



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2025/03125
Decision Date: 14/07/2025

Applicant:	The Ramsbury Manor Foundation c/o Agent, c/o Agent, c/o Agent, c/o Agent, c/o Agent
Particulars of Development:	Variation of conditions 2 (Approved Plans), 3 (Documents), 5 (Details of Works), 6 (Written Program) and 18 (Lighting Scheme) relating to application PL/2022/04972.
At:	The Ramsbury Manor Estate, Whites Hill, Ramsbury, SN8 2RG

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

Conditions

- 1** The development hereby permitted shall be begun before the 6th October 2026.

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:

- 177 HE VC 000 A, Estate Location Plan, 15 September 2023
- 177 HE VC 001 A, Location Plan, 15 September 2023
- 177 HE VC 003 A, Existing Estate Yard Site Plan, 15 September 2023
- 177 HE VC 004, Existing Estate Yard Ground Floor Plan, 28 June 2022
- 177 HE VC 005, Existing Estate Yard Roof Plan, 28 June 2022
- 177 HE VC 010, Existing Estate Yard Elevation A, 28 June 2022
- 177 HE VC 011, Existing Estate Yard Elevation B, 28 June 2022
- 177 HE VC 012, Existing Estate Yard Elevation C, 28 June 2022
- 177 HE VC 013, Existing Estate Yard Elevation D, 28 June 2022
- 177 HE VC 014, Existing Estate Yard Elevation E, 28 June 2022
- 177 HE VC 015, Existing Estate Yard Elevation F, 28 June 2022
- 177 HE VC 049, Demolition Plan, 28 June 2022
- 177 HE VC 050, Demolition Elevation A, 28 June 2022
- 177 HE VC 051, Demolition Elevation B, 28 June 2022
- 177 HE VC 052, Demolition Elevation C, 28 June 2022
- 177 HE VC 053, Demolition Elevation D, 28 June 2022
- 177 HE VC 054, Demolition Elevation E, 28 June 2022
- 177 HE VC 055, Demolition Elevation F, 28 June 2022
- 194 HE RF 99 Rev B Proposed Site Plan
- 194 HE RF 100 Rev B Proposed Estate Yard Site Plan
- 177 HE VC 100 Rev A, Proposed Exhibition Centre Site Plan, 15 September 2023
- 177 HE VC 101, Proposed Exhibition Centre Ground Floor Plan, 21 December 2022
- 177 HE VC 102, Proposed Exhibition Centre Roof Plan, 8 June 2022
- 177 HE VC 110, Proposed Exhibition Centre Elevation A, 28 June 2022
- 177 HE VC 111, Proposed Exhibition Centre Elevation B, 28 June 2022

- 177 HE VC 112, Proposed Exhibition Centre Elevation C, 28 June 2022
- 177 HE VC 113, Proposed Exhibition Centre Elevation D, 28 June 2022
- 177 HE VC 114, Proposed Exhibition Centre Bin Store Elevations 28 June 2022
- 177 HE VC 120, Proposed Exhibition Centre Section A, 28 June 2022
- 177 HE VC 121, Proposed Exhibition Centre Section B, 28 June 2022
- 177 HE VC 122, Proposed Exhibition Centre Section C, 28 June 2022
- 177 HE VC 123, Proposed Exhibition Centre Section D, 28 June 2022
- 177 HE VC 124, Proposed Exhibition Centre Section E, 28 June 2022
- 177 HE VC 125, Proposed Exhibition Centre Sections F & G, 28 June 2022
- 194 HE RF 101 Rev C Proposed Estate Yard Plan
- 194 HE RF 101a Rev C Proposed Estate Yard GA Plan
- 194 HE RF 102 Rev B Estate Yard Roof Plan
- 194 HE RF 103 Rev C Proposed Car Park Plan
- 194 HE RF 104 Rev C Proposed Lodge Plans
- 194 HE RF 110 Rev D Proposed Estate Yard Building Elevations
- 194 HE RF 111 Rev C Proposed Estate Yard Building Elevations
- 194 HE RF 112 Rev C Wider Elevations
- 194 HE RF 113 Rev B Proposed Lodge Elevations
- 194 HE RF 115 Rev B Proposed Car Park Sections
- 177 HE VC 151, Proposed Staff Accommodation & Operations Hub Floor Plans, 28 June 2022
- 177 HE VC 152, Proposed Staff Accommodation & Operations Hub Roof Plan, 28 June 2022
- 177 HE VC 155, Proposed Staff Accommodation & Operations Hub South Elevation, 28 June 2022
- 177 HE VC 156, Proposed Staff Accommodation & Operations Hub East Elevation, 28 June 2022

