Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/05753

Decision Date: 04 October 2023

Applicant:	Whaddon Grove Farm Whaddon Grove Farmhouse, Whaddon, Nr Hilperton, Wiltshire, United Kingdom, BA14 6NR
Particulars of Development:	Creation of 0.75ha mosaic of wetland, grassland and scrub woodland for biodiversity improvement and associated agricultural benefits. Including the creation of approximately 1,520 square meters of pond surface area (fluctuating over time seasonally and with ecological processes) spread over 3 small ponds and other habitat improving features including scrapes.
At:	Whaddon Grove Farmhouse, Whaddon, Hilperton, Trowbridge, BA14 6NR

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (3)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Description	Received Date
Standardised Pond Profile	.	21 July 2023

Standardised Scrape Profile	.	21 July 2023
1:2500 Red Lined Site Plan and Blue Lined Land Ownership Plan	.	21 July 2023
Appendix B - UK HABS Baseline Map	PM-A-WGF-W-2, V2.0	24 July 2023
Proposed Habitats Plan	PM-A-WGF-W-2, V2.0	24 July 2023
Site Location Plan	PM-A-WGF-W-2, V2.0	1 August 2023
Appendix A - Site Location Map	PM-A-WGF-W-2, V1.0	7 August 2023
Appendix C - Proposed Habitats Map	PM-A-WGF-W-2, V3.0	9 August 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

3 The development hereby approved shall be carried out in strict accordance with the following documents:

- Bristol Avon Catchment Market Project Biodiversity Gain Plan, reference PM-A-WGF-W-2, version 3.0, dated 8 February 2023
- Appendix C - Proposed Habitats Map, reference PM-A-WGF-W-2, version V3.0
- Appendix F.1 - Pond Mosaic Creation Project Specification and Establishment Plan, produced by Bristol Avon Catchment Market, reference PM-A-WGF-W-2
- Extracted Materials and Deposited Materials Reconciliation Calculations
- Standardised Pond Profile
- Standardised Scrape Profile

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity

Informatives: (2)

1 The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek

the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

2 It is noted from the submitted pond profiles, that the ponds will be up to 3m in depth at the deepest point. The applicant should be aware of the maximum depth guidance for ponds and wetlands within the SuDS Manual C753 "t*he maximum depth of the permanent pool should not exceed 2m to avoid stratification and anoxic conditions (and should normally be a maximum of 1.2m unless all safety conditions indicate that a greater depth is acceptable)*". The applicant is therefore advised, in line with their statutory duties under Construction Design and Management Regulations 2015, that a reduced depth should be considered.

Parvis Khansari - **Corporate Director, Place**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk