

DELEGATED REPORT

Application Reference: PL/2025/07483 & PL/2025/07743
Application Type: Planning permission & Listed Building Consent

Site Address: Lower Bridmore Farm, Berwick St John, SP7 0HG
Proposal: Change of use of existing farm barn from Agricultural Store to Farm Office, Farm Store and Farm Welfare Facilities. To include repairs to barn; change of roof material; and new air source heat pump
Recommendation: Planning Permission & Listed Building Consent be GRANTED

SITE DESCRIPTION/CONTEXT

The site is situated in the countryside, approximately 1.2 kilometres to the east of the Small Village of Berwick St. John, as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP27 (Tisbury Community Area). As can be seen in PLAN A below, the site (outlined in red) is situated in the middle of an established farm complex, with a group of more traditional farm buildings and a farm house to the north, west and south; and a further group of larger, more modern agricultural buildings to the east of this site. The two sides of the farm complex are subdivided by a public Bridleway (Ref: BSJO14), identified with a thick green line on PLAN A below. Two of the buildings on the traditional side of the farmyard are Grade II listed buildings (identified with a black cross hatching on PLAN A below), with the remainder of the traditional farm buildings being curtilage listed. Access to the site is gained via the public bridleway, leading from Crook Hill to the north. This is a hard surfaced access track, that also serves the properties of Lower Bridmore Cottages to the north west of the site, at the junction with Crook Hill.



PLAN A – Site Location & Constraints Plan

The site is situated within the Cranborne Chase & West Wiltshire National Landscape (formerly known as an Area of Outstanding Natural Beauty (AONB)). Whilst the site is situated in Flood Zone 1 and is not in the immediate vicinity of any rivers, it is situated within the catchment of the River Avon Special Area for Conservation (SAC).



PHOTO 1 – Site Photos

As can be seen in the photo montage in PHOTO 1 above, the site currently consists of a traditional, curtilage listed, agricultural building. It is a T shaped building that is of part brick and part stone construction under a corrugated metal roof. Whilst it is currently vacant and is in need of repair it appears in relatively good order. Planning & Listed Building Consent was granted earlier in the year for repairs to the barn; a new roof (in plain clay tile); and a number of external alterations (considered under ref: PL/2025/03669 and PL/2025/03809; and as is seen in PLAN B below).

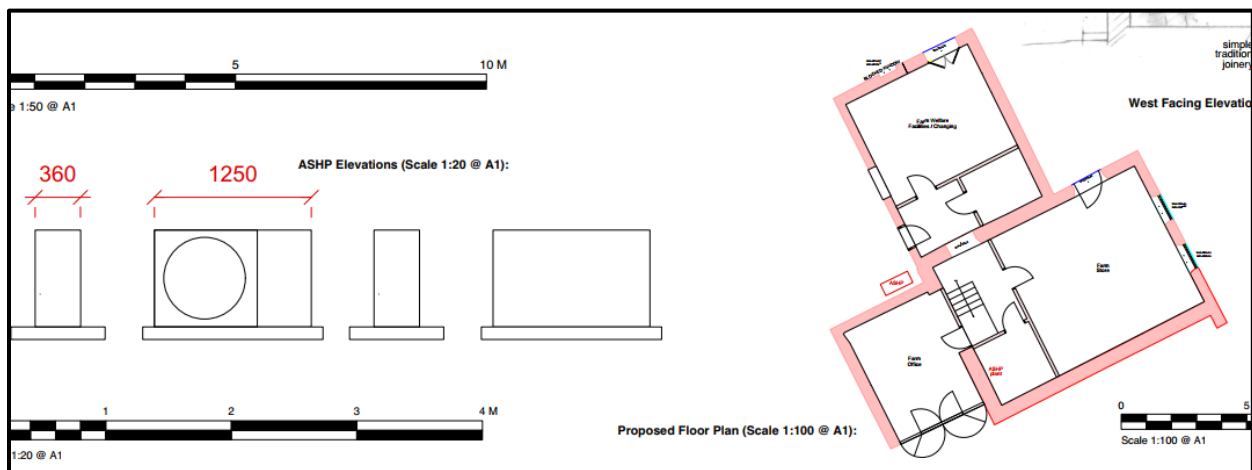


PLAN B – Approved External Elevations (Refs: PL/2025/03669 & PL/2025/03809)

However, whilst listed building consent was granted legitimately for these works; the planning application was erroneously submitted and determined as a Householder type of application. This is incorrect as the building, whilst curtilage listed, is not within the residential curtilage of the main farm house; and is not a domestic outbuilding, but is an agricultural barn. The householder planning 'permission' granted earlier in the year for these external works is therefore unlawful.

PROPOSAL

This scheme is put forward as a tandem full planning and listed building application, now involving internal works to the existing, curtilage listed barn on this site; and the proposed change of use of the building from an agricultural store to a new farm office, store and farm welfare facilities. Given the lawfulness of the previous planning permission, the current scheme has also been amended to include the external works previously agreed, too. No changes have been made to the external appearance of the building over and above what was previously considered and accepted by the previous schemes; and this element still benefits from listed building consent, but the works are included in this application to legitimise the planning permission.



PLAN C – Proposed Floor Plan & Air Source Heat Pump

As can be seen in PLAN C above, the current scheme also involves the provision of a new Air Source Heat Pump (ASHP), which is to be positioned on the northern elevation, in the return of the T shaped building. Amended plans have been received during the course of the application to provide elevations of this feature; and to show the position of the ASHP on the building. The red line site plan and description of development has also been amended to include this feature and a restart/reconsult has occurred accordingly.

The application is accompanied by a Heritage Statement for both the internal and external works; a Design, Access & Heritage Impact Statement; a Structural Inspection & Repair statement that was originally submitted for the previous application; and an Ecological Report.

PLANNING HISTORY

S/2001/1371	Additional cattle housing. Permission – 07.01.2001
S/2010/0636 (Farm House)	2 single storey side extensions, removal of chimney and reconstruct dormer windows to front elevation. Permission – 23.06.2010
S/2010/0636 (Farm House)	2 single storey side extensions, removal of chimney and reconstruct dormer windows to front elevation. Consent – 23.06.2010
13/01080/FUL (Farm House)	Erect single storey extension to rear of former brewhouse. Permission – 19.08.2013
13/01081/LBC (Farm House)	Erect single storey extension to rear of former brewhouse. Consent – 19.08.2013
20/02168/LBC (building to north)	Rebuild a partially collapsed barn. Consent – 11.10.2020
PL/2025/02448	Restoration and improvement of the pond. Permission – 14.05.2025
PL/2025/03669	Repairs to barn and change of roof material. Permission – 14.07.2025
PL/2025/03809	Repairs to barn and change of roof material. Consent – 14.07.2025

POLICIES

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide (January 2021) (NDG)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

C21 – Farm Diversification

Wiltshire Core Strategy (WCS):

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP3 (Infrastructure Requirements)

CP35 (Existing Employment Sites)

CP34 (Additional Employment Land)

CP48 (Supporting Rural Life)

CP50 (Biodiversity and Geodiversity)

CP51 (Landscape)

CP57 (Ensuring High Quality Design & Space Shaping)

CP58 (Ensuring the Conservation of the Historic Environment)

CP60 (Sustainable Transport)

CP61 (Transport & Development)

CP62 (Development Impacts on the Transport Network)

CP64 (Demand Management)

CP69 (Protection of the River Avon SAC)

Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Supplementary Planning Documents:
Wiltshire Design Guide (March 2024)
Creating Places Design Guide SPG (April 2006)
Achieving Sustainable Development SPG (April 2005)
Wiltshire Climate Strategy 2022-2027
Cranborne Chase AONB Management Plan 2019-2024
Wiltshire Local Transport Plan – Car Parking Strategy

ISSUES

The main considerations which are material to the determination of this application are listed below:

- Principle
- Heritage, Character & Design
- Neighbouring Amenities
- Highway Safety
- Ecology
- CIL/S106

CONSULTATION

Conservation – No Objection subject to Conditions

- Building 3, the barn in question, has already received listed building consent for repairs to this curtilage listed barn, and I have recently discharged conditions relating to those repairs.
- The current applications seek consent for the change of use and some minor internal works.
- The works are set out in the heritage statement, together with a heritage impact assessment, which accompanies the application and is provided by an independent heritage consultant.
- I have no objection to the proposals which will preserve the character of the curtilage listed barn and provide a new use for this now redundant agricultural building.
- As such, I consider the proposals are in accordance with Sections 16 and 66 of the Planning LBCA Act 1990.
- In terms of suggested conditions, the proposals include lining the internal walls with insulation/plasterboard. In other cases, to preserve the agricultural character of such buildings, I have suggested lining the walls with horizontal boarding - which is commonly found in barns (particularly those for hay/grain storage). Might this be suggested to them?

UPDATE:

- I have presumably been reconsulted as you have sought revised plans (and a description) from the agent highlighting the proposed ASHP.
- The ASHP was mentioned in the Heritage Statement and so I was aware of the proposal.
- I have no objection to the revised plans/proposals.

Ecology – No Objection subject to Conditions

- The site comprises a disused barn proposed for change of use with internal works to provide an office, store and welfare facilities.

River Avon Special Area of Conservation (SAC) Hampshire Catchment

- This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.
- Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.
- A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

- This concluded that since there is no proposal to create additional overnight accommodation, there would be no overall mechanism for adverse effect.
- The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment.

Protected species and habitats

- The barn (Outbuilding 3, as referred to in the ecology report) was found to have negligible potential to host roosting bats given that it has open windows and doorways, and no evidence of bats was found.
- Buildings in the wider site were recorded hosting roosting bats and nesting barn owls and swallows; these buildings will not be impacted by the current proposal.
- Nonetheless, the applicant should note that 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 (such as vegetation clearance or building demolition) from March to August inclusive.
- 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.
- Additionally, if bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist.
- Given the presence of sensitive features in the wider site, a lighting condition has been recommended to manage any residual risk to light-sensitive species.
- The incorporation of new features for wildlife (e.g., bird and bat boxes) would be welcomed.

Biodiversity Net Gain

- From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following criteria and is therefore below the de minimis threshold, meaning the development:
 - does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- *The case officer* should be satisfied that the proposals meet the above criteria and act accordingly.
- Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

UPDATE:

- It is understood that the plans have been revised to include the location and details of a heat pump, and to incorporate repairs to the building.
- This does not impact any of my previous comments

Berwick St John Parish Council – No Objection

REPRESENTATIONS

Letters – None

ASSESSMENT

Principle:

As is outlined above, the site is situated in designated countryside, some distance away from any settlement, as defined by WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP27 (Tisbury Community Area). It is therefore situated in an unsustainable location, where new development is generally resisted, in line with the above policies and the provisions of the NPPF.

The current proposals however involve internal and external alterations to an existing agricultural barn; and a change of use of the building to enable it to be used as a farm office with ancillary welfare and storage facilities, in support of the existing farm operations at the wider site. Paragraph 4.25 of the WCS therefore

sets out a number of exceptions to this general rule of restraint, including WCS policy CP48 (Supporting Rural Life), which supports the conversion and reuse of existing buildings, even in a countryside location. WCS policy CP34 (Additional Employment Land) is also considered to be relevant to this application as it provides support for the rural way of life through the promotion of modern agricultural practices and diversification of the rural economy; and criterion 2 of this policy states that:

'Outside Principal Settlements, Market Towns & Local Service Centres, developments will be supported that:...

- ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification...'*

Saved SDLP policy C21 is also considered to be relevant as it provides general support for farm diversification proposals.

In this instance, the building has also previously been assessed and a number of external repairs, including a new roof, have been granted listed building consent (and erroneously householder permission). These historic permissions, and the resubmitted structural report, also confirm that the building is capable of conversion without significant alteration, in line with the requirements of WCS policy CP48 (Supporting Rural Life). The Local Planning Authority is also satisfied that the proposed use, in association with an existing working farm, would accord with the provisions of WCS policy CP34 (Additional Employment Land) and SDLP policy C21; and that there is a genuine need for the building/use in association with the existing agricultural enterprise. The principle of the building's repair and reuse for alternative but ancillary purposes is therefore accepted. It is however considered to be necessary to control the use of the building for such purposes via condition so that it is not used in the future for alternative purposes, which may not be as suitable for the building; or acceptable in this unsustainable location.

The applications also involve the installation of a new ASHP. These types of technologies are encouraged as they will improve the energy efficiencies of the building and are in line with the Council's Climate Change agenda. There will however be a balance between encouraging such green technologies; and limiting the impact for the historic fabric and setting of the heritage assets.