- 177 HE VC 157, Proposed Staff Accommodation & Operations Hub North Elevation, 28 June 2022
- 177 HE VC 113, Proposed Staff Accommodation & Operations Hub West Elevation, 28 June 2022

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

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

- PL/2022/04972 - The Ramsbury Manor Estate - Bat mitigation. Document ref: RM20230907. Kingfisher Ecology Ltd.
- The Ramsbury Manor Estate – Discharge of Predetermination Conditions. Document ref: RM20230915 Rev A.
- Dormouse Survey Report. Report ref: RM-20211217-DM. 17th December 2021. Kingfisher Ecology Ltd.
- Preliminary Ecological Appraisal & Preliminary Ground Level Roost Assessment. Report ref: RM-20210806-PEA. 25th January 2022. Kingfisher Ecology Ltd.
- 194 HE RF 110 Rev D Proposed Estate Yard Building Elevations.
- Preliminary Roost Assessment. Report ref: RM-180518. 18th Mat 2018. Kingfisher Ecology Ltd.
- 194 HE RF 111 Rev C Proposed Estate Yard Building Elevations.
- 194 HE RF 101 Rev C Proposed Estate Yard Plan.
- 194 HE RF 101a Rev C Proposed Estate Yard GA Plan.
- AS PROPOSED E.L.T.C.E.C. Site Plan. Drawing no: 177 HE VC 100. 15th September 2023. Peregrine Bryant.
- 194 HE RF 100 Rev B Proposed Estate Yard Site Plan.
- 194 HE RF 99 Rev B Proposed Site Plan.
- Biodiversity Enhancements Report. Report ref: RM-BER-20230914 Rev A.
- Proposed BNG Habitat Map. Drawing no: RM-BNGP-20230613 Rev C.
- Biodiversity Metric 4.0 prepared for Ramsbury Estate. Revision 2.

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

- 4** Prior to construction above ground level of the approved staff accommodation and / or Exhibition Centre, a written programme shall be submitted to and approved in writing by the Local Planning Authority which sets out the steps needed towards securing the repairs and maintenance of the Manor House as outlined in Further Clarification on Heritage Points HE-RE 177/FCHP 27.07.23v2. The programme should include:

a) Details of all specialist surveys proposed to inform the repairs and upgrading and a timetable for their implementation; and

b) A timetable for the submission, approval and implementation of a detailed schedule of repair/upgrading (informed by the above specialist surveys and accompanied by justification and structural engineers' input as required).

The timetables should be linked to the phasing of other works on the estate and should allow, where possible, for the final completion of the approved works in advance of the completion and fitting out of the Exhibition Centre.

Reason: In the interests of the long term maintenance of the heritage of the site and associated heritage of the manor and park and garden, in order to ensure that the public benefits against which the recognised harm to the heritage of the site is to be offset is delivered.

- 5** The intrusive opening up and investigative works required to facilitate the specification of the proposed repairs / upgrading to the Manor House shall be carried out in accordance with the details approved under Wiltshire Council reference PL/2024/11186.

Reason: In the interests of the long term maintenance of the heritage of the site and associated heritage of the manor and park and garden, in order to ensure that the public benefits against which the recognised harm to the heritage of the site is to be offset is delivered.

- 6 The presentation of information regarding the interpretation of the Manor House and Estate within the Exhibition Centre shall be carried out in accordance with the details approved under Wiltshire Council reference PL/2024/10893.

Reason: In the interests of the long term maintenance of the heritage of the site and associated heritage of the manor and park and garden and to provide the necessary interpretative detail of the heritage of the site for the benefit of the proposed visitors, in order to ensure that the public benefits against which the recognised harm to the heritage of the site is to be offset is delivered.

- 7 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 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) Adequate measures during construction to control pollution to existing watercourses and groundwater.
- b) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- c) Working method statements for protected/priority species, such as nesting birds, bats, hazel dormouse, badger, hedgehog and common reptiles/amphibians.
- d) Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats; this should comprise the pre-construction/construction related elements of strategies only.
- e) 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.
- f) 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.

