited to the location, land use and amount of development) and the technical details consent (TDC) stage considers the detailed design, layout, mitigation and all other reserved matters.

Article 5B of the Town and Country Planning (Permission in Principle) Order 2017 prevents the grant of PiP for certain development. Where a proposal is assessed as falling within one of the Article 5B exclusions, the LPA has no power to grant PiP and the application must be refused. The primary assessment to be made at PiP stage is, therefore, whether the proposal is excluded from the PiP regime by Article 5B.

Where the proposal is not excluded by Article 5B, a secondary assessment is undertaken to determine whether the site is suitable in principle regarding the location, proposed land use and amount of development.

As planning conditions cannot be imposed at the PiP stage, mitigation that is required to make a proposal acceptable in principle must be clearly established at the PiP stage. Mitigation that relates to reserved matters may be separately addressed at the TDC stage; however, where mitigation is necessary to avoid or rule out impacts that would otherwise prevent the grant of PiP, the proposal would fall outside the scope of the PiP regime.

Whether the development is exempt from permission in principle

Context

Article 5B(1) of the 2017 Order directs that an LPA may not grant PiP in relation to development which is:

- Major development
- Habitats development
- Householder development; or
- Schedule 1 development

Article 5B(2) of the 2017 Order further directs circumstances where Schedule 2 development cannot be granted PiP by the LPA.

Assessment

The application is not for major development, habitats development, householder development or Schedule 1 development.

The proposal is not exempt from the PiP regime.

Whether the Site Location, Land Use and Amount of Development is Suitable in Principle

Context

The development plan supports the provision of appropriate land uses in locations identified as suitable by the spatial strategy. Policies CP1, CP2, and CP10 seek to ensure that proposed uses are compatible with their surroundings and contribute positively to the function and character of settlements and seek to ensure that the scale of new development is appropriate to its location, having regard to the size, role and character of the settlement, and the capacity of the area to accommodate change in principle.

Policies CP45, and CP57 seek to ensure that the scale of new development is appropriate to its location, having regard to the size, role and character of the settlement, and the capacity of the area to accommodate change in principle.

S3 and S4 of the NPPF supports sustainable patterns of development and seeks to ensure that land uses are located in appropriate locations having regard to the development plan, the characteristics of the site and surrounding area, and wider sustainability objectives.

DM1 and DM3 of the NPPF supports a proportionate approach to the assessment of scale at an early stage in the planning process, recognising that detailed matters of layout, design and appearance are to be addressed through subsequent stages of decision-making where appropriate.

In addition, regard should be had to WCS Policies CP50, CP60, CP61, CP64, CP67, together with relevant NPPF decision-making Policies HO7, L2, L3, DP3, TR3, TR8, F7, F8, and N2 insofar as their aims are relevant to the PiP assessment.

Assessment

Location

At the PiP stage, the assessment of location is high-level and does not consider detailed access arrangements, internal movement, or site layout. The key consideration is whether the location of the site is suitable in principle for the proposed type and scale of development.

The site is within the defined framework boundary for Chippenham; the site's access to services is such that development at this location would not conflict with the overarching strategy for sustainable development. Having regard to the spatial strategy set out in the development plan and relevant national policy, it is considered that the location of the site is acceptable in principle for the proposed development.

Land Use

At the PiP stage, the key test is whether the type of development proposed is acceptable in principle at this location, not whether the finer details of how it would operate can be resolved.

The site currently contains garages and hardstanding associated with the residential dwelling '13 Heathfield Road' and is therefore closely related to the residential built form of the area. Residential development is an established and characteristic land use in the surrounding area, with the site situated within a predominantly residential part of Chippenham. There is no policy objection to the introduction of an additional dwelling in this location.

Amount of Development

At the PiP stage, the assessment of the amount of development is necessarily broad-brush. The key question is whether the quantum of development proposed is so excessive, or so limited, that it would be inappropriate in principle, having regard to the site's location and the settlement within which it sits.

No detailed conclusions are drawn at this stage regarding density, layout, or the precise form of development, as these matters fall to be considered through a subsequent TDC application. The assessment at this stage is limited to whether the amount of development proposed could reasonably be accommodated in principle on the site.

In this case, 1no. dwelling would represent a modest level of growth relative to the size and character of Chippenham. In high-level terms, a single dwelling represents a very modest addition to the housing stock within a sustainable urban location; the proposal would not be out of keeping with the role and scale of the settlement as identified in the development plan.

Other Issues

Public concern has been raised that the addition of a dwelling would result in a worsening of parking issues in proximity to the site.

At PiP stage, the highways team have confirmed that there is no principal objection to the proposal on highway safety matters, and that there is sufficient space available at the site to accommodate 1no. dwelling and associated off-street parking.

As such, whilst the public concern is acknowledged and noted at this stage, the concerns do not raise concerns that would warrant the refusal of PiP; detailed matters relating to access, parking provision and turning arrangement are reserved for consideration at the TDC stage.

PLANNING BALANCE

The assessment has focused solely on matters capable of being considered through the PiP process. No conclusions are reached regarding detailed design, access, drainage, layout or other technical matters, which remain for future consideration through TDC.

The application seeks PiP for residential development of 1 No dwelling.

In undertaking the planning balance, the Local Planning Authority has considered:

- the suitability of the site's location for the proposed development;

- the acceptability of the proposed land use in principle;
- the amount of development proposed;
- any site-specific constraints affecting the suitability of the site; and
- all other material considerations.

In addition, regard has been had to the Council's current Housing Land Supply position; given that an identified unmet housing need exists, the delivery of additional housing can attract significant weight as a material consideration.

All matters have been weighed in the round in reaching the recommendation below.

SUMMARY AND CONCLUSION

Having had regard to the development plan and the NPPF, it is considered that the site is suitable in principle for the proposed development.

The site's location, the type of development proposed, and the amount of development sought do not raise any fundamental objections that would warrant refusal at this stage.

No overriding constraints have been identified that would render the site unsuitable for development in principle.

It is therefore concluded that Permission in Principle should be granted.

No approval is given at this stage for the detailed form of development. A separate application for TDC will be required before any development can proceed.

The TDC application will consider matters including, but not limited to:

- detailed site layout
- scale, design and appearance of buildings
- access arrangements and parking
- landscaping and boundary treatments
- drainage and flood risk mitigation
- ecological, heritage and other technical matters

RECOMMENDATION:

That Permission in Principle be GRANTED

INFORMATIVES:

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. In accordance with Paragraph: 045 Reference ID: 58-045-20180615 of the PiP Planning Practice Guidance, the TDC shall be accompanied with, but not be limited to, the following
 - i. Application plans, including:
 - a. Location Plan
 - b. Existing and Proposed Site/Block Plan (including landscaping proposals, visibility splays, vehicle tracking, car and bicycle parking arrangements, electric vehicle parking infrastructure and waste collection arrangements)
 - c. Proposed Floor and Roof Plans
 - d. Proposed Elevations
 - ii. Design and Access Statement
 - iii. Ecology reporting, including:
 - a. Preliminary Ecological Appraisal (PEA) and,
 - b. Subject to the findings of the PEA, Protected Species Surveys and/or an Ecological Impact Assessment (EclA) as necessary
 - iv. Biodiversity Net Gain information (as necessary), including:
 - a. Biodiversity Net Gain Assessment
 - b. Statutory Biodiversity Metric Calculation Tool
 - v. Arboricultural reporting, including:
 - a. Tree Survey
 - b. Tree Constraints Plan
 - c. Arboricultural Impact Assessment (AIA) and,
 - d. Subject to the findings of the AIA, a Tree Protection Plan as necessary
 - e. Subject to the findings of the AIA, an Arboricultural Method Statement as necessary
 - vi. Application Form
 - vii. SuDs and Surface Water Drainage Strategy
 - viii. Heritage Impact Assessment
 - ix. Community Infrastructure Levy Forms (CIL) as appropriate

Please note that all requested information should provide the level of detail with the corresponding documents listed under the “Full Planning Application” table as set out in the Wiltshire Validation Checklist (dated August 2025).

3. The applicant is advised that the development hereby approved, if progressed to the TDC stage, may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. The applicant should submit all relevant CIL forms, including those relating to any claim of exemption or relief. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms, please refer to the Council's website: <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>
4. For the avoidance of doubt, the PiP hereby approved relates solely to the site identified in the Location Plan '25.011 – 01', received 28.08.2026.