The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/10276

Decision Date: 11/03/2025

Applicant:	Field Farm Limited Field Farm Cottage, Porton Road, Porton, SP4 0NF
Particulars of Development:	Change of use of land and installation of 6no. glamping pods for overnight guest use, new permeable track and parking area, footpaths, package water treatment plant and associated works.
At:	Field Farm, Porton Road, Porton, SP4 0NF

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 39 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

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:

Application Form & Certificate

Ref: Rev A – Location Plan. Received – 18.12.2023

Ref: 230307-01-02 Rev A – Proposed Layout Plan. Received – 18.12.2023

Ref: 230307-01-04 – Proposed Drainage Plan. Received – 08.01.2025

Ref: 230307-01-05 – Snowdon Pod Plan & Elevations. Received – 27.11.2023

Ref: 230307-01-06 – Brecon Side Entry Pod Plan & Elevations. Received – 27.11.2023

Ref: 230307-01-07 – Brecon Front Entry Pod Plan & Elevations. Received – 27.11.2023

Ref: 230307-01-08 – Morven Pod Plan & Elevations. Received – 27.11.2023

Ref: 230307-01-09 – Road & Access Plan. Received – 27.11.2023

Ref: 230307-01-10 – Proposed Lighting Plan. Received – 27.11.2023

Ref: 230307-01-11 Rev B – Waste Storage Plan & Elevations. Received – 18.12.2023

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

3 No development shall continue above slab level on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior

to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5 Notwithstanding the Town and Country Planning (Use Classes) Order 1987 and the Use Classes (Amendment) Order 2005 (or any Order revoking and re-enacting those Orders, with or without modification the six glamping pods hereby approved shall be used for holiday/tourism accommodation only and for no other residential or business purpose.

REASON: The accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

6 No person/s shall occupy the six glamping pods hereby approved for a continuous period of more than 28 days in any calendar year, and the holiday/tourism accommodation hereby approved shall not be re-occupied by the same person/s within 28 days following the end of that period.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

7 The six glamping pods hereby approved shall not be occupied as any person's sole or main place or residence.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

8 Within one month of the use hereby approved ceasing on the land, a scheme of works for the re-landscaping/restoration of the land shall be submitted to and approved in writing by the Local Planning Authority. The reinstatement of the land shall be undertaken within six months of the details being agreed and in accordance with the agreed scheme.

REASON: In order to allow the Local Planning Authority to assess the impacts of the proposal in the interests of amenity, the character and appearance of the open countryside and wider area, and in order to secure the restoration of the land upon removal/extinguishment of a use.

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

• Section 5, Appendix 5 and Appendix 7 of the Ecological Impact Assessment of the Proposed Development on Land at Field Farm, Porton. 16 December 2024. Daniel Ahern Ecology. Ref. 4803.5;

• The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology. July 2024 (v1.0.2);

• The Statutory Biodiversity Metric. 04 December 2024. 4803.1;

• Technical Note: Nutrient Neutrality. Field Farm, Porton Road, Porton, Salisbury, SP4 0NF. 08 January 2024. Holbury Consultancy Service;

• Proposed Lighting Plan. 06 July 2023. Glampitect. Drawing No. 230307-01-10

• Natural England Nutrient Neutrality budget calculator for the River Avon SAC. 03 February 2025. FieldFarmCottageExistingNutrientCalcs;

• Natural England Nutrient Neutrality budget calculator for the River Avon SAC. 03 February 2025. GlampingPodsNutrient_Calculator_River_Avon_SAC_V_03_01_5;

• Natural England Nutrient Neutrality budget calculator for the River Avon SAC. 03 February 2025. FieldFarmCottageProposedNutrientCalcs;

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

10 No development hereby approved, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.

b) Working method statements for protected/priority species, such as nesting birds, badgers, bats, amphibians, and reptiles.

c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, reptiles, badgers or bats; this should comprise the preconstruction/construction related elements of strategies only.

d) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall be carried out in strict accordance with the approved CEMP.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner and to ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable

11 No development hereby approved, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, shall commence on site until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP must provide a detailed plan for both onsite and offsite planting, specifying the species mix, ratios, and the exact planting locations. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner and to ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

12 The glamping pods hereby approved shall be designed to ensure they do not exceed 120 litres per person per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

13 The proposed package treatment plant and drainage field shall be installed, maintained and operated in accordance with the submitted specification and details hereby approved. Any subsequent replacements shall have an equivalent or improved performance specification. The package treatment plant and drainage field shall be installed, connected and available for use before the glamping pods hereby approved are first occupied and they shall be maintained and operated thereafter for the lifetime of the development.

REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard.

14 The existing septic tank on the wider site/within the applicant's ownership shall be removed and the proposed package treatment plant and drainage field shall be installed, maintained and operated in accordance with the submitted specification and details hereby approved. Any subsequent replacements shall have an equivalent or improved performance specification. The package treatment plant and drainage field shall be installed, connected and available for use before the glamping pods hereby approved are first occupied and they shall be maintained and operated thereafter for the lifetime of the development.

REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard.

15 All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 0.5 lux.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

Informative

1 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. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form

has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. 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:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Informative

2 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

3 The applicant's attention is directed to the Wiltshire Council Soakaway guidance: https://www.wiltshire.gov.uk/media/208/Developers-Guidance-Notes-Surfacewater-soakaways/pdf/Developers-guidance-note-surface-water-soakaways-2.pdf?m=637082203851900000

Informative

4 Wherever possible the applicant should seek to provide additional blue-green SuDS features throughout the development in order to provide increased climate resilience, and a drainage system with multi-faceted benefits. The use of source control features throughout the development may help reduce the size of a single site-wide attenuation system

Informative

5 A non-mains sewerage system is proposed. The area in which the development is located is within close proximity to the River Avon and may experience flooding and ground water conditions of concern. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a nonmains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance "Water supply, wastewater and water quality."

Informative

6 Any installation of a Package Treatment Plant needs to meet approval of Environment Agency's requirements under their permitting role.

Informative

7 An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Informative

8 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species 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.

Informative

9 The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Informative

10 Please note that the management of the woodland is overseen by the Forestry Commission and any tree felling may require a felling licence. The granting of this permission does not override any other legislation or requirement that may exist in this regard and it is advised that you seek advice from the Forestry Commission at the earliest opportunity.

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 Community Infrastructure Levy (CIL) - Wiltshire Council