- 8** Bat roosts and bat access points will be incorporated into the development in accordance Re: PL/2022/04972 - The Ramsbury Manor Estate - Bat mitigation. Document ref: RM20230907 by Kingfisher Ecology Ltd. 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.

- 9** No demolition or construction shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the local planning authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:
- a) a specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2012 and a plan indicating the alignment of the protective fencing. The plan should show the canopy spread and root protection of all retained trees;
 - b) a specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837:2012;
 - c) a schedule of tree works conforming to British Standard 3998:2010;
 - d) details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
 - e) details of the works requiring arboricultural supervision to be carried out by the arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
 - f) details of all other activities, which have implications for trees on or adjacent to the site.

Reason: In the interest of protecting and maintaining healthy trees during the construction phase. Also, in order to protect the visual amenity and character of the

area and that of the AONB. In addition, to maintain the long term viability of the existing trees in the interests of biodiversity.

- 10** Prior to demolition of the existing buildings on the site of the Exhibition Centre (as shown on plans 177-HE-VC-049 Demolition Plan, 177-HE-VC-050 Demolition Elevation A, 177-HE-VC-051 Demolition Elevation B, 177-HE-VC-052 Demolition Elevation C, 177-HE-VC-053 Demolition Elevation D, 177-HE-VC-054 Demolition Elevation E and 177-HE-VC-055 Demolition Elevation F), a destructive asbestos survey of buildings to be demolished shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

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.

- 11** No construction shall commence on site until a scheme for the discharge of surface water (including surface water from the access and car park areas), incorporating sustainable drainage details and including clear arrangements are in place for ownership and ongoing maintenance of any sustainable drainage features, has been submitted to and approved in writing by the local planning authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

Reason: 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 in a sustainable and environmentally led manner.

- 12** No construction above ground level shall commence on site until the exact details and samples of the materials to be used for the external walls, boundary walls, roofs, windows, balconies, rainwater goods and hard surfaces for:

a) the new estate yard;

b) the new staff accommodation and operational hub;

- c) the ancillary car park and associated lodge; and
- d) the exhibition centre.
- e) have been submitted to and approved in writing by the local planning authority.

The development shall be carried out in accordance with the approved details.

Reason: 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.

- 13** No construction of the new car park shall commence until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to and approved in writing by the local planning authority. The approved scheme must thereafter be permanently retained.

Reason: Core Policy 55; Development proposals, which by virtue of their scale, nature or location are likely to exacerbate existing areas of poor air quality, will need to demonstrate that measures can be taken to effectively mitigate emission levels in order to protect public health, environmental quality and amenity.

- 14** The new access shall be completed prior to the first use of the new estate yard. Prior to the beneficial use of the approved new access the visibility splays shown on the approved plans shall 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

- 15** Prior to the first use of the exhibition centre the turning areas and parking spaces as approved by this consent shall have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- 16** The new access hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway has been consolidated and surfaced (not loose stone or gravel). The accesses shall be maintained as such thereafter.

REASON: In the interests of highway safety

- 17** Any gates shall be set back 5m from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

- 18** Prior to the installation of external lighting, a lighting scheme shall be submitted to and approved by the local authority. Other than the lighting scheme hereby approved there shall be no new external artificial lighting installed at the site unless otherwise agreed in writing by the local planning authority. The external lighting scheme approved shall be installed prior to first use of the Exhibition Centre.

REASON: In the interests of conserving biodiversity, and in the interests of the amenity of the area and to avoid light pollution and detrimental impact on the character of the National Landscape.

- 19** No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 20** 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 buildings 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 seasons with others of a similar size and species.

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

Informative

21 INFORMATIVE

The application involves the creation of two new accesses requiring dropped kerbing. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent. Please contact the Drainage Team at Drainage@wiltshire.gov.uk

Informative

22 INFORMATIVES:

Bats

Multiple bat roosts have been confirmed on and near the site. 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.

Informative

23 INFORMATIVES

a. The surface water drainage strategy must comply with Wiltshire Council's Surface Water Soakaway Guidance, which sets out the standards that must be met for planning approval and adoption.

b. Any proposals should be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753).

Informative

- 24** The applicant should note that the works hereby approved involve the removal and disposal of asbestos cement roofing. Should only be removed by a licenced contractor Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency. Any contractor used must also be licensed to carry 'special waste'.

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