Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/10030

Decision Date: 28/08/2025

Applicant:	GWE Candy & Sons Woolley Park Farm, B-O-A, BA15 1TT
Particulars of Development:	Conversion of stone barns, redundant dairy building A/B, modern barns G, J, L to residential dwellings, provision of garaging. Construction of previously approved access from the B3105 and associated works. Demolition and clearance of all other buildings other than M, P, S and The Farm House.
At:	Woolley Park Farm, Bradford On Avon, Wiltshire, BA15 1TT

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:

Application Forms, Drawing Nos. 2224-09-01E, 2224-23H-02, 2224-23H-03, 2224-23H-04, 2224-23H-05, 2224-23H-06, 2224-23H-07, 2224-23H-08, 2224-23H-09,

2224-23H-10, 2224-23H-11, 24176-500-01 received on 21st November 2023

Drawing No. 2224-23H-13 received on 30th November 2024

Demolition Plan received on 22nd February 2024

Drawing No. 2224-23PQ-05E received on 26th February 2024

Drawing No. 2224-23H-15 rev B received on 8th June 2024

Drawing No. 2224-23H-15 rev C received on 26th June 2024

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

3 No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until the protective fencing is erected around the retained trees as shown on plan ref. ARB-1515-01 (part of the Tree Survey and Tree Constraints Plan) and;

The protective fencing shall be erected in accordance with the approved details. The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 “Tree Work – Recommendations” or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

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, to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

4 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. 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) Detailed plan for re-routing and un-culverting stream.

c) Pollution prevention measures.

d) Working method statements for protected/priority species, such as great crested newt, reptiles and nesting birds (including skylark). (in accordance with Ecological Appraisal & BNG Report (V1.0)).

e) Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats; this should comprise the preconstruction/construction related elements of strategies only.

f) Commitment to no nighttime working (in accordance with Shadow Appropriate Assessment (V1.0)).

g) 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.

h) 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: 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.

5 Prior to the start of construction, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include:

a) Long term objectives and targets in accordance with the Ecological Appraisal & BNG Report (V1.0).

b) Management responsibilities and maintenance schedules for each ecological feature within the development as identified in:

• Ecological Appraisal & BNG Report (V1.0)

• Proposed Site Plan (Drawing no: 2224-23PQ-05 Rev E)

c) The mechanism for monitoring success of the management prescriptions with reference to the appropriate Biodiversity Metric target Condition Assessment Sheet(s).

d) A procedure for review and necessary adaptive management in order to attain targets.

e) Details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured.

The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: 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.

6 Prior to the commencement of any works, including vegetation removal and demolition, details of features for wildlife (e.g., bats, birds, hedgehog and/or invertebrates) shall be submitted to the local authority for approval. The provision will include ten swallow nest cups, in addition to an expectation of 1:1 features to dwelling. These details should be clearly shown on an enforceable plan (e.g., site plan/technical elevations drawing). The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide mitigation/enhancement for biodiversity.

7 Prior to the commencement of works a detailed lighting plan showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting plan will include an assessment of proposed internal and external lighting and will demonstrate that bat foraging areas are retained at <0.5 lux levels and roosting areas are retained at 0 lux (or not increased from their existing lux level).

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

The approved lighting shall be installed and maintained in accordance with the approved details. No additional external lighting shall be installed within the application site unless details of the proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed additional lighting will impact on bat habitat compared to the existing situation.

REASON: To avoid illumination of habitat used by nocturnal species.

8 No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

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, to ensure that the development can be adequately drained.

9 No development shall take place until a site-specific groundwater flood risk assessment has been carried out in accordance with Wiltshire Council's Groundwater Management Strategy, and evidence has been provided to demonstrate that any groundwater flood risk has been managed and mitigated through the drainage design which has been submitted to and approved by the local planning authority.

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, to ensure that the development can be adequately drained.

10 No development shall proceed above slab level 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.

11 No development shall proceed above slab level until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

• a detailed planting specification showing all plant species, supply and planting

sizes and planting densities;

• means of enclosure;

• car park layouts;

• other vehicle and pedestrian access and circulation areas;

• all hard and soft surfacing materials;

• minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);

• proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);

• retained historic landscape features and proposed restoration, where relevant.

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, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

12 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 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

13 The development hereby permitted shall not be occupied until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

14 No part of the development hereby permitted shall be occupied until the access, turning areas and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

15 No part of the development shall be occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

16 The development hereby permitted shall not be occupied until the approved sewage disposal and drainage works proposed have been completed in accordance with the submitted and approved details.

REASON: To ensure that the development is provided with a satisfactory means of drainage.

17 No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

REASON: To ensure that the development is provided with a satisfactory means of drainage.

18 Any gates shall be set back 4.5 metres from the edge of the carriageway, such gates to open inwards only, in perpetuity.

REASON: In the interests of highway safety.

19 The development will be carried out in strict accordance with the following documents:

• Ecological Appraisal & BNG Report. V1.0. 8th April 2024. Johns Associates.

• Statutory Metric Calculation prepared by Johns Associates.

• Compensation Roost Bat Barn. V2. Johns Associates.

• Shadow Appropriate Assessment. V1.0. 28th March 2024. Johns Associates.

• Lighting Report. 4th June 2024. Alan Tulla Lighting.

• Lighting Plan. Drawing no: 2224-24-02 Rev C. Ashley Design.

• Dark Corridors Plan and Habitats Plan. V2. Johns Associates.

• Tree Survey and Tree Constraints Plan. Ref: 22.1515 Rev B. June 2024. WHLandscape.

