Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/11125

Decision Date: 11 November 2024

Applicant:	N/A Company Secretary, Bridge House, 1 Walnut Tree Close, Guildford, Surrey, England, GU1 4LZ
Particulars of Development:	Engineering works associated with the creation of a replacement of a breeding plot
At:	Land North of A303, Winterbourne Stoke, Salisbury, SP3 4ET

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: (5)

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 and documents:

Application form and certificates, As received 8th February 2024
Site Location Plan (site as existing)- As received 24th January 2024 Drwg no HE551506 0007 rev PO2
Proposed Site Plan- Drwg no HE551506 0004 rev PO1
Existing Elevations- Drwg no HE551506 0002 rev PO1
Proposed Elevations- Drwg no HE551506 0003 rev PO1

Proposed Sections- HE551506 0001 rev PO1
Planning, Design and Access Statement with Statement of Community Involvement- Dated Dec 2023 and received on the 21st December 2023
Landscape Technical Note- Ref HE551506-NHX-EAC-ZZ-TN-TP-0001 and received 21st December 2023
Flood Risk Assessment (FRA) Ref HE551506-NHX-EAC-ZZ-AS-TP- 003 As received 21st December 2023
Heritage Desk Based Assessment- Ref HE551506-NHX-EAC-ZZ-AS-TP-0001 As received on the 21st Dec 2023
Ecological Impact Assessment with Habitats Regulation Assessment (EcIA) (HRA)- Ref HE551506-NHX-EAC-ZZ-AS-TP-0002 As received 21st Dec 2023
Landscape Ecological Management Plan (LEMP)- Ref - HE551506-NHX-EAC-ZZ-PL-TP-0003 As received Dec 21st 2023
Method Statement (Stone Curlew Plot Creation)- Ref HE551506-NHX-ECO-ZZ-MS-CE-0001 As received Dec 21st 2023
Construction Environmental Management Plan (CEMP) Ref HE551506-NHX-EAC-ZZ-PL-TP-0002 As received 21st Dec 2023.

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

3 No development shall commence within the area of the Stone Curlew Plot until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

4 No construction works shall be carried out unless the approved equipment for the effective cleaning of the wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway have been provided. The wheel washing facilities shall remain available at all times during construction works.

.Reason: In the interests of the safety of road users.

5 The development will be carried out in strict accordance with the following documents:
- Replacement Stone Curlew Breeding Plot Creation Method Statement. November 20203. Costain/Mott Macdonald;
- Proposed Site Plan. December 2023. Costain/Mott Macdonald;

- Construction Environment Management Plan. December 2023. Costain/Mott Macdonald and;
- Replacement Stone Curlew Breeding Plot Creation Ecological Impact Assessment and Habitat Regulations Assessment. December 20023. Costain/Mott Macdonald

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

Informatives: (1)

Breeding Birds
The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds

have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

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

4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy