



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

Approval of Permission in Principle

Application Reference Number: PL/2026/05252

Decision Date: 09/10/2026

Applicant:	Mr and Mrs Seed Wayside, 12 Chittoe Heath, Bromham, Chippenham, SN15 2EH
Particulars of Development:	Permission in Principle for the proposed erection of up to six dwellings (One self build).
At:	Land at Wayside, 12 Chittoe Heath, Bromham, Chippenham, SN15 2EH

**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.**

Informative

- 1** 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, turning areas, 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. Evidence demonstrating no net loss of local biodiversity resource and that the integrity of ecological networks,
 - b. An updated ecology report may also be required, depending on the time of submission.
- iv. Biodiversity Net Gain information (as necessary), including:
 - a. Biodiversity Net Gain Assessment
 - b. Statutory Biodiversity Metric Calculation Tool
- v. Arboricultural reporting, including:
 - a. Arboricultural Impact Assessment (AIA),
 - b. Tree Protection Plan,
 - c. Arboricultural Method Statement as necessary
- vi. Application Form
- vii. SuDs and Surface Water Drainage Strategy
- viii. 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, Drawing Number: AH2024/63, received 07.08.2026.

Nic Thomas - Director of Planning, Economy and Climate

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