The principle acceptability is therefore subject to the detail. The implications of the proposals for the character of the building/heritage assets; National Landscape; highway safety; neighbouring amenities; and ecological designations will therefore all be addressed in more detail below.

Heritage, Character & Design:

As is identified above, the barn that is the subject of this application, whilst being outside of the residential curtilage of the farm house, is considered to be a curtilage listed building in association with the nearby Grade II listed dwelling. It is also in the vicinity of a number of other listed buildings. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (The Act) states that in considering whether to grant listed building consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of The Act further requires 'special regard' to be given to the desirability of preserving a listed building or its setting. In having 'special regard' the NPPF states that regard must be had to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

The NPPF further states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Additionally, WCS policy CP58 (Ensuring the Conservation of the Historic Environment) states that designation of a conservation area or listed building does not preclude the possibility of new development. In considering applications for new development, the council will seek to ensure that the form, scale, design and materials of new buildings are complementary to the historic context. While, WCS policy CP57 (Ensuring High Quality Design & Space

Shaping) also confirms that *'...a high standard of design is required in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality'*. For this reason, the application is supported by a Heritage Assessment and Heritage Impact Statement.

In addition, WCS policy CP51 (Landscape) further confirms that *'...great weight will be afforded to conserving and enhancing landscapes and scenic beauty'* in National Landscape areas; and that any applications within such special landscapes should *'...demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas'*.

The Council's Conservation Officer previously confirmed that the significance and special interest of Lower Bridmore Farm, in so far as is relevant to the consideration of the proposal, *'...lies largely with its historic fabric and architecture, its relationship with the main farmhouse and its contribution to the group of farm buildings. Farm buildings were usually designed with specific functions in mind. In this case the significance of the building lies largely with its form, layout and architectural expression which contribute to the group value of the farmstead'*.

The existing barn is of greenstone with a later brick extension. It has been out of agricultural use for some years and has been allowed to seriously deteriorate. Its replacement corrugated roof is part complete. It has unsealed openings and inappropriate infills. The rainwater drainage is missing or defunct. The external repairs, including a replacement of the corrugated metal roof with new plain clay tiles, were previously considered to be necessary to restore, repair, waterproof and weatherproof the building as an important part of the setting of the farmhouse itself. It was also previously confirmed that as there would be no loss of significance, or loss of historic fabric or plan form to the heritage asset through this proposal, the proposed repairs were acceptable.

The current applications now involve internal changes to the existing layout in order to facilitate the building's use as a farm office with ancillary welfare facilities and agricultural stores. The Council's Conservation Officer has confirmed that these additional works are relatively minor and will continue to preserve the character of the curtilage listed barn and provide a new use for this now redundant agricultural building, ensuring its long term future, which is thus welcomed. Subject to conditions the Council's Conservation Officer has therefore raised no objection to the current proposals.

No extensions or alterations to the form or height of the building are proposed; and to all intents and purposes, the building will continue to have a similar relationship with the wider farm yard and adjacent public right of way following the proposals. Overall it is considered that the proposed external and internal changes to the building will serve to improve its overall appearance; maintaining its heritage importance in the long term; and will improve the character and setting of the nearby listed buildings, visual amenities of users of the adjacent public right of way and will not result in any new implications for the setting of this National Landscape.

With regard to the ASHP it is also considered that this will be discretely placed within the return of the T shaped building on the farmhouse side of the building and will not be readily appreciated from the adjacent public right of way. The Council's Conservation Officer has also raised no objection to this element and it is unlikely to create any additional implications for the character of the National Landscape. This element is also thus deemed to be appropriate in this regard.

Neighbouring Amenities:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. The NPPF further confirms that planning should *'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

Given the position of the building, within an existing farm complex surrounded by other farm buildings and the main farm house, it is quite some distance from any other residential properties. It is not therefore considered that the proposed alterations; ASHP; or proposed use will result in any significant or unacceptable implications for neighbouring amenities in terms of noise, overlooking or loss of light.

Highway Safety:

The proposals involve conversion of an existing farm building into an office and welfare facilities to be used in association with the existing working farm. The existing access is to be used and the site is large enough to accommodate any additional parking requirement. Overall, it is not therefore considered that the proposals will generate any new or additional traffic to the existing farm use of the site; and it will not therefore result in any new implications in terms of highway safety.