• Site Plan. Drawing no: 2224-23PQ-05. Ashley Design.

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

20 Bat roosts and bat access points will be incorporated into the development in accordance with Appendix G of Ecological Appraisal & BNG Report (V1.0) and Compensation Roost Bat Barn (V2) or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The installation of these bat roosts and access features will be supervised by a professional

ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

REASON: To mitigate for impacts to bats arising from the development.

21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

Informatives

Biodiversity Net Gain

Prior to any implementation of works on site the legislation requires the developer to discharge the automatically imposed legislative condition showing how the 10% BNG will be delivered on site or off site.

Listed building consent

Listed building consent will be required for the conversion works to the curtilage listed buildings. No works can commence on those buildings until listed building consent has been obtained. This planning permission does not imply nor infer that listed building consent would be granted, as each application will be considered based on its individual merits.

Bats

Barn R, Barn Q and the Farmhouse are used by roosting bats. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Nesting Birds

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.

Protected Species General

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.

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. 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 https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

Drainage

Pursuant to the discharge of condition 8, the following additional information must be provided:

• The applicant plans to restrict discharge rates from the site to the greenfield Qbar rate for all events up to the 1 in 100 year + climate change storm; it is acknowledged that for the higher return period rainfall events this will provide betterment, however this will not provide the required level of betterment for lower return period events (such as the 1 in 1 year rainfall event), in line with Wiltshire Council's betterment policy for brownfield sites;

"With regards the control of surface water discharges from brownfield sites, Wiltshire Council requires post development discharges to be as close as reasonably practicable to greenfield runoff for both peak flow and volume. To demonstrate compliance, the applicant must provide pre and post development

runoff rates for a range of return periods (1, 30 and 100 year), and pre and post development runoff volumes for the 100 year, 6 hour rainfall event. This takes account of national policy, as outlined in the SuDS Technical Standards."

The applicant must provide calculations which demonstrate that the required betterment rates has been achieved for all storm events between the 1 in 1 year and the 1 in 100 year return period storm events.

• The applicant is proposing to discharge into an existing drainage ditch. Evidence should be provided to demonstrate that this drainage ditch has capacity to manage existing flows and flows from the proposed development, and that the capacity of any downstream network/infrastructure is fully understood. As part of this assessment, the applicant should confirm that the receiving ditch has a downstream outfall (i.e. is not just a localised ditch, but in fact an ordinary watercourse), and that there is no catchment transfer proposed as part of the development.

• Calculations that demonstrate the following:

- The 1 in 30 year rainfall event is contained within the drainage system without causing flooding to any part of the site.

- The 1 in 100 year plus climate change rainfall event does not cause flooding to any building (including a basement) or utility plant.

- SuDS features have been sized appropriately.

- The drainage system provides a sufficient level of water treatment to prevent pollution of the receiving watercourse.

• The applicant is contemplating the use of rainwater harvesting as a disposal method, and the details of rainwater harvesting must be included as part of the detailed drainage strategy.

• The applicant must consult with and obtain approval from the Wessex Water to demonstrate the viability of the foul drainage strategy proposed for this development.

• A clearly labelled drainage layout plan showing the pipe networks and any SuDS features. The plan should show any pipe/node numbers referred to within the drainage calculations.

• Detailed drawings, including cross sections, for all SuDS features.

• An exceedance routing plan that demonstrates that the site has been designed to ensure that flows in excess of the 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.

• Should the applicant propose to use any infiltration as part of the drainage strategy, the applicant should produce a contamination risk assessment that demonstrates contamination risk can be appropriately managed, given the site's proximity to SPZII.

• A construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Pursuant to the discharge of condition 9, the following additional information must be provided:

• Groundwater level monitoring (taking into account seasonal variations).

• The interaction between different sources of flooding.

• How groundwater will impact on the proposed drainage system.

• The interaction between groundwater, groundwater recharge and aquifers.

Pursuant to the discharge of condition 15, the following additional information must be provided:

• Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

• Verification report providing photographic evidence of construction as per design drawings;

• As built construction drawings if different from design construction drawings.

<u>Drainage general</u>

The surface water drainage strategy should include/demonstrate the following:

• Post development runoff rates in accordance with Wiltshire Council's betterment policy update.

• A detailed plan showing the existing drainage features on the site and how the proposed drainage strategy will be implemented.

• A detailed topographical survey that clearly identifies the existing drainage features on the site as well as level contours to show overland flow routes.

• If infiltration is proposed, soakage tests in accordance with BRE 365 to demonstrate that infiltration is feasible.

• Calculations to demonstrate the attenuation requirements for the 1 in 100 year plus climate change event to support the proposed strategy.

• Drawings showing conveyance routes for flows exceeding the 1 in 100 year plus climate change rainfall event that minimise the risk to people and property;

• SuDS source control measures to manage water quantity and maintain water quality have been implemented wherever possible and throughout the management train so the development is not reliant upon large attenuation features close to the points of discharge.

• SuDS have been selected to provide a wide range of benefits including amenity, biodiversity and maintaining water quality.

• Adequate measures during construction to control pollution to existing watercourses and groundwater.

• The strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.

• Existing flood flow routes through the site have been maintained or where they will be affected, adequate measures to intercept and safely control flows through the site have been provided to ensure flood risk is not increased elsewhere.

• If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.

• Surface water can be safely managed within the proposed development, up to and including a 1 in 100 year plus climate change event.

• Exceedance routes that minimise the risks to people and property.

• Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

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