The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/11220

Decision Date: 21/08/2025

Applicant:	. C/O Agent, Promenade House, The Promenade, Bristol, BS8 3NE
Particulars of Development:	Construction of a single storey office building (Use Class E(g)(i)), agricultural hay barn, volunteers hut, areas of hardstanding (car park/access roads) and landscaped grounds
At:	CHERRY LODGE, SHREWTON, 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 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:

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:

1856-WSP-HGN-XX-DR-CV-00151 - P02 Vehicle tracking sheet 1 of 2 dated 28/02/25

9210-WSP-00-00-DR-E-960102 Lighting strategy dated 28/02/25

155124-STL-00-ZZ-DR-L-90003 Boundary treatment plan dated 28/02/25

155124-STL-00-ZZ-DR-L-90004 Wider landscape management plan dated 28/02/25

1856-WSP-HGN-XX-DR-CV-00201 - P02 Site clearance plan dated 28/02/25

155124-STL-00-ZZ-DR-L-90000-PL_PL11 Landscape GA plan dated 28/02/25

1856-WSP-HGN-XX-DR-CV-00101 - P03 General arrangement dated 28/02/25

155124-STL-00-ZZ-DR-L-90002 Soft landscape plan dated 28/02/25

1856-SK-003-P02 Proposed site boundary plan dated 28/02/25

PD-20250218 - HMMPT 1.4 Habitat Management and monitoring plan dated 28/02/25

1856-WSP-HGN-XX-DR-CV-00501-P05 Drainage layout dated 28/02/25

1856-WSP-HGN-XX-DR-CV-00152 - P02 Vehicle Tracking sheet 2 of 2 dated 28/02/25

155124-STL-00-ZZ-DR-L-90001_PL_P09 Hard landscape plan dated 28/02/25

1856-WSP-HGN-XX-DR-CV-00502 - P02 Drainage strategy catchment areas plan dated 28/02/25

1856-WSP-HGN-XX-DR-CV-00501 - P04 Drainage layout dated 28/02/25

PD-20221027-Bat-Kingfisher Ecology Ltd-Parsonage Down-P2 Bat dated 11/03/24

Flood Risk Assessment and Outline Drainage Strategy dated 04/01/24

Parsonage Farm Travel Plan dated 04/01/24

155124-STL-01-XX-DR-A-20002 - Proposed Office Building - Elevations - East and West dated 04/01/24

PD-20231020-BER – Biodiversity enhancements report dated 04/01/24

155124-STL-01-00-DR-A-10005 – Proposed office building ground floor plan dated 04/01/24

155124-STL-01-01-DR-A-10004 – Proposed office building – site plan – roof level dated 04/01/24

155124-STL-01-01-DR-A-10006 – Proposed office building – roof plan dated 04/01/24

155124-STL-01-XX-DR-A-20001 – Proposed office building elevations North & South dated 04/01/24

Preliminary Ecological Appraisal Preliminary Roost Assessment and Preliminary Ground Level Roost Assessment dated 04/01/24

Arboricultural Impact Assessment (AIA) dated 04/01/24

Transport Statement dated 04/01/24

Landscape and Visual Assessment dated 04/01/24

155124-STL-01-XX-DR-A-40001 – Proposed Office Building - Axonometric Views 1 and 2 dated 04/01/24

155124-STL-02-ZZ-DR-A-10007 – Proposed barn ground floor and roof plans dated 04/01/24

155124-STL-XX-XX-DR-A-E1001 – Site location plan dated 04/01/24

155124-STL-01-XX-DR-A-40002 - Proposed Office Building - Axonometric Views 3 and 4 dated 04/01/24

155124-STL-02-XX-DR-A-30002 – Proposed barn section dated 04/01/24

1856-WSP-HGN-XX-DR-CV-00180-P01 – Typical construction detail dated 04/01/24

155124-STL-ZZ-01-DR-A-10002 – Proposed site plan – roof level dated 04/01/24

155124-STL-01-00-DR-A-10003 - Proposed Office Building - Site Plan - Ground Floor Level dated 04/01/24

155124-STL-XX-XX-DR-A-E1002 – Block plan dated 04/01/24

155124-STL-02-XX-DR-A-20003 – Proposed barn elevations dated 04/01/24

155124-STL-03-00-DR-A-10008 - Proposed Volunteers Hut - Ground Floor and Roof Plans dated 04/01/24

155124-STL-ZZ-00-DR-A-10001 – Proposed site plan ground floor level dated 04/01/24

155124-STL-XX-XX-DR-A-E1003 – Existing site plan dated 04/01/24

155124-STL-01-XX-DR-A-30001 - Proposed Office Building - Section 01 and Section 02 dated 04/01/24

155124-STL-01-XX-DR-A-30003 - Proposed Office Building - Site Section 1 and Site Section 2 dated 04/01/24

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

3 Notwithstanding the approved details the development shall commence 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 in writing 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 record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.

The programme of archaeological work should involve the monitoring of any ground works that have the potential to impact on buried archaeological remains, followed by the preparation of a report commensurate with the significance of the results.

4 Prior to commencement detailed drawings of the drainage system design and conveyance routes should be provided – the following information is required:

- Cross sectional drawings of the proposed green roofs, permeable paving and cellular soakaways.

REASON: In the interest of ensuring the correct Drainage for the site

5 No part of the development shall be first brought into use until the visibility splays shown on the submitted plan (1856-GA-001 Rev P01) have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety

6 Within 3 months of first use of the development hereby approved a full travel plan shall be submitted to and approved in writing by the Local Planning Authority. The full travel plan when approved shall be implemented (including the appointment of a travel plan co-ordinator) within 3 months from the date of approval.

Reason: In the interests of promoting sustainable patterns of travel to and from the development.

7 In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor; to deal with contamination and provide a written remedial statement to be followed be a written verification report that confirms what works that have been undertaken to render the development suitable for use.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8 The offices hereby approved shall be used solely in association with the operations undertaken by Natural England as part of the wider nature reserve use of this site.

REASON: In order to restrict the use of the site as an unfettered employment use located in an unsustainable location in the open countryside would otherwise be unacceptable in planning policy terms.

Nic Thomas **- Director of Planning, Economy and Regeneration**

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