Ecology:

River Avon Special Area for Conservation:

As is identified above, this proposal falls within the catchment of the River Avon SAC and has potential to cause adverse effects, alone or in combination with other developments, through discharge of phosphorus in wastewater. The development therefore needs to be appraised in line with the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitat Regulations) and WCS policy CP69 (Protection of the River Avon SAC).

Appropriate Assessment (AA) must be carried out by the relevant Competent Authority (the Local Planning Authority) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects. The Council's Ecologist has conducted a test of likely significance and has determined that, given the scale and nature of the development and that no new overnight accommodation or households are being introduced to the site as a result of the proposals, there will be no mechanism for effect on the River Avon catchment. The Habitat Regulation Assessment (HRA) has therefore concluded that the application is not likely to have significant impacts on the River Avon SAC and subsequently the application is screened out of AA.

Biodiversity Net Gain:

As of 2nd April 2024 the requirement for Biodiversity Net Gain (BNG) on *all* new sites came into force under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Any small scale (none major)/major scheme will need to demonstrate no net loss and a minimum of 10% net gain in biodiversity on the site, in line with the requirements of the NPPF, WCS policy CP50 (Biodiversity and Geodiversity) and the Environment Act.

However based on the information available; and given that the proposals involve a change of use of an existing building with no additions or extensions, the statutory biodiversity gain planning condition is not considered to apply to this application as the development meets the following exemption criteria and is therefore below the de minimis threshold, meaning the development:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Protected species and habitats

The supporting ecology report has found that this barn has negligible potential to host roosting bats given that it has open windows and doorways; and no evidence of bats was found during survey. Buildings on the wider site were however recorded to host roosting bats and nesting barn owls and swallows, but these buildings will not be impacted by the current proposal.

Nonetheless, given the presence of sensitive features on the wider site, the Council's Ecologist has suggested that external lighting should be limited; and opportunities for enhancing the site's biodiversity (such as with bat and bird boxes) should be encouraged. These measures will be secured by condition accordingly.

CIL/S106:

As of May 2015, Wiltshire Council adopted the Community Infrastructure Levy (CIL). Therefore, this proposal may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A note highlighting this requirement to the applicant will therefore be attached to the decision accordingly.

CONCLUSION

The proposed external and internal works and change of use of the building for ancillary farm office and welfare facilities, is supported. It is considered that the proposals will bring the building back in to a good state of repair and secure its long term future. The ASHP is also to be discretely placed on the building to limit its impact for the character of the heritage asset, surrounding heritage assets or setting of the National Landscape. The proposals are also unlikely to result in any additional implications for highway safety; neighbouring amenities; or ecological designations than the existing farm use/building. The proposals are therefore recommended for permission/consent accordingly.

RECOMMENDATION:

PL/2025/07483:

That Planning Permission be GRANTED 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 Form & Certificate

Ref: 1515/28A – Outbuilding 3 – Site Plan/Location Map. Received – 06.11.2025

Ref: 1515/49A – Building 3 – Proposed Plans & Elevations. Received – 06.11.2025

Ref: Daikin Altherma 3M (4-6-8 kW) Product Leaflet 2022. Received – 06.11.2025

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

3. The materials to be used in the construction of the external/internal works hereby permitted shall be as stated on the application form and in the submitted documents.

REASON: In the interests of preserving the character and appearance of the listed building and its setting; and the visual amenities and setting of the National Landscape and adjacent public right of way

4. Notwithstanding the approved plans, the internal walls of the building shall be lined with horizontal boarding, details of which shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to its first use for the purpose hereby approved.

REASON: To preserve the agricultural character of the building in the interests of the heritage interest of the asset.

5. The external timber, including any paint or stain to be used on the external walls and window joinery, shall be finished, repaired and installed in accordance with the details approved by discharge of condition letter dated 8th October 2025 in response to application PL/2025/0776.

REASON: In the interests of preserving the character and appearance of the listed building and its setting; and the visual amenities and setting of the National Landscape and adjacent public right of way

6. All new external window and door joinery and/or metal framed glazing will be installed in accordance with the details approved by discharge of condition letter dated 8th October 2025 in response to application PL/2025/07556.

REASON: In the interests of preserving the character and appearance of the listed building and its setting

7. Any natural stonework to be used externally on the existing building shall be constructed in accordance with the details approved by discharge of condition letter dated 8th October 2025 in response to application PL/2025/07556.

REASON: In the interests of preserving the character and appearance of the listed building and its setting; and the visual amenities and setting of the National Landscape and adjacent public right of way

8. Any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall meet the criteria for Environmental Zone E0 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: To avoid illumination of habitat used by bats and other wildlife; and to protect the dark skies status of the National Landscape

9. None of the development hereby approved, shall commence on site until full details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before occupation of the dwellings hereby approved and shall be retained and maintained for the lifetime of the development.

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 provide mitigation /enhancement for biodiversity.

10. The farm office and welfare facility hereby permitted shall not be used at any time other than for purposes ancillary to the agricultural use of the wider site (known as Lower Bridmore Farm), and it shall remain within the same planning unit as the other buildings in this farmyard.

REASON: In the interests of the amenity of the area/National Landscape; to enable the Local Planning Authority to consider individually whether planning permission should be granted for alternative uses in this unsustainable area; and to ensure that no additional phosphate burden is generated by the site which might adversely affect the special ecological interests of the River Avon Special Area for Conservation.

INFORMATIVES:

- 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.

- 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.
- 3) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the permission which has been granted is for development, which is exempt being below the de minimis threshold, meaning development which:

- (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- 4) There is a low risk that bats may occur at the barn. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline.
- 5) The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way BSJO14 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

PL/2025/07743:

That Listed Building Consent be GRANTED subject to the following conditions:

1. The works for which Listed Building Consent is hereby granted shall be begin before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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: 1515/28A – Outbuilding 3 – Site Plan/Location Map. Received – 06.11.2025

Ref: 1515/49A – Building 3 – Proposed Plans & Elevations. Received – 06.11.2025

Ref: Daikin Altherma 3M (4-6-8 kW) Product Leaflet 2022. Received – 06.11.2025

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

3. The materials to be used in the construction of the external/internal works hereby permitted shall be as stated on the application form and in the submitted documents.

REASON: In the interests of preserving the character and appearance of the listed building and its setting; and the visual amenities and setting of the National Landscape and adjacent public right of way

4. Notwithstanding the approved plans, the internal walls of the building shall be lined with horizontal boarding, details of which shall be first submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to its first use for the purpose hereby approved.

REASON: To preserve the agricultural character of the building in the interests of the heritage interest of the asset.

5. The external timber, including any paint or stain to be used on the external walls and window joinery, shall be finished, repaired and installed in accordance with the details approved by discharge of condition letter dated 8th October 2025 in response to application PL/2025/0776.

REASON: In the interests of preserving the character and appearance of the listed building and its setting; and the visual amenities and setting of the National Landscape and adjacent public right of way

6. All new external window and door joinery and/or metal framed glazing will be installed in accordance with the details approved by discharge of condition letter dated 8th October 2025 in response to application PL/2025/07556.

REASON: In the interests of preserving the character and appearance of the listed building and its setting

7. Any natural stonework to be used externally on the existing building shall be constructed in accordance with the details approved by discharge of condition letter dated 8th October 2025 in response to application PL/2025/07556.

8. Any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall meet the criteria for Environmental Zone E0 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: To avoid illumination of habitat used by bats and other wildlife; and to protect the dark skies status of the National Landscape

9. None of the development hereby approved, shall commence on site until full details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before occupation of the dwellings hereby approved and shall be retained and maintained for the lifetime of the development.

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 provide mitigation /enhancement for biodiversity.

10. The farm office and welfare facility hereby permitted shall not be used at any time other than for purposes ancillary to the agricultural use of the wider site (known as Lower Bridmore Farm), and it shall remain within the same planning unit as the other buildings in this farmyard.

REASON: In the interests of the amenity of the area/National Landscape; to enable the Local Planning Authority to consider individually whether planning permission should be granted for alternative uses in this unsustainable area; and to ensure that no additional phosphate burden is generated by the site which might adversely affect the special ecological interests of the River Avon Special Area for Conservation.

INFORMATIVES:

- 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.
- 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.
- 3) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the permission which has been granted is for development, which is exempt being below the de minimis threshold, meaning development which:

- (i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - (ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
- 4) There is a low risk that bats may occur at the barn. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline.
- 5) The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way BSJO14 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.